



BOROUGH OF OCEANPORT PLANNING BOARD

REGULAR MEETING • AGENDA

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

APRIL 28, 2026 at 7:00 PM

1. **Call to Order**
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 15, 2026 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
3. **Flag Salute**
4. **Board Policy**
 - It is Board Policy that no application will be opened after 9:30 PM.
 - No new testimony will be taken after 10:00 PM, except at the discretion of the Board.
5. **Roll Call**
6. **Board Business**
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-26-17 Resolution of Denial, 22 Branch Avenue
 - 8.2. PR-26-18 Resolution of Approval, 62 Manito Place
 - 8.3. PR-26-19 Resolution of Approval, 104 Horseneck Point Road
 - 8.4. PR-26-20 Resolution of Approval, 66 Riverside Avenue
9. **Old Business**
10. **New Business**
 - 10.1. PB2024-06 Netflix Phase 1A
Block 110, Lot 1
Amended Site Plan Approval
Proposed approval for adjustments to the Security Wall at two locations, three new monuments along Avenue of Memories, change in wall type for a portion of the Security Wall
11. **Petitions from the Public**
12. **Adjournment**

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
DENIAL OF THE APPLICATION OF KEVIN & TESS DENTON-REX
22 BRANCH AVENUE
OCEANPORT, NJ
BLOCK: 135, LOT: 15.02
DENIED: MARCH 24, 2026
MEMORIALIZED: APRIL 28, 2026
APPLICATION #: PB2026-12**

INTRODUCTION

WHEREAS, Kevin & Tess Denton-Rex have made Application to the Oceanport Planning Board for the property designated as Block: 135, Lot: 15.02, commonly known as 22 Branch Avenue, Oceanport, New Jersey, within the Borough’s R-2 zone, for the following Approval: Use/”d” Variance Approval to retroactively convert an existing Accessory Structure into a second Principal Use at the site (with potential living space); and

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on March 24, 2026, Applicants having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

EVIDENCE / EXHIBITS

WHEREAS, at the said Hearing, the Board reviewed, considered, and analyzed the following:

- *Oceanport Planning Board Application Package, introduced into Evidence as A-1;*
- *Survey, prepared by Charles Surmonte, P.E., P.L.S., dated September 15, 2025, introduced into Evidence as A-2;*
- *A Series of Undated Photographs of the Subject Barn, Before & After Renovation, collectively introduced into Evidence as A-3;*
- *A Series of Sketches, including Floor Plans & Elevations, prepared by the Applicant, undated, consisting of 3 sheets, collectively introduced into Evidence A-4;*
- *Colliers Engineering & Design Review Memorandum, dated March 03, 2026, introduced into evidence as A-5;*

- *Affidavit of Service;*
- *Affidavit of Publication.*

WITNESSES

WHEREAS, sworn testimony in support of the Application was presented by the following:

- Tess Denton-Rex, Applicant, appearing pro se

WHEREAS, William H.R. White, III, P.E., P.P., CME, the Board Engineer, was also sworn with regard to any testimony and information he would provide in connection with the subject Application; and

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE APPLICANTS

WHEREAS, testimony and other evidence presented by the Applicants revealed the following:

- The Applicants are the Owners of the subject property.
- The Applicants have owned the subject property since approximately November of 2021.
- There is an existing single-family home at the site.
- The existing single-family home is a 3-story home, with five (5) bedrooms and three (3) bathrooms.
- There is also an existing 2-story Accessory Structure at the site (typically identified as the “garage” and/or ”barn”).
- Upon information and belief, the barn at the site is approximately one-hundred (100) years old.
- There is no known historic designation associated with the barn structure.
- The Applicants do not currently live at the site. (The Applicants previously lived at the site).
- The home/property is currently occupied by a local family who was recently displaced by an unrelated fire.
- As referenced, there is an existing Accessory Structure at the site, which is interchangeably referred to as a garage/barn or Accessory Structure.
- The Accessory Structure/garage/barn was previously in a state of significant disrepair.

