



BOROUGH OF OCEANPORT PLANNING BOARD

REGULAR MEETING • AGENDA

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

MARCH 24, 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**
 - 7.1. Meeting Minutes October 22, 2024
 - 7.2. Meeting Minutes November 12, 2024
 - 7.3. Meeting Minutes November 26, 2024
8. **Resolutions**
 - 8.1. PR-26-15 Resolution of Approval, 529 Port Au Peck Avenue
 - 8.2. PR-26-16 Resolution of Approval, 85 Gooseneck Point Road
9. **Old Business**
10. **New Business**
 - 10.1. PB2026-03 Ryan Glubo
Block 52, Lot 2
62 Manito Place
Proposed semi-inground pool and patio
Maximum Impervious Coverage: 37% permitted, 34% existing, 42.4% proposed
 - 10.2. PB2026-12 (Use Variance) Kevin & Tess Denton Rex

Block 135, Lot 15.02

22 Branch Avenue

Applicant requests approval for previous completed renovation where Zoning approval was required

11. **Petitions from the Public**

12. **Adjournment**



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES • OCTOBER 22, 2024

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Chairman Whitson called the meeting to order at 7:00 PM
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 10, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- III. **Flag Salute:** Chairman Whitson led attendees and members of the Board in the flag salute.
- IV. **Board Policy:** Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 9:30 P.M.; no new testimony will be taken after 10:00 P.M., except at the discretion of the Board.

V. **Roll Call:**

Attendee Name	Title	Status	Arrived
James Whitson	Chairman	Present	
John (Jack) Kahle	Vice Chairman	Present	
Christopher Widdis C	Mayor's Designee	Present	
Patty Cooper	Class III Council Liaison	Present	
Joseph Foster	Environmental Commission Liaison	Present	
Leslie B Widdis L	Class IV	Present	
Darren Davis	Class IV	Present	
Michael Dailey	Class IV	Present	
Kevin Calver	Class IV	Present	
David Gruskos	Alternate I	Present	7:15 PM
Louis J. Padula	Alternate II	Present	
Jeanne Smith	Board Secretary	Present	
Kevin Kennedy	Board Attorney	Present	
William White	Board Engineer/Planner	Present	

VI. **Board Business:**

- 1. Report of Pending Applications: Ms. Smith advised that the next meeting of the Board was November 12th. The application for Netflix Phase I has been scheduled for hearing at the 11/12 meeting. Materials will be available for public inspection at least 10 days in advance of the hearing and will also be available on the Planning/Zoning Board application inspection's page. One new application has been received and is under review for completeness.

VII. **Approval of Minutes:**

- 1. Planning/Zoning Board - Regular - Sep 24, 2024 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Patty Cooper, Class III Council Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Calver

VIII. **Old Business:**

- 1. PB2024-03 Buono, Frank CARRIED FROM SEPTEMBER 24, 2024
 Block 19, Lot 14.01
 35 Wyandotte Ave.

Proposed improvements for pool, patio, pergola seeking variance relief for:

- Impervious Surface-37% permitted, 28.6% existing, 47.6 originally proposed, 43.3% revised proposal
- Minimum Setback Rear- 25' required, 25.42 existing, 8' proposed, 11' revised proposed

EXHIBITS 10/22/2024

A-12 Plan entitled "Plot Plan" prepared by InSite Surveying, LLC, last revised October 9, 2024, consisting of two (2) sheets;

A-13 Review memorandum, prepared by Collier's Engineering, dated October 15, 2024

A-14 Aerial Exhibit of Buono Residence prepared by InSite Engineering, revised October 22, 2024

A-15 Neighborhood Aerial Exhibit of Buono Residence prepared by InSite Engineering, revised October 22, 2024.

A-16 Plan entitled "Proposed Alteration for Buono Residence," prepared by Brian Fitzgerald Architect + Design, last revised September 15, 2024, consisting of six (6) sheets.

A-17 Summary of Changes Letter prepared by InSite Engineering & Surveying, LLC, dated October 10, 2024

Mr. Kennedy stated this was a hearing continuance and reviewed with the Secretary and the eligible Board members. All members present were eligible to vote for this matter. Mr. Kennedy described additional exhibits which were marked **Exhibits A-12, A-13**. Mr. Wittek, Applicant's Attorney, thanked the Board and stated that they considered all the Boards comments and took them under consideration; asked if the Board had any questions.

Mr. Cleland, Applicants Engineer, explained in detail the changes that were made to address the Boards concerns, specifically as it relates to the drainage and the coverage issues. Enhancements were made to the existing drainage including along the western property line, the existing roof leader pipe is now going to be upsized to a six-inch PVC. The three existing pop-up emitters that handle the runoff from the roof will now be changed to 12-inch yard drains. The last 10 feet of each pipe will be changed to a perforated section of pipe in a stone trench to help facilitate the groundwater recharge. A trench drain has also been added to the back of the patio. Along the back edge of the trench a trench drain was added to handle all of the runoff from the walkway which slopes down to the patio. The entire patio is pitched to the back towards the pool where there is another trench drain and a section of pipe has been added from the bottom of that trench drain out to another section of perforated pipe and another yard inlet at the end of that pipe. Mr. White, the Borough's Engineer, sent a letter dated October 15th that listed some issues that needed to be addressed. The proposed changes have been tailored to meet the concerns of Mr. White and the Board.

Mr. White asked about the bulk variances being requested since changes have been made to the plan. Mr. Cleland explained that the following changes have been made since the original submission; the proposed impervious coverage has been reduced from 47.6% to 43.3%, the rear yard setback for the covered patio was increased from 8.31 feet to 11 feet, the proposed pergola has been eliminated from the plan, the proposed rear patio and rear walkway were reduced in size, the rear covered patio has also been reduced in size, the survey has been updated to include the location of the generator and the existing drainage facilities. A landscaping plan has also been added which proposes extensive evergreen screening around the rear yard and pool area.

Mr. Kahle asked where the slope is 0.6 and where it is located on the plan and if there are any rear leaders on the house coming down and going underground; Mr. Cleland explained that the pool will not generate runoff, the patio will generate runoff but that will be captured by the trench drain. Just that portion along the right side is 0.6% all the way to the property line which is just grass and landscaping. The roof runoff from the covered patio will come down spouts to a roof layer collection pipe that will connect to a six-inch pipe. The leaders will not be dumping on the new patio.

Mr. Davis commented that he would like to see a twelve-foot setback and two street trees in the front because new construction is supposed to have them. Mr. Wittek stated that he would have to have the architect speak more on the set back and would agree to the two street trees.

Mr. Widdis asked questions about the planting size of the trees and if the berm will be raised up so it catches some of the water. Mr. Cleland confirmed that the minimum planting size would be six feet, and the berm would be raised up.

Brian Fitzgerald, Applicant's Architect, briefly described the project in its initial phase and what the additional space would be used for; explained why eleven feet as opposed to twelve feet is a better alternative from an architectural standpoint; explained that the screening with the masonry fireplace, height of the roof, all promote privacy.

Board members asked questions related to the fireplace, the lighting, the covered patio and the set back to the neighbors and how this might limit what they can do on their property.

Mr. Wittek, Applicants Attorney, stated that after speaking with Mr. Buono, he agreed to the terms that the Board members requested. Robert Hudak, licensed professional planner, gave a brief description as to why this application falls within the definition of a hardship; C1 variances are granted where the condition of a property would result in difficulties or hardship for an applicant to comply with code; as discussed the drainage on the property is greatly improving; consistent with the character of the neighborhood and with the master plan goals; the variance allows development for the needs of the homeowner while maintaining zoning objectives which is compatible to the properties of the surrounding neighborhood.

Mr. Wittek, Applicants Attorney, asked for additional changes for the Board to approve; increase the front walkway

Motion to Approve Application as Amended with Conditions

RESULT:	ADOPTED AS AMENDED [8 TO 1]
MOVER:	Darren Davis, Class IV
SECONDER:	Michael Dailey, Class IV
AYES:	Whitson, Kahle, Widdis C, Foster, Widdis L, Davis, Dailey, Calver
NAYS:	Cooper

At 8:08 PM, the Board took a 5-minute recess.

At 8:14 PM, the Board resumed the meeting with all members present.

IX. New Business:

- 1. PB2024-07 Senkeleski, Joseph
24 Vreeland Place
Block 60, Lot 7

Construct additions to the dwelling including a mud room and porch and add a second floor to the existing detached garage and associated improvements that require the following variance relief:

- Minimum Front Yard Setback: 30' required, 18.4' existing, 15.4 proposed
- Maximum Height, Accessory Structure: 15' permitted, 15.5' existing, 23.25 proposed

Exhibits:

- A-1 Land Development Application
- A-2 Application Narrative Attachment
- A-3 Plan entitled "Survey of Property" prepared by Charles Surmonte P.E. & P.L.S., dated May 7, 2024
- A-4 Plan entitled "Senkeleski-Meyer Residence" prepared by Kellenyl Johnson Wagner, last revised October 9, 2024, consisting of seven (7) sheets
- A-5 Colliers Engineering Review Letter dated October 15, 2024

Motion to Approve with Conditions

RESULT:	ADOPTED [8 TO 1]
MOVER:	Darren Davis, Class IV
SECONDER:	John (Jack) Kahle, Vice Chairman
AYES:	Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Calver
NAYS:	Whitson

X. Petitions from the Public: Chairman Whitson opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Whitson closed that portion of the meeting.

XI. Adjournment: As there was no further business, the meeting was adjourned at 9:13 pm on a motion by Mr. Dailey, seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES • NOVEMBER 12, 2024

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Chairman Whitson called the meeting to order at 7:12 PM and thanked those in attendance for the delay while the Applicant addressed a technical issue.
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 10, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- III. **Flag Salute:** Chairman Whitson led attendees and members of the Board in the flag salute.
- IV. **Board Policy:** Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 9:30 P.M.; no new testimony will be taken after 10:00 P.M., except at the discretion of the Board.

V. **Roll Call:**

Attendee Name	Title	Status
James Whitson	Chairman	Present
John (Jack) Kahle	Vice Chairman	Present
Christopher Widdis C	Mayor's Designee	Present
Patty Cooper	Class III Council Liaison	Present
Joseph Foster	Environmental Commission Liaison	Present
Leslie B Widdis L	Class IV	Present
Darren Davis	Class IV	Present
Michael Dailey	Class IV	Present
Kevin Calver	Class IV	Absent
David Gruskos	Alternate I	Absent
Louis J. Padula	Alternate II	Present
Jeanne Smith	Board Secretary	Present
Kevin Kennedy	Board Attorney	Present
William White	Board Engineer/Planner	Present
Stephanie Kramer	Deputy Borough Clerk	Present

VI. **Board Business:**

- 1. Report of Pending Applications: Ms. Smith advised that the next meeting of the Board was November 26th with no matters scheduled in the event that the Netflix application needs continuance. One application for 293 Port Au Peck Ave for an addition on a non-conforming lot was scheduled for the December meeting.

VII. **New Business:**

- 1. PB2024-06 Netflix
 Avenue of Memories
 Block 110, P/O Lot 1
 Block 110, Lot 4
 Block 105, Lots 1-3
 Block 109, Lots 1-2
 DFD 12/12/2024
 Application for Major Site Plan of Phase IA with variance and design waivers for property known as Zone 7 of the Mega Parcel (29.4 Ac) located in the Oceanport Green Tech Campus District. All existing structures are to be razed except for the current FMERA office and McAfee Center. Applicant proposes to construct four (4) Sound Stages totaling 128,355 SF, Mill Building (61,800

SF), and a storage/warehouse building (11,824 SF). The FMERA office (9,696 SF) and McAfee Center (91,595 SF) buildings are to be renovated. Site improvements include new parking lots, access drives, site lighting, stormwater management systems and landscaping.

Variance: Height of Signage, 10' permitted, 12' proposed

Motion to Approve Request to Extend Board Policy on Time Limits until 11pm

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Whitson, Chairman
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Padula
ABSENT:	Calver, Gruskos

EXHIBITS:

A-1 Land Development Application with Attachment

A-2 Plans entitled "Site Survey" prepared by Langan Engineering and Environmental Services, LLC, last dated May 8, 2024, consisting of four (4) sheets;

A-3 Report entitled "Traffic Impact Study for Netflix Studios Fort Monmouth Phase 1A" prepared by Langan Engineering and Environmental Services LLC, dated May 17, 2024;

A-4 Report entitled "Journey to Work Model: Home Destination Report" prepared by Langan Engineering and Environmental Services LLC, consisting of twelve (12) pages.

A-5 Plans entitled "Preliminary and Final Site Plan, Netflix Studios Fort Monmouth Phase 1A" prepared by Langan Engineering and Environmental Services LLC, last revised October 28, 2024, consisting of eighty-five (85) sheets;

A-6 Plans entitled "Netflix Studios Fort Monmouth Phase 1A" prepared by Mancini Duffy Architects, LLC, last revised October 29, 2024, consisting of forty-six (46) sheets;

A-7 Report entitled "Stormwater Management Report for Netflix Studios Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, last revised October 29, 2024; and,

A-8 Netflix Fort Monmouth Phase IA Stormwater Maintenance Manual prepared by Langan Engineering and Environmental Services

A-9 FMERA Mandatory Conceptual Review letter dated July 10, 2024.

A-10 Langan Engineering Response Letter dated October 29, 2024

A-11 Colliers Engineering Review Memorandum dated November 4, 2024

A-12 Screen Presentation of Exhibits, 44 slides

A-13 Existing conditions aerial of phase 1a and phase 1b of The Netflix Development

A-14 Existing conditions, Ariel, phase 1A

A-15 Aerial view one of phase 1A

A-16 Second pedestrian perspective of stage two inside secured perimeter wall

A-17 Pedestrian perspective along Cheryl Ave

A-18 Pedestrian perspective of McAfee inside secure perimeter.

A-19 Pedestrian perspective of FEMARA inside secured perimeter

A-20 Site plan rendering phase 1A
A-21 The river wall types
A-22 Pedestrian perspective

Bill White was sworn in and provided a brief overview of his qualifications and professional background.

Mr. Kennedy then addressed the public, noting that they would be hearing frequent references to FMERA, the Fort Monmouth Economic Revitalization Authority, and explained that the subject property lies within the Oceanport section of the Fort Monmouth complex. He further stated that FMERA's guidelines and regulations are intended to ensure the comprehensive, cohesive, and consistent development of various sections of the former Fort Monmouth complex, regardless of their specific location.