- Given the nature/extent/level of disrepair, the Applicants indicated that the garage/barn/Accessory Structure was actually “unsafe.”
- The Applicants’ insurance company previously advised the Applicants, in writing, that if repairs were not effectuated to the barn, the Applicants would lose their insurance coverage
- As a result, in or about 2022/2023, the Applicants arranged for a number of significant improvements to be effectuated at the site (with regard to the Accessory Structure/garage/barn).
- The said work was effectuated in consultation with the services of an architect and a licensed builder.
- Some of the extensive renovations which took place (for the garage/barn) included the following:
 - A. Stabilization and restoration of the garage/barn structure;
 - B. Repair/replacement of the roof, which was significantly compromised;
 - C. Installation of electrical service/upgrades;
 - D. Installation of a mini-split duct system;
 - E. Installation of a wood-burning stove;
 - F. Installation/pouring of a new foundation;
 - G. Installation of a stove;
 - H. Installation/creation of living space;
 - I. Installation of a heat pump;
 - J. Installation of some furniture/equipment/personal effects;
 - K. Installation of a full set of stairs, connecting the first-floor to the second-floor of the barn;
 - L. Installation of a new air conditioning system;
 - M. A change to the garage doors;
 - N. Installation of new windows;
 - O. Conversion of storage space to finished space;
 - P. Installation of a furnished room on the first-floor;
 - Q. Installation of a furnished room on the second-floor; and
 - R. Installation of other improvements.
- The Applicants arranged for the said work to be completed without obtaining any Municipal Permit/Approvals for the same.
- Although the garage/barn structure is certainly capable of being utilized for living space, the same is not capable of being utilized as an actual second dwelling Unit.
- That is, though there is electrical service to the garage/barn, there is no plumbing service, and no bathroom.
- The Applicants anticipate that the Accessory Structure will be utilized as a garage, storage area, and potentially a personal work space. (The Applicants anticipate that they, or others, will store musical instruments in the said structure as well).
- The Applicants are in the process of attempting to sell the home/property.

- The existence of the aforesaid unauthorized improvements is preventing the issuance of a Certificate of Occupancy (and thereby prohibiting any Closing of Title).
- As a result, the Applicants have submitted the within Application in the hope of obtaining retroactive Approval to legitimize the aforesaid improvements to the garage/barn/Accessory Structure.

VARIANCE RELIEF

WHEREAS, the Application, as submitted, requires Approval for the following Variance:

USE/"d" VARIANCE: The Applicants herein are attempting to convert an existing Accessory Structure to a second Principal Structure on the Lot (with potential living space), thereby requiring Use/"d" Variance relief;

PUBLIC COMMENTS

WHEREAS, there were no members of the public who expressed any comments, questions, statements, or objections associated with the subject Application.

FINDINGS OF FACT

NOW, THEREFORE, BE IT RESOLVED, by the members of the Oceanport Planning Board, after having considered the aforementioned Application, Plans, evidence, and testimony, that the Application is hereby **Denied**.

In support of its decision, the Oceanport Planning Board makes the following Findings of Fact and Conclusions of Law:

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.
2. The subject property is located at 22 Branch Avenue, Oceanport, New Jersey, within the Borough's R-2 zone.
3. The subject property contains 35,970 SF (0.826-acres).
4. The subject property is located on the East side of Branch Avenue, approximately 414-ft. Southwest of the intersection with Wolf Hill Avenue.

5. The Applicants have effectuated a number of significant improvements to the existing Accessory Structure/garage/barn at the site.

6. The Applicants did not obtain any Municipal Permits or Approvals in connection with the aforesaid improvements to the Accessory Structure.

7. Municipal Permits and Approval should have been obtained in connection with the work which was previously performed (with regard to the existing garage/barn/Accessory Structure at the site).

8. Thus, the Applicants herein have submitted a request to obtain Use Variance Approval to retroactively legitimize the improvements to the Accessory Structure (and, in furtherance thereof, convert the existing Accessory Structure to a second Principal Structure at the site, with potential living space).

9. Such a proposal requires Use Variance Approval.

10. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore, the matter is properly before the said entity.

11. With regard to the Application, and the requested relief, the Board notes the following:

ABSENCE OF MUNICIPAL INSPECTION/PERMITS

- The Board notes that the Applicants unilaterally, and without any Municipal Approval, effectuated a number of significant improvements to the existing Accessory Structure/garage/ barn at the site.
- As referenced, the improvements effectuated to the existing Accessory Structure included, but were not necessarily limited to, the following:
 - A. Stabilization and restoration of the garage/barn structure;
 - B. Repair/replacement of the roof, which was significantly compromised;
 - C. Installation of electrical service/upgrades;
 - D. Installation of a mini-split duct system;
 - E. Installation of a wood-burning stove;
 - F. Installation/pouring of a new foundation;
 - G. Installation of a stove;
 - H. Installation/creation of living space;
 - I. Installation of a heat pump;

- J. Installation of some furniture/equipment/personal effects;
 - K. Installation of a full set of stairs, connecting the first-floor to the second-floor of the barn;
 - L. Installation of a new air conditioning system;
 - M. A change to the garage doors;
 - N. Installation of new windows;
 - O. Conversion of storage space to finished space;
 - P. Installation of a furnished room on the first-floor;
 - Q. Installation of a furnished room on the second-floor; and
 - R. Installation of other improvements.
- The Applicants herein provided numerous reasons as to why Permits were not obtained before the work was commenced.
 - Some of the Applicants' reasons for having the work performed without obtaining Municipal Permits included the following:
 - A. A statement that the Applicants were not necessarily aware that Municipal Permits/Approvals were required;
 - B. A statement that Municipal Permits/Approvals may not necessarily have been required in the said regard;
 - C. A statement that the Applicants' builder advised that Municipal Permits/Approvals were not required for the work which was being performed at the site;
 - D. A statement that the Applicants' architect advised that Municipal Permits/Approvals were not required for the work which was being performed at the site;
 - E. A statement that a former Zoning Officer of the Borough may have verbally advised that Municipal Permits/Approvals were not necessary;
 - F. A statement that the existing Accessory Structure was so compromised that Municipal Officials should be satisfied that the improvements were, in fact, completed;
 - G. A statement that the existing Accessory Structure was so compromised that the Applicants' insurance company had threatened to cancel the insurance policy, thereby, presumably justifying the work being performed without the issuance of necessary Municipal Permits/Approvals;
 - H. A statement that the aforesaid improvements helped allow the property to be rented to, and occupied by, a local family which was displaced because of a fire; and
 - I. A statement that the Applicants now just want to sell the home/property and that they will not be able to sell the home/property until such time as the aforesaid improvements are legitimized and a Certificate of Occupancy can be issued.
 - Respectfully, none of the aforesaid reasons (individually or in the aggregate) justify significant work being performed at the site without the Applicants having first obtained Municipal Permits/Approvals.

- For a number of reasons, the Municipal Permitting process is very important.
- The Municipal Permitting process is important for public health and safety.
- Generally speaking, with certain types of work to be performed by a homeowner, or contractor, it is necessary to apply for a Municipal Permit, it is necessary for the Municipal Officials to review the proposed scope of work, verify other information, collect a designated fee, inspect the work before the same is completed, issue the Permit, and then close out the permitting file.
- The aforesaid inspection process includes Municipal Officials physically verifying that the subject work was performed in a Code-compliant and safe fashion.
- As part of the Inspection process, Municipal Officials review the work, confirm that the same was effectuated in accordance with prevailing Building/Construction Code regulations, in accordance with prevailing safety standards, and in accordance with professional/modern construction standards.
- The Municipal Inspections are performed by the Municipal Construction Official, the Municipal Building Official, the Municipal Electrical Sub-Code Official, the Municipal Plumbing Sub-Code Official, the Municipal Fire Official, and/or other Municipal Officials, as deemed necessary/appropriate.
- If certain established industry standards have not been satisfied, the Municipal Officials have a legal and ethical duty and obligation to refrain from issuing any Permits and/or closing out the project.
- In the event of any unsatisfactory/deficient work, Municipal Officials can require the contractor/homeowner to take corrective action (so as to confirm that the work satisfies all prevailing/compliant regulations).
- There is potentially significant liability if Municipal Inspectors do not catch/flag clearly defective work.
- Obviously, deficient or sub-standard work can expose the public to danger and/or dangerous conditions.
- The Municipal Permitting process is clearly important.
- The Municipal Permitting process clearly promotes the public health and safety.
- Without strict adherence to the Municipal Permitting process, homeowners, or future homeowners on the secondary market, etc. cannot

be assured that the underlying work was satisfactorily completed in a Code-compliant fashion.