He went on to explain that FMERA regulations govern land use at the former Fort Monmouth site, as well as within its host communities. Mr. Kennedy then inquired whether there were any attorneys present who were formally representing any parties in the matter. None were identified.

The applicant requested a waiver of the Board's rule prohibiting new testimony after 10:00 PM. Mr. Kennedy made a motion to extend the hearing, which was seconded by Mr. Foster. The Board agreed to extend the meeting until 11:00 PM. A roll call was then taken.

Mr. Kennedy subsequently turned the meeting over to the applicant's attorney, Lisa John-Abasta.

Attorney John-Abasta introduced herself and stated that she was representing Netflix. She said they were there to present the first phase of Netflix Studios Fort Monmouth. Attorney John-Abasta explained that FMERA and Netflix have entered into a purchase, sale, and redevelopment agreement that includes 292 acres of land, referred to as the Mega Parcel. She continued by noting that FMERA adopted the 20th Amendment to the Reuse Plan, which permits film studios as a principal permitted use, along with accessory structures related to such use.

Witnesses were then introduced, starting with Kenneth Falcon, a representative of Netflix; William Mendara, the project architect; and Christopher Sorority, the civil engineer. She then introduced Karl Pehnke, the traffic engineer, and Christine Capone, their professional planner.

Attorney John-Abasta then requested that their first witness, Kenneth Falcon, be sworn in. His business address is 5808 West Sunset Blvd, Los Angeles, California. He is the Senior Manager of Global Studio Design and the Senior Project Manager for the Fort Monmouth project. It was stated that he would testify regarding the operations and construction of the development site.

Kenneth stated that he is involved in the programming and design of the studio being presented to the Board. He was then accepted as a fact witness, based on his familiarity with Netflix operations at Fort Monmouth.

Attorney John-Abasta then introduced Slide 13A, which was an aerial view of Phase 1A and Phase 1B, representing the overall Mega Parcel. She then asked Kenneth to explain the boundaries of the parcel. He began with the left side of the plan, stating that it represents the west side along Highway 35, extending to Avenue of Memories along the south, which is depicted at the bottom. He continued by pointing out that along the north is Parkers Creek, extending to Brewer Avenue along the west side. He then stated that the area includes Greeley Field, which serves as the parade grounds, and that it jumps over Russell Hall—an area not included in the project—and includes Cowan, which is the small triangular park located at Oceanport Avenue. He continued by noting that Oceanport Creek and Horseneck Point are located to the east, with Riverside Drive along the south, designating this area as Parcel 400. He then pointed out Vale Hall, which is part of the south campus and designated as Tech Parcel A and B.

Attorney John-Abasta stated that the application before the Board this evening relates to the McAfee Parcel, also referred to as Development Zone 7, within the Rescue Plan.

Slide A14 was then displayed, showing existing conditions, aerial view, Phase 1A.

Kenneth continued by describing the content of the slide, noting that the bowling alley parcel is located in Eatontown. He explained that this area will be limited to stormwater and infrastructure improvements. He added that the majority of the project will consist of new construction within the main portion of the McAfee Parcel.

Attorney John-Abasta inquired whether, regarding the Eatontown parcel, a separate application would be submitted to the Eatontown Planning Board. Kenneth confirmed that it would.

The Board then moved to the next slide, A15, which was titled *Aerial View One of Phase 1A*. Kenneth noted that there would be an 8 to 10-foot secured perimeter wall surrounding the entire sound stage complex.

He stated that Stage 1 is a freestanding sound stage consisting of 22,000 square feet. Stage 2 is a twin stage connected to the existing McAfee building and will consist of 22,400 square feet. He continued by stating that Stages 3 and 4 combined will total 83,000 square feet and will include a movable wall. He then described the Mill Building, which will be 61,000 square feet, followed by a new storage building, which will be approximately 11,000 square feet. He concluded that this completes the new construction.

Kenneth continued by stating that there will be two adaptive reuse buildings. The McAfee Building, located in the middle of the site, is a 90,000 square foot building that will be used for production offices and support functions. He also referenced the FMERA Building, which is 9,000 square feet and intended for production-type office use. He noted that site improvements will include new parking lots, access drives, site lighting, stormwater management systems, and landscaping.

Slide A16 was then presented, which showed the second pedestrian perspective of Stage Two inside the secured perimeter wall. Kenneth pointed out that the sound stages are designed to provide a controlled environment for filming. He added that this slide is also a good example of what a base camp looks like, which is where production vehicles are parked.

The Board then proceeded to review item A17, concerning the pedestrian perspective along Sherrill Avenue. The applicant described the proposed building as housing sensitive production equipment, wardrobe, hair and makeup facilities, and office space to support production operations.

Mr. Kenneth noted that these functions will primarily be located on the McAfee building parcel. He further explained that the FMERA building will accommodate additional conference and multi-purpose rooms.

Attorney John-Abasta referenced the Mill building, clarifying that it is designated for set construction. Mr. Kenneth emphasized that, due to the nature of studio operations, the studio buildings are not always occupied at full capacity. He estimated average occupancy to be approximately 60%.

Attorney John-Abasta added that operational limitations exist, including work hour restrictions for certain union personnel. She asked the Board whether this information provided a better understanding of how a studio typically functions. The Board responded affirmatively, noting that the operational flow of a studio differs from that of a standard office, being driven instead by production call times.

Mr. Kenneth concluded the discussion by highlighting the importance of studio security, stating that it is taken extremely seriously and governed by a stringent security policy.

Ms. Widdis and White had no further affirmative questions. Mr. Widdis inquired about the operational hours, and Kenneth explained that the hours are staggered throughout the day, typically from 5:00 AM to 11:00 PM. He clarified that the RVs on site will not be used for overnight stays but rather as rest areas for talent. Mr. Widdis also asked whether there would be food or retail available on site, and Kenneth responded that such services would be provided only for staff and not for the public, describing the setup as a "pack and go" operation. Kenneth further confirmed that there will be no sub-letting of the space during off times, as they intend to maintain control over their own productions. Ms. Widdis then asked how Netflix plans to staff the facility, and Kenneth indicated that they will be utilizing crew and talent who are already present in the area, including those near the New York border. Ms. Widdis also raised a question about truck traffic, to which Kenneth responded that trucks will travel out to various filming locations and return after shoots, typically departing early in the morning and returning late in the evening.

Kenneth and Attorney John-Abasta clarified that there is no back lot for outdoor filming. Ms. Widdis then asked how they would control noise, and Kenneth stated that they follow noise ordinances wherever the filming location is. Mr. Dailey then asked how many people would be at Section One of this phase, and Kenneth responded that it depends on the production. Mr. Davis stated that they would obviously prefer trucks to go in and out via Route 35 so as not to enter the local community. Mr. Kahle asked about delivery times for the Mill, and Kenneth replied that there were none. Mr. Foster asked about post-production, and Kenneth explained that it is usually done off campus by editors who work from home. Kenneth then noted that the offices and stages generally work together. He also spoke about the many gates planned for the parcel, which are intended to avoid disturbing traffic flow. Ms. Cooper asked about the total number of employees, and Kenneth stated that there will be a core employee count, with additional production personnel depending on what is being filmed. Mr. Padula asked about back-up power for the gates, and Attorney John-Abasta deferred the question to another witness who would be presenting later, as Kenneth was not present at the relevant meeting. Mr. Widdis then asked Kenneth if there was going to be a heliport on site, to which Kenneth replied that there is not one planned for this phase, but future designs are still unknown. Mr. Widdis then asked to discuss Phase Two of this parcel, and Attorney John-Abasta stated that it is still in the design stage. The Board then opened the meeting to the public for questions only. Jordan Rizzo of 6 Cardi Avenue was sworn in. It was concluded that the project will comply with the Borough's construction requirements. Kenneth stated that they intend to commence construction on Phase 1 as soon as possible.

He further clarified to Mr. Rizzo that the commitment remains to complete all twelve stages of the project.

Mr. Rizzo inquired about the filming property lines, and Kenneth responded that filming will occur within the secured perimeter of the campus and in areas appropriately zoned for such activity outside of it. Mr. Rizzo then raised a concern regarding signage resembling posters, to which Kenneth replied that the signs are permitted, but deferred further explanation to the project architect. Mr. Rizzo concluded with a final question regarding environmental findings. It was stated that such findings do exist, but the response would be deferred to the project engineer.

The second resident to come forward and be sworn in was Louis Fernandes of 42 Riverside Avenue. He requested clarification regarding production hours. Kenneth informed him that it is a 24-hour operation for all facilities. Mr. Fernandes then inquired about the height of the stages, and Kenneth stated that they are 70 feet tall.

The third person that came forward and was sworn in was Michael Shottland of 128 Campbell Court, Shrewsbury. Who said he would wait for the expert witnesses to ask his questions of construction.

No additional members of the public came forward. However, Chairman President Kahle inquired about the handling of emergency services and first aid. Kenneth responded that each production will have a designated medic for first-response care, with advanced care provided by the Boroughs of Oceanport and Eatontown. He further added that they will coordinate with the fire marshals regarding site access and will have access to the knock box.

Ms. Widdis then revisited the topic of operating hours, specifically inquiring about typical hours. Kenneth stated that the usual hours are 5:00 a.m. to 11:00 p.m. but emphasized that the campus operates 24/7. Garbage services will be managed by a private hauler. The projected start of construction is between the fourth quarter of 2025 and the first quarter of 2026, with an estimated duration of one year. Mr. Davis then expressed concern that the stated hours of operation may be misleading. The Board engaged in a discussion noting that 5:00 a.m. to 11:00 p.m. appears in several parts of the application. Attorney John-Abasta clarified that such hours are considered typical, while Ms. Widdis noted that this is an issue that needs to be discussed.

Following this, the next witness was introduced and sworn in: William Madara, a licensed architect in the State of New Jersey. He began by discussing the twin stage building, stating that it will be soundproof. He then described the construction of the buildings, including the materials used, the elevation, and the contents within them. He noted that the stage numbers exceed the allowable size for safety reasons. The building's elevation does not comply with the reuse plan; however, due to the soundproof nature of the stage, meeting the required percentage is not practical.

The discussion then moved to the single-story sound stage, which will be constructed using the same methods and materials as the previous building. Mr. Madara proceeded to detail the materials used and confirmed the building's height as 68 feet and 6 inches. There will be a tunnel connecting this building to the McAfee Building. This is the building that will feature three externally lit posters, each measuring 20 feet by 14 feet. William then proceeded to discuss the McAfee Building, which measures 91,595 square feet and features a brick façade. Modifications include the addition of a storefront and three punched windows, along with an 11-foot-high aluminum screen to conceal all mechanical units.

Mr. Madara then moved to Slide A18, a new exhibit titled "Pedestrian Perspective of McAfee Inside the Secure Perimeter." The presentation then proceeded to the Sound Stage One building, which is nearly identical to Sound Stage Two. It will include code-required egress lighting and safety lighting. The building will feature two externally lit posters, each measuring 20 feet by 14 feet, promoting Netflix programming. The stage numbers will be painted on the façade, positioned two feet above the code requirement to align with the architectural design.

Mr. Madara then continued with the Mill Building. This building will be pre-manufactured and will span 61,800 square feet. It is divided into three zones, which will house the mechanical equipment. It will include four externally lit Netflix posters.

He then moved on to the FMERA elevations. Attorney John-Abasta marked Exhibit A19, titled "Pedestrian Perspective of FMERA Inside the Secure Perimeter." Mr. Madara explained that the FMERA building is an existing structure that will be repurposed for office use and multi-purpose rooms. It will be 14 feet, 10 inches high. They will be adding code required egress.

Mr. Madara moved on to the final building and said it would be storage. It will be a single-story steel building, 11,824 square feet. 27 feet to the top of the gable. The only lighting will be for egress and safety with all elevations having zero transparency.

Attorney John-Abasta restated that all of the exterior elevations had been reviewed and noted that the variances being requested pertain to the sign height on the stages, where 10 feet is permitted and 12 feet is proposed. She clarified that the signs are painted.

Attorney John-Abasta also asked for clarification regarding the 40% transparency requirement, noting that none of the buildings currently comply. She emphasized that this would require a design waiver, as the existing wall condition eliminates the need for first-floor transparency.

She asked Mr. Madara to confirm whether, to his understanding, an MCR letter had been sent and that FMERA was in support.

Mr. White then clarified that there would be no super posters facing Brewer Street on The Mill building.

Mr. Padula inquired about noise reduction measures for The Mill and was informed by Mr. Madara that the development would comply with code requirements, meaning no noise issues are anticipated.

Ms. Cooper asked why the additional 2 feet in sign height was necessary for the numbers on the buildings. Mr. Madara responded that the added height is proportionate to the scale of the buildings and ensures visibility from multiple vantage points.

Mr. Foster inquired about the lighting for the posters and was informed that they are front-lit and will comply with the lighting restrictions outlined in the reuse code ordinance. He also asked about the FMERA building's screening height, and it was clarified by Mr. Madara that it will not exceed the 10 feet. Mr. Kahle then asked about the buildings being soundproofed, even The Mill and he was told yes. The council then discussed the signage within Netflix and Mr. Davis said E13 and E15 should be removed as it is a bypass road. Attorney John-Abasta stated they can drop those out.

It was then opened for public questions. Mark Patterson of 40 Itasca Place, volunteer fireman commented that the bigger the sign the better because "seconds" count. The next public question came from Louis Fernadas of 42 Riverside Ave, he asked if the buildings will be similar in height and Mr. Mada stated he wouldn't testify that they would, but it is reasonable to assume that. He also confirmed nothing will be on the roofs of the buildings.

This section of the meeting was closed as there were no further comments. The next witness, Christopher of Langan Engineering, was then sworn in. He is the civil engineer representing Netflix. He testified that he prepared the plans and the stormwater report. Christopher reminded the Board that the County has jurisdiction over County 537, which includes Avenue of Memories, Sherrill Avenue, and Wilson Avenue, as it is part of the County road system. He pointed out that this is the McAfee Parcel, which falls within the FMERA Zone 7 of the mega parcel, along with the bowling parcel. He then introduced Exhibit A-20, a site plan rendering for Phase 1A, which was marked accordingly.

Christopher continued by stating that Avenue of Memories will be upgraded to meet County standards. He noted that the roadway will be widened and designed to accommodate left turns. Sidewalks will be installed on both sides of the street. A new gate will be located at the intersection of Wilson Avenue and Avenue of Memories. He then explained that this means Wilson Avenue, north of Avenue of Memories, will be vacated by the County, and an agreement for this is already in place. Christopher went on to state that Sherrill Avenue will be converted into a no outlet or dead-end street. He pointed out that sidewalks and street trees will also be added along Sherrill Avenue. He added that the Brewer Lane corridor will be improved with new drainage infrastructure among other things and will eventually be transferred to the Borough as a municipal street. He stated that, at present, FMERA has set it up as an easement to be transferred in the future.

Christopher then brought up the Main Gate and explained that there will be a drop-off area for vehicles, which could easily exit through the median. He noted that there will be a security check house for visitors arriving on foot, and the gate will be manned 24/7. He mentioned that the back gate near New Jersey City University will not be used frequently; it is intended as a convenience gate with easy access to Stage 1. He then continued by discussing the interior of the parcel, stating that it is mostly paved to accommodate the stages, base camp, and the Mills. Christopher then explained the traffic patterns and how it will operate throughout the parcel and how they connect to the public roads. He then reminded everyone about the secure wall around the interior that will be 8 feet tall all around but transitions to 10 feet traverse along the eastern side of the site and then be 10 feet along the Westerly side which is sort of an interim condition with the phase of the project fencing off that open space. He then touched on parking. They will have driving aisles and parking spaces all dimensionally compliant with the firmware regulations. The quantity of parking he added is in accordance with the reuse amendment. Christopher then stated they are well in excess of what is required for parking space. He said they are required to have 11 ADA spaces and Netflix is proposing 12, with 2 of them being EV service enabled space, where the requirement is only 1. He continued to inform the council that they will have golf cart parking on either side of the twin stages, alleyway in between the wings of the McAfee building, FMERA building and the storage building. Total of golf carts will be 44 spaces. He then stated that there is bicycle parking and riding in the studio lot as well. Attorney Lisa asked Chris to explain why the 36 bikes are outdoors instead of within the building and Chris said he is a shared bike program within the campus; it's not really going to be utilized for commuting here.

Chris then brought up the specific requirement for loading spaces, and said they have plenty of loading spaces within the Mill and the stages don't require loading spaces. He did explain however, that there are large aprons to allow it if need be. He moved on to bulk requirements and confirmed that they are conforming to all setbacks, height, FAR, and lot coverage that are in the reuse amendment requirements. The Mill has a 77 and 75 set back and only requires 25. Then Attorney John-Abasta asked him to discuss what is across the street from the Mill building. Christopher explained that Netflix owns the 35 or so acres immediately across the street, so the residential would probably be southeast of the parcel.

He then returned to the setback dimensions after Attorney John-Abasta asked directed it back to that. He stated that all the buildings are compliant with setbacks. He continued that even the height of the structures is compliant. He then moved on to landscaping, sharing that between the curb and the perimeter wall, there will be trees, plantings, and sidewalks where the parking is. Christopher then mentioned they have a 15-foot green space. And stated that the wall will not be crowding the curb.

He then moved on to lighting and mentioned that there is a design waiver for the lighting along Ave of Memories. FMERA has a lighting requirement of 18 and Netflix is 25 feet. The other lighting is compliant and chosen to fit in with the current look that is already there. Chris then stated that they are lighting the roadway frontage so that is why it is above 0.1. The lighting is street lighting, and it is a FMERA requirement. He then brought it back to landscaping and informed everyone that there will be 213 shade trees, 190 ornamental trees, 51 evergreens, 3,472 shrubs and over 10,000 perennial and grasses.

Chris then moved on to stormwater management. He stated that the stormwater is NJ DEP green stormwater infrastructure compliant. He said they have a variety of stormwater BMPs to satisfy the regulations. The purpose is to have an effective bio basin, where the trees and vegetation do the filtering of the stormwater. He then said they have an aquaponic, which is prefabricated unit and they are putting three of them in the stormwater management areas. He explained it is a filter system. Chris then mentioned they will have a large-scale stormwater wetlands basin over where Wilson Ave used to be. The function is to take all of the roof water directly and separately from water on the pavement. They have the basins set up to lower the runoff rates so that they meet rate reductions in accordance with State regulations, Chris added. He did comment that this was all to manage the onsite stormwater and then explained that the offsite stormwater is being managed in two different locations. One is North of Brewer Lane and is a wetland basin and the other he said he south of Ave. of Memories.

Christ then moved onto the water within the site. He stated that they have a 24-inch brand new, New Jersey American Water main that has been constructed right down Avenue of Memories. He said it is inside the property. He mentioned it will be for all fire and domestic water service for the project. Then Chris moved to sewer management and placement, and it will be to the North of the two rivers. He then stated the only gas service is to the Mill on this part of the project. Telecom appendage will be on the east side and JCP & L will be bringing in power to that location to feed the site and internally underground. That concluded his presentation.

Attorney John-Abasta asked him to speak about the review letter they received from Mr. White and Christ stated they were able to address every one of the review comments with a response.

The meeting then was opened to the board for questions. They started with Mr. Padula, and he asked Chris about the old pipes and Chris stated they were waiting on information from FMERA to determine how to address it. He then brought up Mr. Padula's earlier question about the gates being powered or not and Chris told him they are manual, like a swing gate, so if there's a power loss you can still use them. Mr. Foster then asked if the measurements for the structure's height took into consideration the county's requirements for widening the roads and Chris said yes. Foster then asked out the stormwater runoffs and wanted clarification that the runoff water will be filtered and Chris said it would be and that the system in place is completely for phase 1A. Chris then clarified that the entrance off Ave of Memories would be the primary entrance. Chris referred a question about having an emergency generator for the communication system to Kenneth and he confirmed that there is one. Mr. Davis then asked for clarification on the trees being removed and replaced. He was informed that Netflix will exceed the requirements for replanting and totals. Mr. Dailey was next to ask questions. He inquired about who was going to maintain the stormwater basins and Chris informed him that it is going to be all County drainage infrastructure and easements on Netflix property. Chris then clarified that the filters on the Netflix site will be maintained by Netflix. They then concluded that they will be inspected yearly and they're certified by the DEP.

Ms. Widdis then asked about the wall around the parcel and if there were any photos. Chris introduced slide 41, wall types. Chris shared all four wall types A-D. Some of the walls will have possible colors and textures and their locations. Ms. Cooper then asked about parking in the base camp. Chris explained the parking situation as described earlier in the presentation, adding there will not be 100 trucks at once and Netflix knows how to operate these types of things by utilizing the aprons. Chris reiterated that the purpose of the base camp is for overflow parking and staging. Ms. Widdis then asked if that is the purpose of the open space area, to have parking and Chris said as Mr. Falcon described it, it is multipurpose.

Mr. Widdis then inquired about the irrigation for the landscaping as to which Chris answered it is going to be primarily up and close of the buildings. Mr. Widdis then commented that he thinks the primary road is Ave of Memories and he believes irrigation should be there to make it look nice. He continued to ask who would be maintaining all this along with the maintenance between the sidewalk and fence. Chris answered by stating Netflix, as it is the property line. He also clarified that Netflix will be maintaining the wall, as Mr. Widdis inquired about that too. Mr. Widdis then asked how many feet between the Mill and the wall. Chris looked it up and told him about 61

feet. Then Mr. Widdis asked if the plan had been submitted to the Fire Department and Chris replied that it has and they met with the fire marshal and they made some changes but haven't heard back yet. Then Mr. Foster asked about using dark skies lighting. Chris responded that every fixture is dark sky compliant except the one on Sherrill which mimics the residential and spotlights on the signage. Mr. Foster then asked about the lighting along Ave of Memories to which Chris said the lighting is county and FMERA standards. Mr. Foster then told the history behind the McAfee building's name and suggested that for the wall mural should have something commemorating Dr. McAfee. Mr. Widdis then commented that he wasn't a real fan of the wall and stated he thinks it could be a better design. Chris explained to him that according to the reuse amendment, they have to have some sort of articulation every 50 feet and that Netflix has columns by default. Lawyer Lisa then stated that there are only 3, 20-foot sections that have this wall type. Then they showed slide 22 to show how it is linked together.

The meeting was then opened to the public for questions. Jordan Rizzo of 6 Cardy Ave asked if there were any phase on environmental investigations. Chris said yes and then was asked if there were any findings. Chris stated the Army did the first environmental investigations and found it suitable to transfer to FMERA. They did several investigations and found underground tanks and led and asbestos that will be removed before demo. He continued to say that remediation is Netflix's responsibility as the purchaser. Chris then pointed out that there are a couple of carve outs that belong to The Army still, noting that the Whale parcel, the army carve out landfill has been capped and closed and that's their remedial solution. He continued by mentioning it's essentially waiting for some kind of final paperwork and then it will be transferred. Jordan then asked if they were addressing the new 2023 precipitation requirements. Chris stated yes, and that the basin across the street on Ave of Memories is included in the application for improvement only. He then clarified that it would be an easement to the county. Jordan's next question for Chris was asking what roads will be paved in full. Chris answered, Ave of Memories, Brewer Lane, the county's undertaking some level of improvement on Malter ahead of Netflix and all of Sherrill Ave will be new pavement.

Jordan continued with his questioning and asked if double sided parking was a requirement from the county and Chris said yes. Then Jordan asked who were they contemplating is going to be parking in this area and Chris told him the thought is that there might be a field in that area later and the parking would be for that. Then they clarified which roads were county and which were borough. Jordan then inquired about the justification of having larger vehicles using the Sherrill Ave entrance instead of Ave of Memories as he is concerned about the residents further up on Sherrill. Chris stated, it is the proximity to the stages and it is so that they can access any entrance, including the back door. Then they went back and forth about how many feet it is away from residents and both the East and West sides. Chris continued saying it is just a second point of access and its off-county roads and it is the county roads that typically carry the heavy traffic. Chris then reiterated that where the vehicles enter is probably going to depend on where they are going on the site.

Jordan then moved on to a lighting question as he was concerned about the 24-hour filming operations and asked if there was going to be any permanent or temporary floodlights, spotlights etc. Chris said they will be compliant with the reuse amendment for production lighting hours. Attorney John-Abasta added that there are limitations on distance from residential properties and it would be for filming purposes. There were no other questions from public, however, Mr. Davis asked if the traffic was going to be pulled off 35 and not Oceanport Ave, where Chris replied that in reality that could be coming of Oceanport Ave as it is a county road. Mr. Davis then asked if Netflix could direct the trucks in a certain direction or use signage. Chris told him they are county roads and then Mr. Widdis added if they can stop traffic from going East on Sherrill beyond Malter that would be great.

The next witness was Karl Pehnke with Langan Engineering and Environmental Services. He is testifying as a traffic engineer. He was asked if he submitted a traffic study impact to the board prior to the meeting on May 17, 2024, and he answered yes. Karl then continued that the study does document a collection of data on the adjacent roadway network, including traffic count data that was collected in January 2024. They also had data pre and post COVID, so the study does provide a relatively good picture of today's traffic flow on the adjacent roadway system of 35 and Ave of Memories and through the fort. Karl continued by mentioning they included in the traffic study the developments of the Lodge and Track, Allison Hall, The Baker Circle and a warehouse as well as some general growth. He continued that this set the basis of analysis to evaluate how our driveways will work. Karl commented that Netflix is unique when it comes to traffic as there is no database either published or available for studio generation. He further mentioned that every production is recorded with time-carded in and time-carded out, so you know when every person is recorded which he thought was as good as a traffic count.

Karl then shared that they used 6 samples of significant productions through the course of a week to evaluate a typical day and then used that data to project a full occupancy of the four sound stages. They did project in the traffic study that the studio's traffic generation

standpoint is relatively modest during roadway peak hours.

He stated that the biggest block of hours that are in operation regarding traffic is from 5am until 11pm and that some bleeding of vehicles happens after or around 12am. The morning inbound traffic pattern seems to be around 4/5am up until around 10am as production begins. Then around 3pm the outbound traffic starts and lasts throughout the evening up until around 11/12.

Karl then moved on to traffic analysis for typical commuters in the area and said they found that generally 7:45-8:45 and 4:45-5:45 are the peaks and with Netflix we will probably see 100-106 vehicles in that hour in the morning and a lot less in the evening with about 15 inbound and about 50 outbound. Karl concluded that the inbound and outbound traffic flow is moderate before moving on to the truck activity, emphasizing it is not all tractor trailers. He mentioned that trucks are mostly box trucks, with about 67-70% and the other heavy vehicles are the RVs for trailer utilities and that about 30%, which he described as larger U-hauls or enclosed landscaping equipment trucks. Karl then stated that tractor trailers are a very small component as the parcel is not a warehouse.

He continued to say that 90% of the traffic is oriented to the West to Route 35, to the regional roadway network. He then confirmed earlier in the evening that the roadways will be brought up to county standards for improvement. At this point they stopped the testimonies and pushed questions and the remaining witnesses to the next meeting on 11-26-24 and it was decided that they will not need further notice.

Motion to Carry Meeting to November 26, 2024 with no additional notice required

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis J. Padula, Alternate II
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Padula
ABSENT:	Calver, Gruskos

VIII. Old Business:

1. PR-24-17 35 Wyandotte Ave: As the resolution was provided in advance, Mr. Kennedy summarized the resolution and its conditions which were removed by Mrs. Barham-Widdis, seconded by Mr. Widdis and approved by the Board.

RESULT:	ADOPTED [7 TO 0]
MOVER:	Leslie B Widdis L, Class IV
SECONDER:	Christopher Widdis C, Mayor's Designee
AYES:	Whitson, Kahle, Widdis C, Foster, Widdis L, Davis, Dailey
ABSENT:	Calver, Gruskos
INELIGIBLE:	Cooper, Padula

- 2. PR-24-18 27 Vreeland Place: As the resolution was provided in advance, Mr. Kennedy summarized the resolution, reviewed its conditions and advised of two minor revisions at the request of the attorney which the Board found acceptable as amended.