- The health and safety of Oceanport residents cannot be sacrificed – and, as such, the Municipal Permitting/Inspection processes cannot be sacrificed/skipped/ignored.
- The public health and safety is compromised when the Municipal Permitting/Inspection process is not strictly followed.
- Not all work at a particular site always requires formal Permits/Approvals.
- Additionally, some work does not necessarily require a Permit if the work is being performed by the Applicant himself/herself.
- In the within situation, and given the nature/extent of the work effectuated for the existing Accessory Structure/garage/barn, Permits should have been issued (before the work was started/completed).
- As indicated, Permits which were otherwise required, were not pursued/obtained/issued.
- In the within situation, Permits were not issued for the work performed at the garage/barn – but, it is unequivocal that Permits should have been issued before any of the work was started/completed.
- Respectfully, the Applicants knew, or should have known, that Municipal Permits/Approvals/Inspections were required.
- Respectfully, the Applicants’ contractor knew, or should have known, that Municipal Permits/Approvals/Inspections were required in connection with the renovations to the existing garage/barn structure.
- Respectfully, the Applicants’ professionals knew, or should have known, that Municipal Permits/Approvals/Inspections were required in connection with the renovations to the existing garage/barn structure.
- Respectfully, the Applicants’ failure to obtain Municipal Permits/Inspections (prior to the started/completion of the major work) creates an opportunity for injury.
- Fortunately, no known injuries were reported in connection with the Applicants’ unilateral unauthorized improvements to the Accessory Structure/garage/barn.
- The Board Members recognize the need for all Applicants to comply with the appropriate Municipal Permitting process – for failure to do so can cause many problems – including, but not limited to, the following:

A. Inaccurate Assessment Records;

- B. Inaccurate Coverage Calculations;
- C. Inaccurate Surveys;
- D. Potential Grading/Drainage issues;
- E. Potential water run-off issues with regard to adjacent parcels;
and
- F. Potential health and safety issues.

- The Municipal Permitting process is also important because the same enables the Borough to appropriately track and assess various improvements at the various sites physically located within the Borough of Oceanport.
- Failure to comply with the Municipal Permitting/Inspection process can compromise the Borough's overall Assessment program.
- Failure to comply with the Municipal Permitting/Inspection process also compromises the overall administration of the Zoning department.
- Inaccuracies and inconsistencies between Municipal records and actual construction/development at a site can compromise the ability of a Municipality to operate in an efficient fashion.
- Inaccuracies and inconsistencies between Municipal records and actual construction/development at a site can cause confusion for the homeowners, future homeowners, Municipal Officials, realtors, appraisers, and the like.
- Inaccuracies and inconsistencies between Municipal records and actual construction/development at a site compromises the relevant Tax/Assessment records for the host Municipality.
- Inaccuracies and inconsistencies between Municipal records and actual construction/development at a site compromises the ability of a Municipality to keep accurate tax records.
- Constructing Municipal improvements without Municipal knowledge, consent, or inspections can potentially lead to similarly improved structures being assessed/taxed differently (based solely on the issue of whether Permits were issued or not).
- Constructing Municipal improvements without Municipal knowledge, consent, or inspections can potentially lead to tension amongst neighbors based upon different assessments for similarly improved structures (resulting from situations where one neighbor received Permits while the other neighbor did not).
- Respectfully, it is clear that all involved knew or should have known about the need to obtain Municipal Permits/Approvals/Inspections before any work, let alone major work, at the site was started/completed.

- Respectfully, had individuals not been sure as to whether Municipal Permits/Approvals/Inspections were required, formal inquiries could have been, and should have been, directed to the appropriate Borough Officials.
- The Applicants indicated that a former Municipal Zoning Officer may have verbally indicated that, under the circumstances, no Municipal Permits/Approvals/Inspections were required. Respectfully, the Applicants did not submit sufficient testimony or evidence to substantiate such a claim.
- Respectfully, the Applicants' builder knew or should have known that Municipal Permits/Approvals/Inspections were required before any work at the site was started/completed.
- Respectfully, the Applicants' architect knew or should have known that Municipal Permits/Approvals/Inspections were required before any work at the site was started/completed.
- The Applicants' builder/architect was not presented as a Witness and thus, no further testimony/information was presented in the said regard.