RESULT:	ADOPTED AS AMENDED [7 TO 0]
MOVER:	Leslie B Widdis L, Class IV
SECONDER:	Darren Davis, Class IV
AYES:	Kahle, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey
ABSENT:	Calver, Gruskos
INELIGIBLE:	Whitson, Padula

- IX. **Petitions from the Public:** Chairman Whitson opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Whitson closed that portion of the meeting.
- X. **Adjournment:** As there was no further business, the meeting was adjourned at 11:08 pm on a motion by Mr. Davis which was seconded by Mr. Dailey and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES • NOVEMBER 26, 2024

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

- I. **Call to Order:** Chairman Whitson called the meeting to order at 7:00 PM
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 10, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- III. **Flag Salute:** Chairman Whitson led attendees and Board members in the flag salute.
- IV. **Board Policy:** Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 9:30 P.M.; no new testimony will be taken after 10:00 P.M., except at the discretion of the Board.
- V. **Roll Call:**

Attendee Name	Title	Status	Arrived
James Whitson	Chairman	Present	
John (Jack) Kahle	Vice Chairman	Present	
Christopher Widdis C	Mayor's Designee	Present	
Patty Cooper	Class III Council Liaison	Present	
Joseph Foster	Environmental Commission Liaison	Present	
Leslie B Widdis L	Class IV	Present	
Darren Davis	Class IV	Present	
Michael Dailey	Class IV	Present	
Kevin Calver	Class IV	Present	
David Gruskos	Alternate I	Present	
Louis J. Padula	Alternate II	Present	
Jeanne Smith	Board Secretary	Absent	
Kevin Kennedy	Board Attorney	Present	
William White	Board Engineer/Planner	Present	

VI. **Old Business – None**

VII. **New Business:**

PB2024-06 Netflix
 Avenue of Memories
 Block 110, P/O Lot 1
 Block 110, Lot 4
 Block 105, Lots 1-3
 Block 109, Lots 1-2

Application for Major Site Plan of Phase IA with variance and design waivers for property known as Zone 7 of the Mega Parcel (29.4 Ac) located in the Oceanport Green Tech Campus District. All existing structures are to be razed except for the current FMERA office and McAfee Center. Applicant proposes to construct four (4) Sound Stages totaling 128,355 SF, Mill Building (61,800 SF), and a storage/warehouse building (11,824 SF). The FMERA office (9,696 SF) and McAfee Center (91,595 SF) buildings are to be renovated. Site improvements include new parking lots, access drives, site lighting, stormwater management systems and landscaping.

Variance: Height of Signage, 10' permitted, 12' proposed

Motion to Approve Application as Amended with Conditions

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patty Cooper,
SECONDER:	Jack Kahle
AYES:	Whitson, Widdis C, Cooper, Foster, Widdis L, Davis, Dailey, Gruskos, Padula, Kahle, Calver
ABSENT:	

Mr. Chairman thanked the board for the late hours they put in two weeks ago. He stated that they were going to take the Netflix application first and do board business later. He continued to remind everyone that this is a continuation of the Netflix hearing and there was no new evidence that we have to enter.

He then swore in Bill White, the board engineer and planner. They then marked B1 as certification of Board Member Calver listened to the tape or reviewed the transcript of the first public hearing on this matter. He then stated that certification B2 will be Gruskos for the same. He then turned it over Lisa John-Basta, the applicant's attorney.

Attorney Lisa John-Basta stated that this is the continuation of a preliminary and final site place approval for the phase 1 studio development of Netflix in Oceanport. Then she reintroduced Karl Pehnke, who was still under oath. Attorney Lisa John-Basta asked him to discuss the hours of operations related to the data collected from other Netflix studios. He introduced two exhibits, A23, with is titled Existing Aerial Phase 1A and Remainder of Mega Parcel. The purpose he said was to highlight the entire parcel and reorient everything. He then introduced A24, the final phase 1A, distances to nearest residential structures which was prepared by Langan and Engineering. Karl said he was going to put 11-24 and 11-26 as the date. Karl said this is to further clarify the application. He continued informing the board that the closest residential is the officer's quarters along Russell Ave with the closest home being 343 feet and 700 feet to the northwest and 1300 feet to the southwest. He then said the parcel is bounded by Ave of Memories to the south, Sherrill Ave to the east. Mr. Pehnke provided a brief recap of key points from the previous meeting to refresh the Board's memory. He noted that the project presents a somewhat unique challenge due to the absence of an existing database for studios and similar complexes. He went on to explain that he, along with Mr. Falcon and the Netflix team, has spent the past two years studying Netflix's operations and business and how traffic flows and how the studio complexes work throughout a typical day. And he concluded that it was rather unique.

Karl reported that each production generally operates with its own dedicated staff, cast, and support personnel, all of whom are tracked via time cards. He indicated that this system provided a valuable source of data for analyzing daily traffic flow patterns. He further explained that the team studied high-traffic productions—such as *Stranger Things*, *Stormwinds*, and *The Irishman*—during their peak production periods, conducting observations over the course of a full week. Karl emphasized that the resulting traffic pattern does not resemble a typical 9-to-5 schedule. Instead, he described it as a moderated flow occurring between approximately 5:00 a.m. and 11:00 p.m. He concluded by reiterating the nature of traffic movement within that timeframe from the last meeting.

Pehnke then added that the weekend kind of becomes very quiet and it is really for maintenance, management, security and small activity. He then repeated the peak hours in this area and would probably see about 100 vehicles in the morning and about 50 outbound in the evening. He then brought up how the major roads around the parcel at Fort Monmouth was handed over to the County who have not updated them and Netflix will be doing the investing and rebuilding of those roads to current standards, both in widths, structural depths, pedestrian accommodations, proper lighting, crosswalks and controls. Karl Pehnke then moved on to state that the traffic study finds that the access and circulation on this site will work and work safely.

Karl proceeded to address gate access for the site. He clarified that the main gate is located on Avenue of Memories, while the remaining gates function primarily as secondary access points. He reminded the Board that the trucks used by Netflix will be heavy-duty vehicles, but not all tractor trailers, and their use will be minimal, as the site does not function as a warehouse facility. Karl reiterated that the site typically operates at approximately 60% occupancy at any given time, due to factors such as pre-production activity, set construction and deconstruction, and the occasional use of off-site sets.

He emphasized that the facility is an active working studio and that the expansive paved areas serve multiple purposes beyond parking. These include accommodations such as food service areas for cast and crew, cast trailers, and other production-related uses. Karl concluded by noting that the site is a controlled-access area, restricted to individuals directly involved in production, and is not open to public vehicle traffic, and you and I are cannot go inside the parcel.

Mr. Gruskos and Ms. Cooper indicated they had no questions at this time. Mr. Foster inquired whether one mill building would be supporting production operations, to which Attorney Lisa John-Basta confirmed that this would be the case for Phase 1 of the project. Mr. Foster then asked whether Netflix intended to rely solely on Avenue of Memories for site access, even beyond Phase 1. In response, Mr. Karl Pehnke explained that future phases will integrate additional areas into the main site, and all sound stages are expected to be self-contained within the perimeter wall, which will be removed and extended as construction progresses.

Mr. Pehnke further clarified that, while a definitive plan is not yet in place, the road behind the baseball field will likely be reconfigured. This was in response to Mr. Foster's follow-up question regarding whether that road would be utilized for the entire complex.

They then moved on to Mr. Kahle, who asked if the main gate would be used as the main entrance for the Mill as well. Karl responded by clarifying that the Main Gate has access to the entire site and the Mill is part of that, so it's all accessed internally. Mr. Kahle then asked if they were going to widen the county roads, add new curbs and sidewalks to which Karl reminded him of the detailed discussion on width and yes, they'll be new curbs and sidewalks.

Mr. Davis wanted confirmation that this testimony is only for this area, and they affirmed that to be true, and Karl told him they would be coming back for the 400 parcel when that further gets planned out. Mr. Davis commented that this testimony isn't valid because there is more mass building that is going to take place and only one week of data for traffic. Karl responded by stating it is based on their peak production period of data. Mr. Davis was concerned it was only one week, and Karl reassured him that traffic data is usually a couple of hours, and this is pretty good. Mr. Davis continued to point out that this testimony doesn't matter and is irrelevant because it is about 1/8th of the total development, to which Karl explained that he worked with Netflix over the last two and a half years to make sure they had that data and vetted it.

Ms. Widdis then asked Karl to compare the size of the Netflix facility they studied to get the data from and Karl stated that it is actually data on productions, and they know that four studios might be able to accommodate two productions because they use multiple sound stages when they set up. He continued to explain because of that, the data is based upon the traffic generation of the actual production using whatever sound stage it needs. Ms. Widdis then asked if two productions to produce were his estimate, to which Karl answered that a conservative two productions at their peak period, simultaneously at peak period, using the four studios, is a representation of full use of this campus.

Ms. Widdis inquired about the size of the project and how it compares to Fort Monmouth. Karl responded that the comparison depends on the final planning for the remainder of the mega parcel at the time the traffic study is conducted. He further stated that they anticipate a total of 12 studios, which would result in approximately three times the traffic volume once the development is fully built out.

Ms. Widdis then asked whether the projected number of people, including workers and related personnel, had been factored into the total traffic estimates. Karl confirmed that it had been, explaining that the calculation was based on a one-for-one ratio. He also noted that while ride shares and commuting opportunities are expected, these were not included in the traffic report as they did not want to further refine the data. Ms. Widdis asked if they have a number of total cars coming in between the 5am and 10am hours and Karl explained it is better to look at the overall day total, which would be around 600 over a 24-hour period and it can vary on a given day.

Mr. Widdis asked how many employees are going to be there over a period of a production and specifically asked for a number. Karl responded by repeating the earlier information of one in one out for an approximate total of 600 in a 24 hour period. He stated that 600 is representative of the high end and most of the time you'll see lower. Mr. Widdis inquired about how long a production lasts to which Karl reminded him that Mr. Falcon testified to that and that some can last a year, season to season and so forth.

Mr. Calver stated he has the same concerns and Mr. Davis asked if the traffic study took the other phases into consideration for the results. Karl explained that they investigated Phase 1 B and that it will have its own infrastructure and upgrades along the county road. Mr. Calver then asked if Karl thought, in his opinion, that Ave of Memories can handle 600 more cars a day, to which he answered, with the upgrades, yes according to this plan but each application has to stand on its own.

Mr. Padula asked if Mr. Karl Pehnke had any data on the average daily car count for Ave of Memories, now. Karl told him he did not and the traffic report focuses on peak hour operations and it shows that their driveways will operate properly and safely. Mr. Foster then shared the historic numbers of people and active duty on the Fort. He then asked Karl if 3,500 employees is still a viable number to expect to be there for this project to which Karl answered, I never heard that number before. Mr. Davis noted that it doesn't take into consideration hotels, restaurants and so forth to which Karl explained the report did factor in the growth and development taken place in the area and that the improvements Netflix is bringing to the roads will be a significant benefit. Mr. Davis then commented that this is a thesis based on one week's worth of information, it is complete theory. Attorney Lisa John-Basta corrected Mr. Davis by stating that it was one week of multiple productions. Karl added that the data is clearly representative of how they operate and what we can expect to see the level of activity at this site. Karl reiterated the information after Mr. Davis again stated that it was all theory, that the other sites were also done without knowing what was going on in the site and each application was taken alone. Karl then reminded Mr. Davis the county roads will be improved, and it was factored in with the existing redevelopment in mind.

Mr. Calver raised concerns regarding the intersection at Route 35, noting the poor traffic conditions. Karl acknowledged the issue, stating that the intersection has historically been problematic, even during the operation of the Fort. He added that they are currently evaluating the situation and are hopeful in developing a solution.

Mr. Calver then commented that the Netflix traffic study is unique, as it involves both internal traffic circulation and its impact on the surrounding public roadways. He proceeded to ask Mr. White how much authority the Board has over these roads. Mr. White responded that FMERA has no authority in this matter, explaining that jurisdiction lies solely with the County. He further clarified that the Board does not have decision-making power and cannot request specific improvements, as the County can deny such requests and has authority over the Borough in this context.

Following this discussion, the meeting was opened to public comment. There were no comments. That portion of the meeting was closed. Mr. Chairman asked Netflix for their next witness, who was Chris Cirrotti, who is with Langan Engineering and is a civil engineer. Attorney Lisa John-Basta explained that they are recalling him for a limited scope to go over some additional clarifications. He was still under oath.

Attorney Lisa John-Basta said to Chris that last time there was confusion related to the perimeter wall and the various different wall types. They used exhibit A25, security wall, prepared by Langan and they used today's date. Chris explained that this exhibit is just meant to clarify the perimeter wall types. He noted that it is now color coded and explained them to the Board. He did mention that it will not have painted murals but architectural concrete that is cast into the panel. Another wall will have timber; there will be some wrought iron style and there will be an anticlimbing architectural wire fence along the west. He did mention that the last wall is a temporary wall as development happens.

Chris then marked exhibit A26, Partial South Elevation of Mill Along Avenue of Memories. Chris began by stating that this is meant to give just a little more illustration of the wrought iron style fence. He noted that highlighted in this exhibit is a good example of the visual of the Mill from Ave of Memories. He then moved on to the next exhibit, marked A27, Stage Lighting at Dawn, prepared by Mancini Duffy Architects and dated today. He explained that this is a photo of Netflix's studio in Albuquerque, New Mexico and it is a brand-new stage. He continued to say that this is similar to all four stages, but you can see the production support building on the left in this photo, which would be similar to the twin stage in phase 1A site. Chris then pointed out to the board that the sound stage number is shown in the photo, as well as the posters, which are illuminated from above. He noted how the lighting doesn't project out.

Attorney Lisa John-Basta asked Chris if the 12 feet total of the number includes the word stage and he said yes. And Chris confirmed they are that size for emergency services.

Chris then presented Exhibit A28, identified as the "Phase 1A Irrigated Areas Plan," prepared by Langan and dated today. He explained that the landscaped and planted areas beginning at the Main Gate will be provided with irrigation. He further stated that all vegetated areas extending from the curb inward to the perimeter wall along Avenue of Memories will also be irrigated. Chris noted that irrigation will be installed for all street plantings and tree lawns. Additionally, he confirmed that the area along the Brewer Gate will likewise be irrigated. He continued by outlining the full extent of irrigation coverage planned throughout the site.

Mr. Calver had no questions. Mr. Widdis revisited the topic of tree size, to which Chris responded by indicating the locations where larger trees would be planted. He noted that the remaining shade trees would meet the minimum code requirement of 2.5 to 3 inches in caliper. Mr. Widdis raised a question regarding traffic arrivals and departures. In response, Chris stated that, according to the traffic testimony, the majority of vehicular traffic will enter and exit through the Main Gate. He further clarified that the other gates are considered secondary access points.

Ms. Widdis was the next board member to pose a question. She expressed her concern regarding the design of the fence and wall, noting that she was not in favor of its current appearance. She requested that Chris refer to Exhibit A25. Ms. Widdis commented that she would prefer the wall design to be broken up differently to achieve a more aesthetically pleasing appearance than what was currently presented. Mr. Davis then addressed the topic of recent development, emphasizing the importance of maintaining the aesthetic character of the Fort and its historic military construction. He noted that the use of real brick had previously been a priority to preserve architectural conformity and expressed concern that this integrity was being compromised by the use of stamped concrete designed to resemble brick. He stated his opinion that this approach would result in a poor visual outcome and strongly recommended the use of real brick instead.

Mr. Davis continued by addressing the proposed stage numbers, suggesting that while 12-foot numbers were acceptable, they should be lowered by two feet on the building—so Netflix gets their massive signs, remarking that they had to be large enough for even a "blind fireman" to see. He then commented that while the irrigation system was well-designed, he had a significant objection to the use of what he described as a "cheap modular wall." In response, Chris stated that the wall is not cheap and added that Netflix is paying close attention to the architectural aesthetics of the project.

Attorney Lisa John-Abasta commented that constructing the wall entirely out of brick could be cost-prohibitive, given the size of the mega parcel in terms of acreage. The discussion then moved to Mr. Kahle, who inquired whether sidewalks would be included around the entire property. He also reviewed the reasoning behind the current wall and fence design, noting that it was influenced by future development. Mr. Kahle asked how privacy would be maintained in the areas featuring the wire portion of the fence. In response, Chris explained the location of the wire section and noted that it includes fabric material, which addresses privacy concerns.

Mr. Davis then clarified his earlier remarks, stating that his comments regarding the use of real brick were not intended to apply to the entire wall, but specifically to the section along Avenue of Memories and around the FEMRA building.

Mr. Foster commented that the iron fence previously installed by Fort Monmouth is visually appealing and would likely be a more cost-effective option. In response, Chris stated that such a design would present issues regarding transparency and security. Mr. Foster continued by suggesting that with some design modifications, it may be possible to achieve both security and privacy, particularly along Avenue of Memories. Chris noted that their material choices are limited due to reuse regulations. Attorney Lisa John-Abasta reminded the Board that all materials proposed in the current plan are permitted under applicable guidelines.

Mr. Foster then referred to Exhibit A27, lighting at dawn, poster signage. He inquired about the size of the posters. Chris responded that he did not have the dimensions at that time but would obtain them. He clarified that the word "Stage" and the corresponding stage number on the signage are a total of 12 feet in height. Mr. Foster also asked whether the image shown depicted a twin stage configuration.

Following this, Ms. Cooper posed a question regarding the color of the wall. Chris proceeded to describe the various colors and their corresponding locations. Ms. Cooper then thanked the team for the detailed overview and asked for clarification on what the Board would be making a decision on that evening. Attorney Lisa John-Abasta explained that their next witness would provide further information regarding the items under consideration.

Mr. Gruskos then commented that he had visited several other studio facilities and expressed that what was proposed appeared very well designed. He noted that stamped concrete is widely used and considered very attractive. Based on his observations of other studios, he stated that when a set is brought in, the number of people present is not excessive, as each union typically works independently. He described the sets as being organized and neatly assembled. In his opinion, he does not anticipate a significant influx of vehicles or people on site.

Mr. Gruskos then inquired about the supply of irrigation water. Chris responded that it will likely be supplied by the public water system. Mr. Gruskos also asked about drainage, and Chris explained that stormwater will be directed to Parker's Creek, but only after passing through all required stormwater management treatment systems. Chris concluded by reminding the Board that there will be no murals on site—only architectural features.

Mr. Padula was the next board member to ask questions and began by thanking Netflix for providing additional illustrations. He inquired whether a flagpole was being proposed for the site, noting that it would be a fitting addition. Chris responded that a flagpole is not currently included in the plans but acknowledged that there could be a place for one.

A board member then asked whether there was any flexibility to alter the proposed wall design without FMERA's permission. Attorney Lisa John-Abasta responded that the materials being used are those approved under the Reuse Plan, and FMERA had signed off on them during their MCR review. It was clarified that FMERA maintains oversight of such elements.

Mr. Davis revisited the topic of the wall, reiterating his preference for real brick and asking whether FMERA would oppose that change. Attorney Lisa John-Abasta stated she could not speak on behalf of FMERA but confirmed that the wall is proposed as currently presented. The Chairman added that he did not believe the Board had jurisdiction over the wall design and moved the discussion forward.

Mr. Widdis then expressed the importance of ensuring that the wall is properly maintained. Attorney Lisa John-Abasta assured him that it would be, noting that Netflix is a publicly traded company.

There were no public questions for this witness. Mr. Foster noted that Building 100 has a legal flagpole, as a reminder. That portion of the meeting was then closed.

The next witness was Christine Nazzar-Cafone. She confirmed that she had previously testified before and affirmed that her testimony would be truthful. Attorney Lisa John-Abasta asked Christine if she was testifying as a professional planner and whether her license was current; Christine confirmed both.

Christine explained that, in preparation for her testimony, she reviewed the application submission documents, the review letter, and the MCR report. She stated that the application is substantially conforming. Christine noted that the only variance being requested is for the height of the proposed numbering and stage lettering on the sound stages. She further indicated that all other aspects of the application, in terms of use and bulk, conform with Amendment No. 20 of the Fort Monmouth Reuse and Redevelopment Plan.

Christine then outlined the three waivers being requested. The first waiver pertains to glazing, as the standard requires glazing to occupy 40% of the building façade, while the proposed design ranges from 0% to 33%. The second waiver relates to lighting; although 18 lighting poles are permitted, the applicant is proposing 25. The third waiver is pertains to indoor bicycle racks—the applicant is instead proposing 36 outdoor bicycle racks.

Christine then entered Exhibit A29 into the record, dated today, which is a pedestrian perspective of Stage Two located within the security perimeter wall. The exhibit was prepared by Mancini Duffy. She pointed out the visual difference between 12-foot and 10-foot stage numbers. Christine then introduced and marked Exhibit A30, titled "Pedestrian Perspective on Sherrill Avenue," also prepared by Mancini Duffy and dated today. This exhibit, was entered into evidence and provided another example, showing the proposed 12-foot stage numbers.

Christine reminded the Board that signage is permitted to occupy up to 12% of a building's façade, and the proposed numbers constitute only 1.59%. She explained that the MCR report supported this design, stating that the 12-foot numbers serve emergency response purposes. Accordingly, FMERA supports granting a variance for this standard. Christine concluded by stating that the proposed numbers are proportionate to the scale of the walls on which they are placed.

Christine then cited Municipal Land Use Law criteria A and I, which pertain to promoting general welfare and creating a desirable visual environment. She stated that both should be advanced through the granting of the requested variance. Christine also noted that the proposed stage numbering aligns with Netflix's Global Corporate Safety Standards.

She then addressed the requested waivers, explaining that the applicable standard requires that any deviation be the minimum necessary to meet the intent of the regulation. Beginning with the waiver for secure indoor bicycle racks, Christine referenced the MCR report, which stated that FMERA believes the proposed 36 outdoor racks meet the intent of reducing automobile traffic within and around the Fort Monmouth area.

Next, Christine addressed the waiver related to glazing. Although the regulation requires 40% transparency on building façades, she explained that the building design minimizes disruption to the pedestrian experience and maintains a consistent aesthetic. FMERA concluded that the reduced glazing does not present a detriment.

Christine then discussed the third waiver, regarding the proposed increase in lighting pole height from 18 feet to 25 feet. She stated that the proposed height is consistent with and appropriate for the existing lighting conditions at Fort Monmouth.

In conclusion, Christine stated her professional opinion that the application meets the statutory burden of proof for the requested variance and the three associated waivers.

Mr. Gruskos then inquired about the provision of electric vehicle (EV) charging stations. Attorney Lisa John-Abasta responded that testimony on EV charging had been provided at the previous meeting and confirmed that the applicant is meeting the required amount, which is 4% of the total parking count, in accordance with State statute.

Mr. Foster then requested clarification regarding the location of the proposed 25-foot light poles. Chris returned to the podium and described the locations of the taller poles throughout the site.

Following that, Mr. Kahle asked for a review of the glazing waiver. Christine explained that the Netflix buildings are designed with glazing ranging from 0% to 33%, which does not meet the 40% transparency requirement. She re-read the statement from the MCR Report, noting that FMERA supports the granting of an exception to allow for this deviation. Christine also reiterated that a lower glazing percentage is preferable due to the soundproofing requirements of the sound stage buildings.

Ms. Widdis then asked if the stage numbers were on multiple sides of the building and Christine responded that they are on the north and south elevations. She then presented A20 again and showed the stage numbers. No one had any other questions. Attorney Lisa John-Abasta then concluded their affirmative presentation.

There were no questions from the public for this witness, and that portion of the meeting was closed.

After Public comments, as there were no further comments from the public, the Chairman closed the public comment portion of the meeting and inquired if there were any additional questions from the Board.

A clarification was requested to confirm that the Board would be voting on one variance, three waivers, and site plan approval for Phase 1A.

Mr. Davis then expressed a desire to comment on the proposed hours of operation and was informed that existing ordinances are in place to mitigate any potential impact.

Mr. Davis also revisited the issue of the wall, at which point Attorney Lisa John-Abasta stated that she could not confirm the use of real brick, as the application as submitted reflects the materials and specifications the applicant intends to proceed with. The Chairman requested a motion for approval. Councilwoman Cooper made a motion to approve the overall plan, the variance, and the three waivers. Mr. Kahle seconded the motion.

Following the motion, Mr. Bill White inquired whether Netflix could ensure that the updated block and lot numbers, as well as the correct addresses, would be included on the plans. Attorney Lisa John Abasta responded, affirming that she would work in good faith with the Borough and the Tax Assessor to address this matter.

Mr. Kennedy then noted that, in his opinion, the most critical aspect of approving the motion is ensuring that all promises, commitments, and representations made by the development team during the public hearing are in full compliance, including adherence to regulations and memoranda involving outside approvals.

Mr. Kennedy began by stating that there should be a post-construction certification requirement to confirm the project was completed in accordance with the testimony provided. He confirmed with Mr. Bill White that a Developer's Agreement would be coordinated with the Borough.

Mr. Kennedy further clarified that no approval was being granted for any type of heliport or heliport-related activity, emphasizing the need for compliance with existing decibel regulations.

He then asked Attorney Lisa John-Abasta whether the testimony had included any mention of a restriction on subletting. Attorney John-Abasta responded that she did not recall such testimony, noting that there are no ownership restrictions in place and that land use regulations govern the use of the property, not its ownership or tenancy. Mr. Kennedy stated he would review the meeting minutes for clarification.

He proceeded to confirm various conditions discussed during the meeting, including: installation of knock boxes, prohibition of third-party advertising signage, elimination of references to items 13E and 15E, lighting specifications, storm drainage measures, prohibition of murals, wall materials, and other related conditions.

Mr. Widdis inquired about including the tree caliber as a condition of approval.

Mr. Kennedy then asked Councilwoman Cooper if she remained in agreement with all stated conditions for the motion. Councilwoman Cooper confirmed her agreement, and Mr. Kahle seconded the motion. The Board then voted unanimously in favor of the approval.

EXHIBITS 11/26/24:

A23- Existing Aerial Phase 1A and Remainder of Mega Parcel; prepared by Langan and Engineering

A24- The final phase 1A, distances to nearest residential structures; prepared by Langan and Engineering

A25- Security wall; prepared by Langan and Engineering

A26- Partial South Elevation of Mill Along Avenue of Memories

A27- Stage Lighting at Dawn; prepared by Mancini Duffy Architects

A28- Phase 1A Irrigated Areas Plan; prepared by Langan and Engineering

A29- Pedestrian perspective of Stage Two located within the security perimeter wall; prepared by Mancini Duffy

VIII. Petitions from the Public: The meeting was then opened to public comment on the application.

Luis Fernadas of 42 Riverside Avenue, who had been previously sworn in, addressed the Board. He expressed concern that he had not seen a comprehensive master plan showing the full layout of the development, particularly in the 400 Area where sound stages are proposed. He also referenced a potential heliport, which the Chairman stated, to the best of his knowledge, is not included in the project. Mr. Fernadas further inquired about the location of the additional eight sound stages. He was informed that those locations have not yet been determined. Attorney Lisa John-Abasta added that any future development on the site would be subject to the full application and review process, including public notice in accordance with legal requirements. She also added that this evening is for phase one development that's in Oceanport. Luis then inquired about what the next phase is and Chairman responded that we don't know until an application is put in.

The next resident for public comment was Don Solecki of 1 Russell Ave and he was sworn in. He stated that he agrees with Mr. Davis about the wall along Ave of Memories. He commented on how the other developments had to use brick.

As there were no further comments from the public, the Chairman closed the public comment portion of the meeting and inquired if there were any additional questions from the Board.

IX. Board Business: The Board discussed Amendment 21. Mr. White explained that the Allison Hall parcel had previously been approved with multiple buildings featuring various uses. While the permitted uses have not changed, the configuration of those uses among the buildings has. Previously scattered across the entire parcel, the approved uses are now permitted within each individual building.

Mr. White expressed concern regarding parking, noting that although the uses remain the same, their concentration could impact parking demand. He stated that once parking exceeds the amount previously approved, a Certificate of Occupancy (CO) would not be issued for any additional use. He requested input from the Board so that the Mayor and Council could incorporate the comments and forward them to FMERA.

Mr. Kennedy noted that, should a decision be reached during the meeting, additional comments could be submitted to the Board Secretary for forwarding. Mr. White also clarified that this is related to Amendment 11, which had come before the Board several years ago and involved a change in use from retail and office to a boutique hotel.

Mr. Foster and Mr. White emphasized that FMERA will not allow construction to begin if a CO cannot ultimately be issued, and in such cases, they would deny the building application up front.

Ms. Widdis stated that she would like to see a detailed comparison of what was originally approved versus what is now being proposed for each area of the parcel.

In response to a question about whether the Board or Borough could regulate the specific uses within the buildings, Mr. White explained that FMERA sets the permitted uses, and the Board does not have jurisdiction over those decisions.

Mr. Davis commented that the challenge with the approved uses is the potential for conflicting adjacencies—for example, placing a large warehouse next to a restaurant.

Following discussion, the Board concluded that parking is the primary concern and expressed the hope that the Council would take appropriate action. They agreed to relay their concerns in writing to the Clerk for distribution to the Council prior to the December 5th meeting.

Mr. Kennedy requested a motion to forward the letter of concerns. The Chairman made the motion, which was seconded by Councilwoman Cooper.

X. Adjournment: As there was no further business, the meeting was adjourned at 9:26 pm on a motion by Mr. Davis which was seconded by Ms. Cooper and approved by the Board.

Respectfully submitted,

Stephanie Kramer
Board Secretary

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



March 4, 2026

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. PB2026-03

62 Manito Place - Block 52, Lot 2
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0386

Dear Board Members,

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

- Plan entitled "Map of Property Surveyed for Lot 2 in Block 52" prepared by Man Street Surveying, dated July 17, 2025, consisting of one (1) sheet;
- Plans entitled "662 Manito Pl Pool" prepared by Home & Land Stewards, LLC, undated, consisting of four (4) sheets;

The subject property is situated in the R-3 – Residential Single Family Zone District with 100 feet of frontage on the southern side of the Manito Place, approximately 150 feet east of Itaska Place. Lot 2 is a 10,000 sq. ft. (0.23 ac) lot containing an existing two-story single-family dwelling, deck, patio, concrete walkway, asphalt driveway, and an existing one shed. The applicant proposes installing a semi-inground pool in the rear yard.

Based on our review, we recommend that the Application be deemed **incomplete** as a signed and sealed copy of the property survey was not provided and the setback of the pool equipment platform is not dimensioned on the plan. A preliminary planning and engineering review of the application is included below:

A. VARIANCES/DESIGN WAIVERS

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

1. Bulk variances are required for the following:
 - a) Maximum Impervious Coverage – 37% permitted, 34% existing, 42.4% proposed. The site will exceed the coverage limit by 535 square feet.
 - b) Pool Equipment Setback – a minimum 10-foot setback is required (390-31G), the setback from the side yard to the equipment platform is not dimensioned on the submitted plan.
 - c) Fence Height – maximum fence height of six feet is permitted (390-25A(1)). The top of the fence on the platform is approximately seven feet above grade.

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 provided to the Planning Board Clerk.
2. A pool code compliant fence must be provided.
3. The material of the patio surface surrounding the pool is not labeled.
4. The lot area appears to be incorrect on sheet Z001 which indicates 10,064.4 sf whereas the lot is 100 feet by 100 feet square, which yields 10,000 sf.
5. The Site Plan provides a wider driveway than is reflected in the survey. It is unclear if the driveway is being widened,

6. The platform for the pool equipment appears to be twice the size that is needed. Applicant shall clarify the need for the oversized platform as it encroaches into the required 10 foot setback.
7. The Grading Plan, sheet GR001, only provides the proposed elevations of the four corners of the pool, which is insufficient to perform a grading review. Additional proposed grading information shall be provided to include but not limited to elevations of: top of wall, bottom of wall, finished floor elevation of the dwelling, spot grades along the dwelling, stair elevations, trench grate elevations and spot grades for any changes to the lawn areas.
8. The drainage improvements require additional information. Details shall be provided for pipe type, size, inverts and slope and for what appears to be a trench drain between the pool and patio. The applicant shall clarify how the drainage system with function as the front yard is higher in elevation than the rear yard.
9. The pool appears to be surrounded on three sides with a retaining wall at the edge of the patio. A note indicates that the retaining wall is 2.5' high. Since the difference in grade meets or exceeds 30" a guard is required.
10. Screening/buffer shall be provided for the pool equipment.
11. The property is located in an AE 9 Flood Zone with a Local Design Flood Elevation of 11.4

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

Sincerely,

Colliers Engineering & Design, Inc.

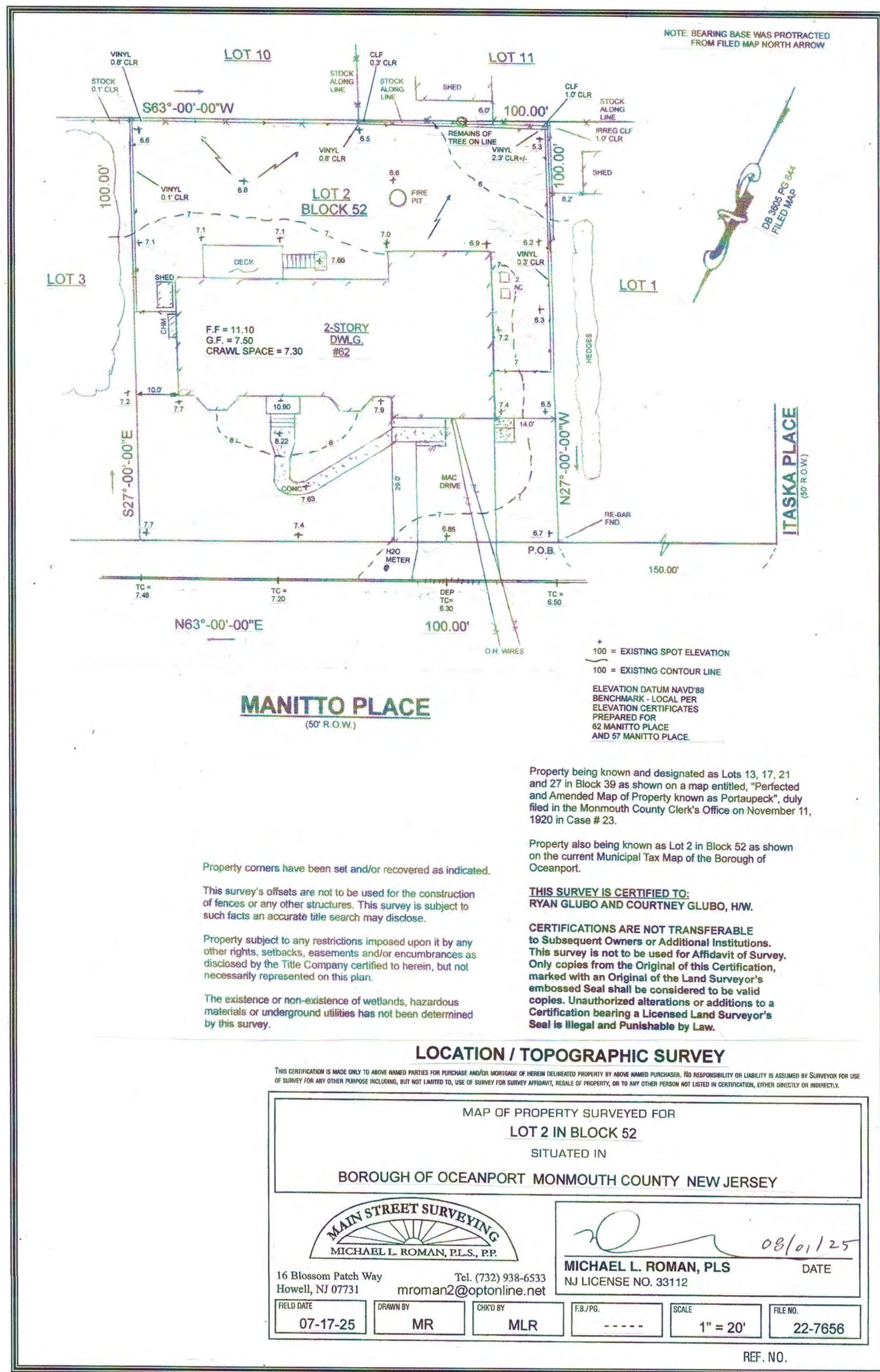


William H.R. White, III, P.E., P.P., CME, CFM
Oceanport Planning Board Engineer and Planner

WHW/rb

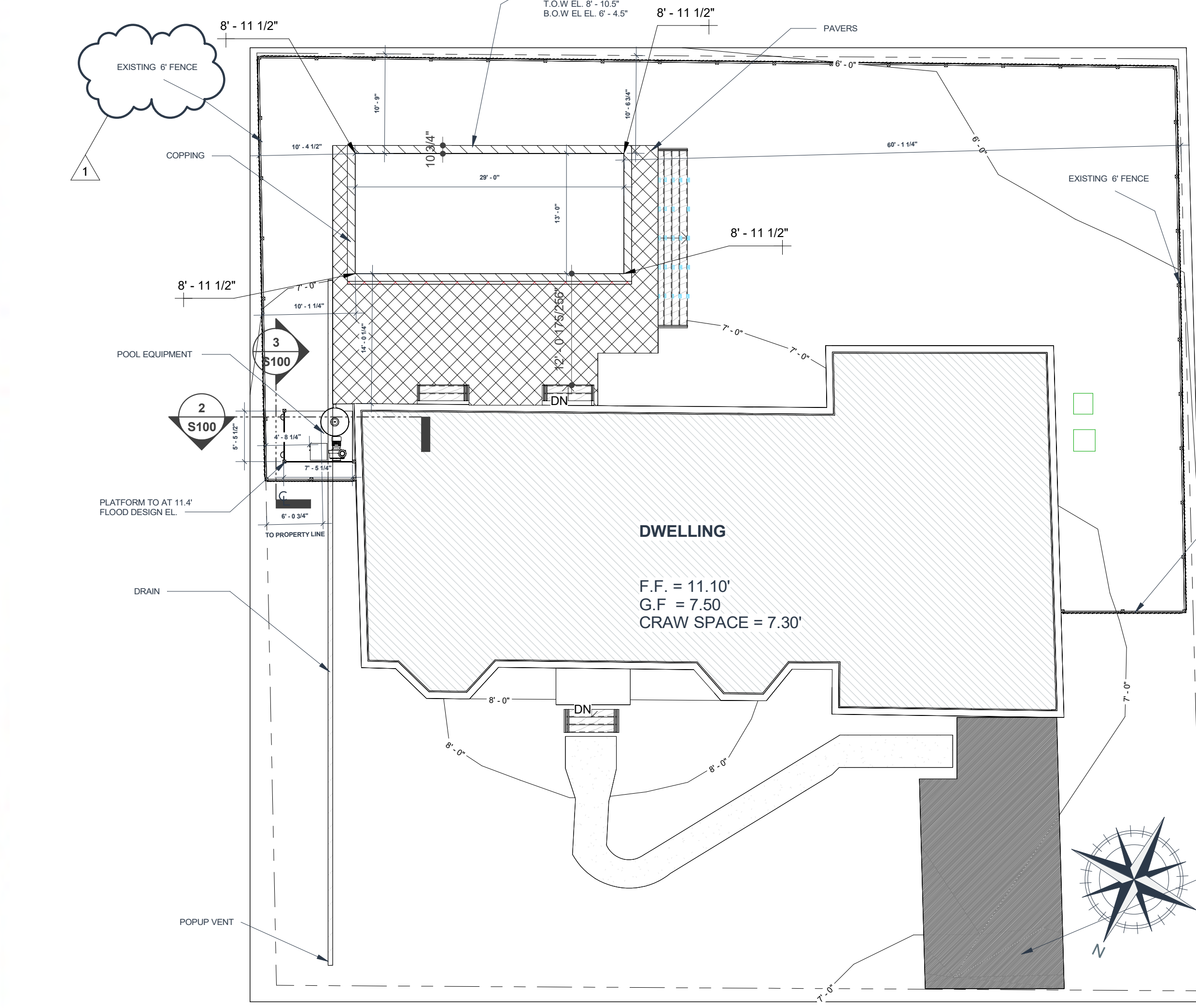
cc: Kevin Kennedy, Esq., Board Attorney (via email)
Ryan Glubo, applicant (via email) rlglubo@gmail.com
Dimitar Kostadinov, PE (via email) info@hlstewards.com

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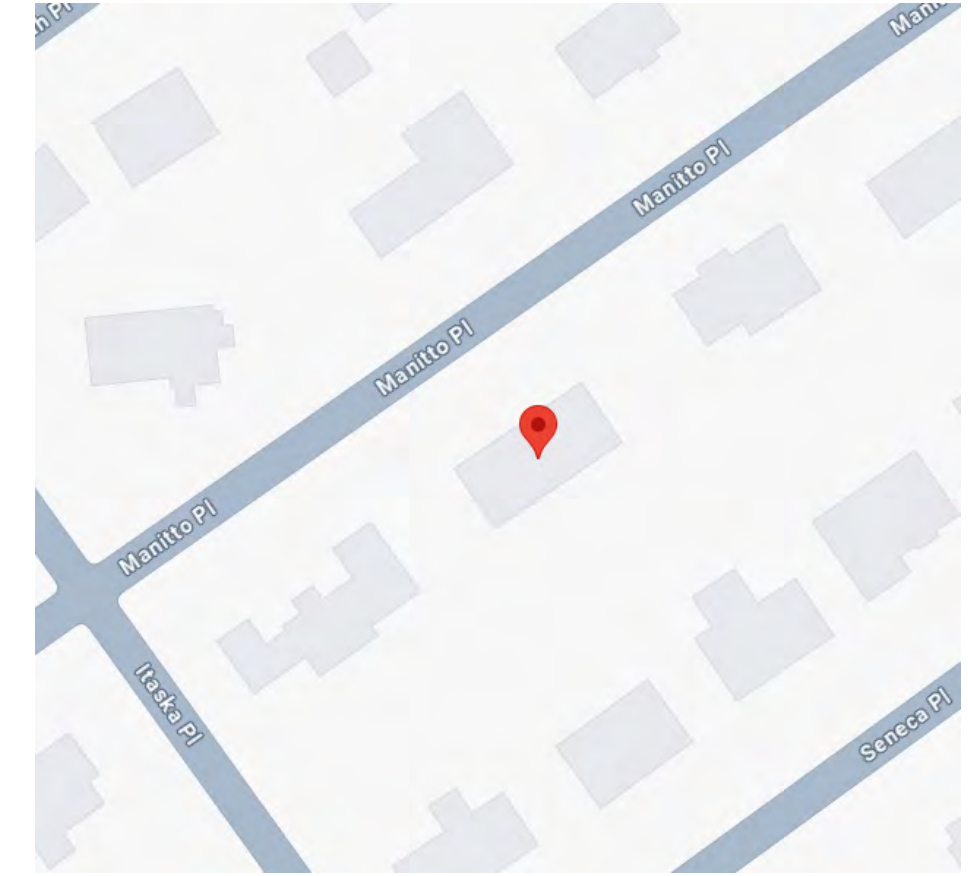


GENERAL NOTES

1. ZONING IS BASED ON TOPOGRAPHIC SURVEY BY MAIN STREET SURVEYING DATED 08/01/2025
2. LOT 2 BLOCK 52
3. FENCE CAN NOT BE A SHARED FENCE
4. FENCE NEEDS TO BE 4' - 6'
5. FLOOD DESIGN EL. 11' 4"



1 SITE PLAN
1" = 10'-0"



SITE MAP

62 Manitto Pl Ocean Port Zoning Calculations R-3

Proposed Setbacks From Property Line for Pool (Ft)

Side	10' 9"	Rear	10' 1"	Allowed Side	10	Allowed Rear	10
Total lot area	10,000.00 sqft						

Building Coverage and Lot Coverage Calculations

Building coverage	Square ft area covered	Proposed Building coverage	Sqft area covered
Dwelling	2,477.16	Dwelling	2,477.16
Deck	184.97	Driveway and walkway	743.86
Driveway and walkway	743.86	AC	8.95
AC	8.95	Patio	615.38
Total	3,414.94	Total	3,845.35

Existing Building & Accessory	Square ft area covered	Proposed Building and Accessory	Sq ft area covered
Existing Build Coverage Total	3,414.94	Proposed Building Coverage	3,845.35
Shed	22.63	Pool	390.00
Total	3,437.57	Total	4,235.35

	Allowed	
Existing Building Coverage %	25%	A/E 25% Ok
Proposed Building Coverage %	25%	B/E 25% Ok
Existing Building & Accessory %	34%	C/E 37% Ok
Proposed Building & Accessory	42%	D/E 37% No



2 -3D- 1
12" = 1'-0"

Home & Land Stewards LLC
80 Alcott Rd Mawha NJ 07430 201-389-8749
www.hlstewards.com

STATE OF NEW JERSEY
No. 0657039
Professional Engineer

62 MANITTO PL POOL

BUILDER NAME: COURTNEY & RYAN GLUBO
BUILDER CONTACT: COURTNEY & RYAN GLUBO
BUILDER ADDRESS: 62 MANITTO PL OCEAN PORT NJ 07757

REVISION LOG

REV #	DATE	DESCRIPTION
1	3.11.2026	Revision 1

STATUS: PROPOSED

BUILDING DEPT PERMIT NUMBER: _____

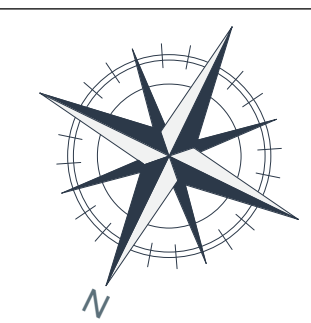
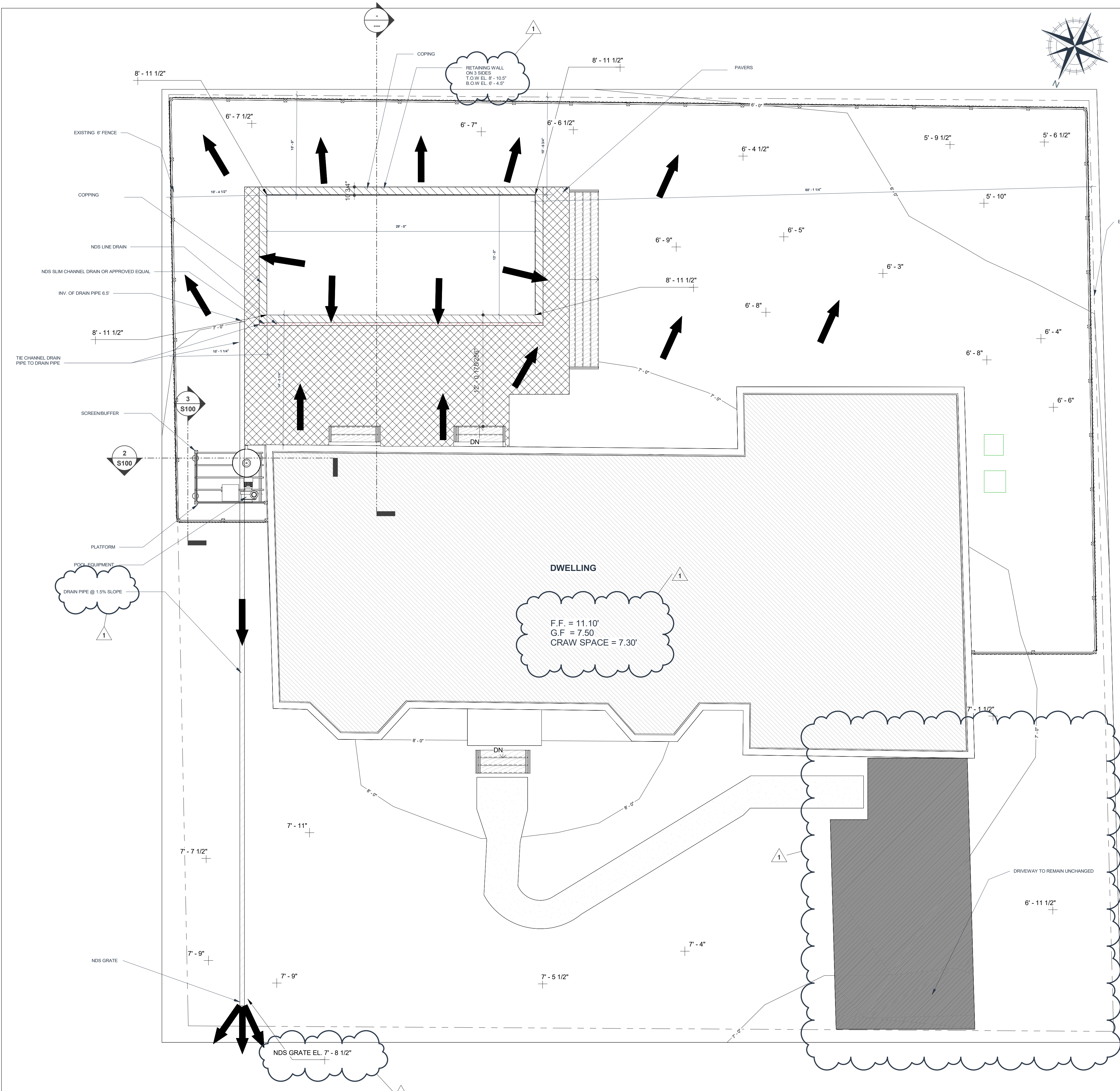
HLS Project number: 202520

DRAWN BY: Author

SHEET NAME: SITE AND ZONING

SHEET NO. Z001

Scale: As indicated



GENERAL NOTES

- DRAINAGE PLAN WAS CREATED BASED ON THE SURVEY BY MAIN STREET SURVEYING DATED 08/01/2025
- CONTRACTOR TO CONFIRM ALL ELEVATIONS BEFORE GRADING
- REFER TO ZONING DRAWING OR SITE PLAN FOR CHANGE IN IMPERVIOUS COVERAGE
- POOL AND PATIO ELEVATIONS TO BE CONFIRMED IN THE FIELD BASED ON SITE CONDITIONS
- EXISTING DRAINAGE PATTERN TO BE MAINTAINED AS MUCH AS POSSIBLE
- FILL AROUND POOL TO BE WELL DRAINING AS PER MANUFACTURE REQUIREMENTS
- IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN EXISTING AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS
- ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL AS AN EROSION AND SEDIMENT CONTROL MEASURE
- EXISTING DRAINAGE PATTERN MUST BE MAINTAINED DURING & AFTER CONSTRUCTION TO ENSURE NO IMPACT TO OTHER RESIDENTS
- EXCAVATED MATERIAL IS TO BE REMOVED FROM SITE, UNLESS REUSED FOR FINAL GRADING AND DISCUSSED WITH BOROUGH ENGINEER PRIOR TO FINAL GRADING
- CONTRACTOR TO CHECK FOR UNDERGROUND UTILITIES AND OBTAIN ANY MARK OUTS THAT APPLY
- ALL ELEVATIONS ALONG PROPERTY LINE TO BE MAINTAINED AND ALL NEW GRADING TO FEATHER INTO EXISTING PROPERTY LINE GRADE.

DRAINAGE MATERIAL LIST

- SOLID 3" ADS-3000 TRIPLE WALL PIPE
- NDS DRAIN 90 DEGREE LONG TURN STREET ELBOW
- NDS 4" SQUARE GRATE

DRAINAGE SYSTEM INTENT

- CHANNEL DRAIN TO COLLECT WATER FROM PATIO A POOL COPPING
- CHANNEL DRAIN TO BE CONNECTED TO TRIPLE WALL 3" BURIED DRAIN PIPE
- DRAIN PIPE TO SLOPE 1.5% TO SQUARE GRATE IN FRONT YARD
- COLLECTED WATER TO EMIT IN FRONT YARD DUE TO GRAVITY AS A RESULT OF A 1' - 3" DELTA BETWEEN PATIO AND FRONT YARD
- WEEP HOLE TO BE DRILLED IN 90 DEGREE ELBOW TO ALLOW DRAINAGE PIPE TO DRAIN INTO GRAVEL/#57 OR APPROVED EQUAL

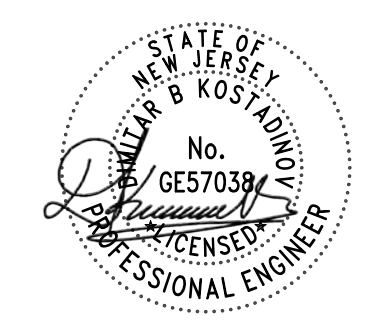
SOIL

SOIL TYPE: EKAAR
 ELKTON LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED
 TYPICAL PROFILE: AP - 0 TO 8 INCHES: LOAM, Btg - 8 TO 35 INCHES: CLAY LOAM, C - 35 - 60 INCH: CLAY LOAM
 HYDROLOGIC SOIL GROUP: C/D

CUT/FILL

CUT: 2.3' X 13' X 29' = 867.1 F³ / 27 = 32.11 CYD
 FILL: 2' X 462.35 F² = 924.7 F³ / 27 = 34.25 CYD
 NET CUT/FILL = 34.25 - 32.11 = 2.14 CYD FILL

HLS
HOME & LAND STEWARDS
 L.L.C.
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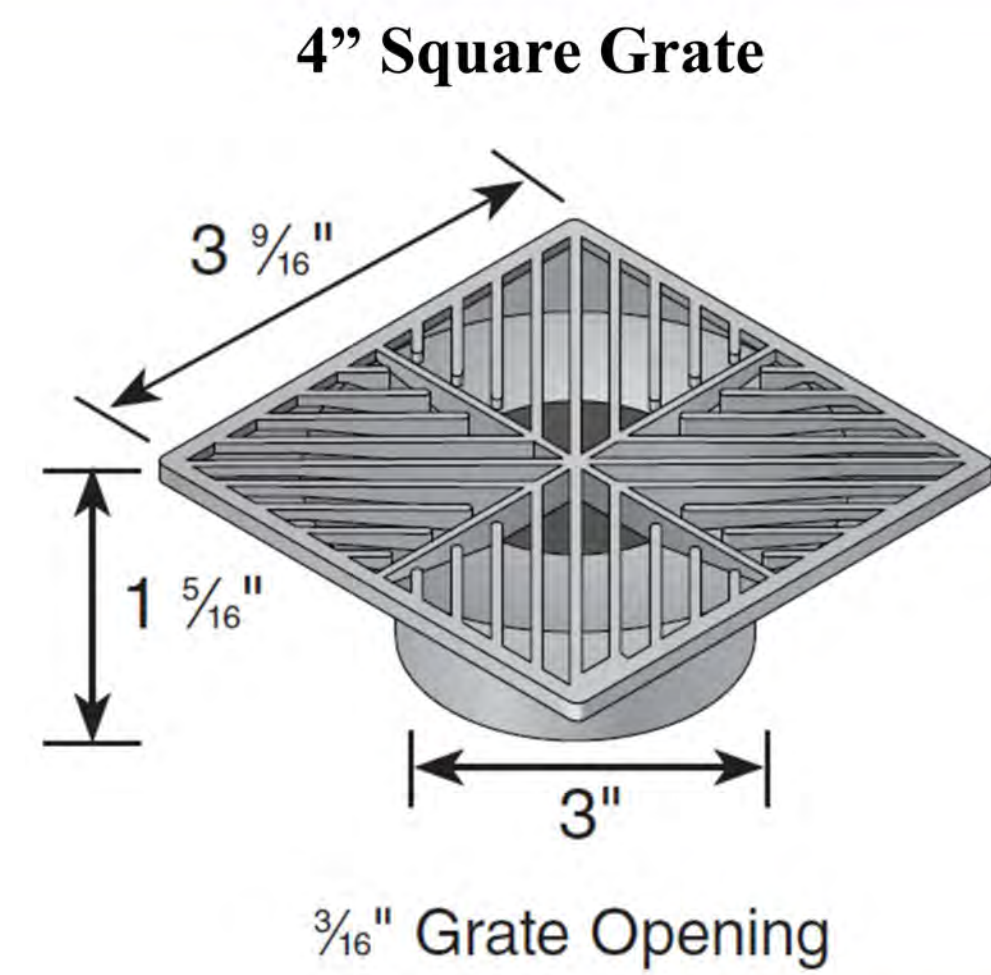
62 MANITOO PL POOL

BUILDER NAME: COURTNEY & RYAN GLUBO
 BUILDER CONTACT: [REDACTED]
 BUILDER ADDRESS: [REDACTED]
 CLIENT NAME: COURTNEY & RYAN GLUBO
 PROJECT ADDRESS: 62 MANITOO PL OCEAN PORT NJ 07757

REV #	DATE	DESCRIPTION
1	3.11.2026	Revision 1

STATUS: PROPOSED
 BUILDING DEPT PERMIT NUMBER:
 HLS Project number: 202520
 DRAWN BY: Author
 SHEET NAME: GRADING PLAN
 SHEET NO: GR001
 Scale: As indicated

1 GRADING PLAN
 3/16" = 1'-0"



Part #: 1, 2, & 3
 Material: (HDP) High Density Polypropylene
 Color: #1(Green), #2(Black), & #3(Gray)
 Fits: 3" sewer and drain pipe & fittings, 3" corrugated and triple wall pipe.
 Grate Opening: 3/16"
 Open Surface Area: 3.45 Sq. Inches
 Head Pressure / Flow Rate:
 Head (inches) - Max Flow
 1" = 14.93 GPM
 0.5" = 10.55 GPM
 Weight Per Each: 0.11 lbs
 UV inhibitor

Load Recommendation Guide

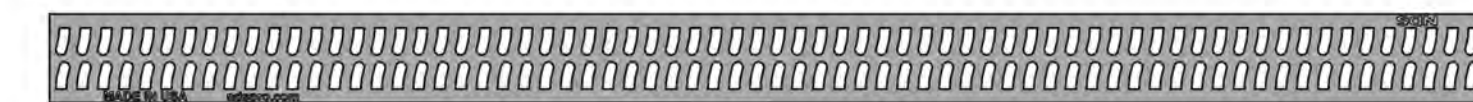
Class A
 • Loads of 1-60 psi.
 • Recommended for pedestrians, bicycles and wheel chair traffic.

ADA Compliant/Heel-proof

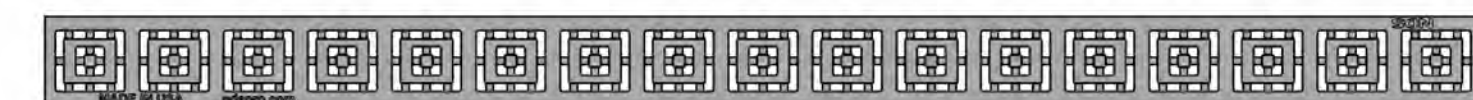


NDS SLIM CHANNEL GRATES

Material: Polypropylene
 Colors: White, Gray & Sand come with UV inhibitors
 Weight: 0.36 lbs per grate
 Fits: NDS Slim Channel Drains
 Size: Grates are 3' long x 2 1/4" wide
 Overlapping lip is 1/8" thick
 Load rating: Pedestrian loads only



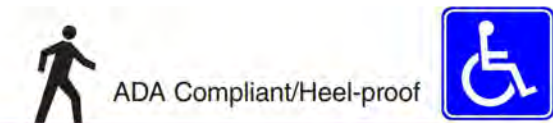
Slotted Grate
 Opening Size: 0.248"
 Open area: 7.01 sq. in / linear foot
 Flow Capacity: 21.44 GPM / linear foot
 • White—#9241
 • Sand—#9242
 • Gray—#9243



Square Deco Grate
 Opening Size: 0.246"
 Open area: 5.73 sq. in / linear foot
 Flow Capacity: 17.53 GPM / linear foot
 • White—#9251
 • Sand—#9252
 • Gray—#9253



Chain Deco Grate
 Opening Size: 0.233"
 Open area: 7.09 sq. in / linear foot
 Flow Capacity: 21.69 GPM / linear foot
 • White—#9261
 • Sand—#9262
 • Gray—#9263



ADS-3000 Triple Wall® HDPE Sewer & Drain Pipe

A smooth inner wall is co-extruded with a corrugated structural core, which is then extrusion laminated with a smooth white outer wall. This construction gives the pipe an unprecedented strength-to-weight ratio.

Applications

- Residential drainage
- Sump pump outlet
- Curtain drains
- Retaining walls
- Irrigation
- Downspout runoff
- Foundation/footer drainage
- Septic leach fields
- Agricultural drain outlets
- Parks & golf courses

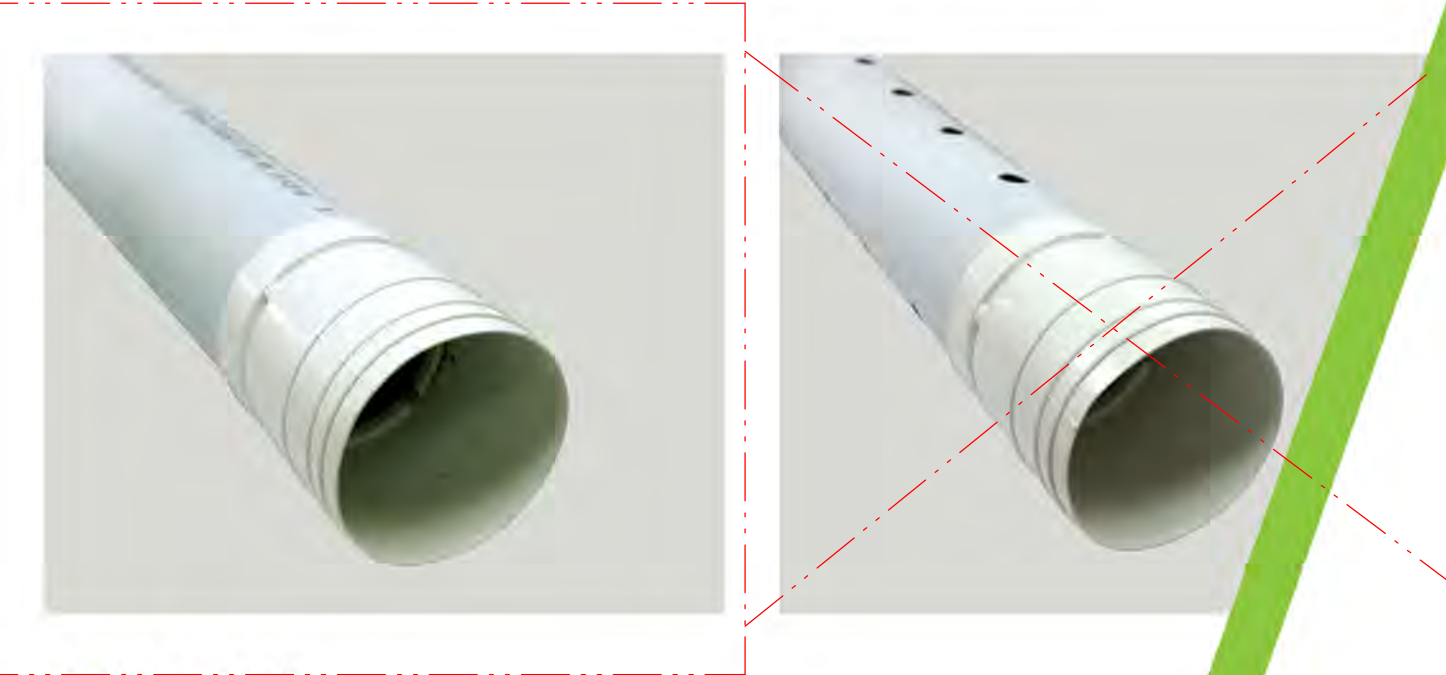
Features

- Available in 10' (3 m) lengths
- Diameters are 3" and 4" (75 and 100 mm) with three different hole patterns
- Constructed with bell-and-spigot end for soil-tight joints
- Outer layer provides additional resistance to effects of extended exposure to the sun's heat and ultraviolet radiation
- Long-term performance - no costly maintenance

Benefits

- Triple Wall pipe, made from HDPE, provides strength and allows enough flexibility to withstand freeze/thaw conditions and continuous subzero conditions without cracking or shattering
- Corrosion resistant to acids, alkalies and salts. Will not rust
- Safe, easy, efficient installations without breaking, splitting or cracking
- Multiple fittings options available

*Limited geographic availability. Please check with your local sales representative for availability.



ADS-3000 Triple Wall Pipe Specification

Scope

This specification describes 3- and 4-inch (75 and 100 mm) ADS 3000 Triple Wall pipe for use in gravity-flow drainage and leachfield applications.

Pipe Requirements

- ADS 3000 Triple Wall pipe shall have a smooth interior and exterior.
- 3- and 4-inch (75 and 100 mm) pipe shall meet the requirements of ASTM F810
- Manning's "n" value for use in design shall not be less than 0.009.

Joint Performance

Pipe joints shall be bell-and-spigot. Bell ends shall be integrally formed on the pipe at one end to form a soil-tight connection.

Material Properties

Pipe material shall be high-density polyethylene conforming with the minimum requirements of cell classifications 424410C or E as defined and described in the latest version of ASTM D3350. The material formulation shall include recycled polyethylene.

Installation

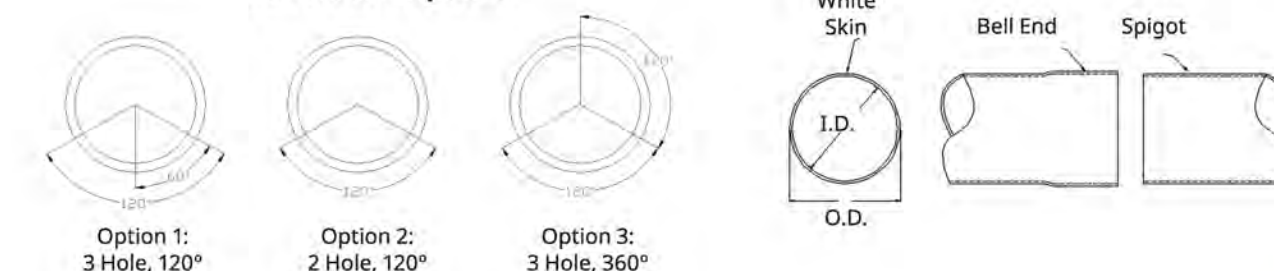
For gravity-flow drainage applications, installation shall be in accordance with ASTM D2321 and ADS' recommended installation guidelines with the exception that minimum cover in traffic areas shall be one foot (0.3 m). For leachfield applications, installation shall be in accordance with ASTM F481 and as regulated by regional, state and local agencies. Proper authorization for specific applications and designs should be obtained prior to installation to ensure suitability in certain locales. Contact your local ADS representative or visit our website at adspipe.com for a copy of the installation guidelines.

Pipe Dimensions

Nominal Pipe Size, in. (mm)	3 (75)	4 (100)
Avg. Pipe I.D., in. (mm)	2.875 (73)	3.875 (98.5)
Avg. Pipe O.D., in. (mm)	3.250 (83.0)	4.215 (107.0)

*All diameters available with or without perforations. Perforation sizes are based on customer requirements and availability by region.

Perforation Options



ADS Terms and Conditions of Sale are available on the ADS website, www.adspipe.com. ADS®, ADS-3000 Triple Wall® and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc. © 2022 Advanced Drainage Systems, Inc. #10228-10/22/24

adspipe.com
800-821-6710



SEWER AND DRAIN 90 DEGREE LONG TURN STREET ELBOW

MEETS ASTM STANDARDS:
 PVC—ASTM D-3034, D-2729
 STYRENE—D-2852
 MOLDED IN THE USA
 MADE OF PVC TYPE I MATERIAL
 FITS THE FOLLOWING PIPES:
 SDR-35, SDR-26, TRIPLE WALL, & ASTM D-2729 PIPE
 SPIGOT X HUB CONNECTION



MATERIAL	PART NUMBER	A (INCHES)	HUB END			SPIGOT END		WEIGHT (LBS)
			B I.D. (INCHES)	C O.D. (INCHES)	D I.D. (INCHES)	E O.D. (INCHES)		
PVC	31POST	6.26	3.27	3.50	3.03	3.24	0.45	
	41POST	7.82	4.26	4.48	3.98	4.20	0.80	
STYRENE	310ST	6.26	3.27	3.50	3.03	3.24	0.40	
	410ST	7.82	4.26	4.48	3.98	4.20	0.60	

NOTE: NOT FOR USE IN PRESSURIZED WATER SYSTEMS. 5 P.S.I. MAXIMUM
 DOES NOT FIT SCHEDULE 40 PIPE



62 MANITOO PL POOL

BUILDER NAME: COURTNEY & RYAN GLUBO
 BUILDER CONTACT: PROJECT ADDRESS: 62 MANITOO PL OCEAN PORT NJ 07757
 BUILDER ADDRESS:

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PROPOSED

BUILDING DEPT PERMIT NUMBER: HLS Project number: 202520

DRAWN BY: Author

SHEET NAME: CUT SHEETS

SHEET NO. T100

Scale

March 3, 2026

VIA EMAIL

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

22 Branch Avenue – Use Variance
Block 135, Lot 15.02
Application No. PB2026-12
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0385

Dear Board Members,

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

- Plan entitled “Survey of Property” prepared by Charles Surmote PE, PLS, Inc, dated September 15, 2025, consisting of one (1) sheet.
- Series of undated photographs of the barn before and after renovation.
- Series of sketches including floor plans and elevation view prepared by the homeowner, undated, consisting of three (3) sheets.

The subject property is a 35,970 SF (0.826 acre) parcel on the east side of Branch Avenue approximately 414 feet southwest of the intersection with Wolf Hill Avenue. The subject is in the R-2 Residential Zone. The Applicant indicates that the property currently contains a single-family structure and barn. The applicant renovated the barn without prior approvals/permits.

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

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

A. Variances/Design Waivers

1. A d(1) use variance is required for the proposed second principal structure where only one is permitted. The proposed provision of living space in the “barn” changes the accessory structure to principal structure. Living space is part of the principal use and not accessory to.

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 (2) 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.

B. GENERAL COMMENTS

1. The applicant shall clarify what utilities were installed as part of the renovation.
2. It appears the renovation occurred in 2024 based on aerial photography. The applicant should clarify when the work was performed and if permits were obtained.

We reserve the opportunity to further review and comment on this Application and all pertinent documentation, pursuant to testimony presented at the public hearing.

Should you have any questions regarding this matter, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design



William H.R. White, III, PE, PP, CME, CFM, CPWM
Planning Board Engineer and Planner

WHW/rb

cc: Kevin Denton Rex, (via email) kevindentonrex@gmail.com
Kevin Kennedy, Esq., Board Attorney (via email)
Michael Thulen, CFM, Zoning Officer (via email) mthulen@oceanportboro.com

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