POTENTIAL MUNICIPAL ENFORCEMENT ACTION

- As referenced above, it is clear that the aforesaid major improvements were effectuated at the site without any Municipal knowledge/oversight/Approval.
- That notwithstanding, the Oceanport Planning Board is not a penal entity.
- The Oceanport Planning Board has no Statutory or Ordinance authority to issue any penalties/fines/violations resulting from the Applicants' failure to obtain necessary Municipal Permits/Approvals/Inspections.
- That is, even if the Planning Board Members, or one or some of the same thought it was appropriate to issue penalties/fines/violations to the Applicants, such action is not within the legal jurisdiction of the Planning Board.
- The issue of whether penalties/fines should be levied against the Applicants is a decision for the Borough of Oceanport – and all such rights are reserved.

USE/"d" VARIANCE

- As referenced, the Applicants submitted a Development Application seeking Use/"d" Variance Approval to retroactively legitimize improvements to the Accessory Structure at the site (and, by extension, converting the Accessory Structure to a second Principal Structure at the site, with potential living space).

- In furtherance thereof, the Applicants submitted the within Application and publicly Noticed for such a Use/"d" Variance relief.
- The Board is aware that in order to obtain Use/"d" Variance relief, one must generally satisfy the so-called "positive" criteria and the so-called "negative" criteria. Under the NJMLUL, satisfying the so-called "positive" criteria requires the Applicants to prove that Approval of the within Application will advance one or more purposes of the MLUL. Likewise, the so-called "negative" criteria requires Applicants to prove that the Application can be granted without causing substantial detriment to the public good.
- The Board Members have evaluated the subject Application in accordance with the aforesaid legal standards.
- The Board is aware that, per design, the legal standards/burdens associated with the Use/"d" Variance relief are quite intense.
- The Board is aware that the within Application requires Use/"d" Variance relief because the extensive renovations to the Accessory Structure at the site will allow the aforesaid Accessory Structure to be converted to a second Principal Structure at the site, with potential living space.
- Two (2) Principal Structures on one (1) Lot are not permitted in the Borough's R-2 zone, absent formal Use Variance Approval by the Oceanport Planning Board.
- There is a concern that two (2) Principal Structures on one (1) Lot can easily, and without Municipal knowledge/consent, be converted to two (2) dwelling Units on one (1) Lot.
- Two (2) residential dwelling Units on one (1) Lot (with potential living space) are not permitted in the Borough's R-2 zone.
- The Applicants maintain that they would not utilize the barn as a second dwelling Unit at the site, and had no intension of doing so (as evidenced by a lack of water service or a lack of a bathroom).
- Respectfully, there is a concern that, given the level of improvement/upgrades which have already been effectuated with respect to the garage/barn, the structure could easily be converted to a second dwelling Unit (without formal Municipal knowledge or consent).
- Respectfully, given the nature of major improvements which were already effectuated at the site, (including the unauthorized installation of electrical service and a stove), some members of the public might reasonably have assumed that the Applicants would have installed even more upgrades/improvements had the Borough not come to ultimately learn of the unilateral/unauthorized work.

- Additionally, the aforesaid stated intent of the Applicants herein will not necessarily reflect the intent of future owners who might have preferences/desires to utilize the garage/barn as a second dwelling Unit at the site (given the level of improvements which have already been effectuated).
- Moreover, given that the testimony indicated that the subject home/property is currently up for sale, the concern about how future owners will immediately utilize the property represents a very legitimate concern.
- As indicated, the Applicants maintain that there is no bathroom, no kitchen, and no plumbing at the site – and thus, there is no real prospect that the garage/barn would ever be utilized as an actual home/second dwelling.
- However, given the level of improvements/upgrades which have already been effectuated at/for the garage/barn, it is clearly conceivable that individuals could actually utilize the upgraded/improved garage/barn as living quarters (without any Municipal Approval).
- Unfortunately, Board Members are aware of other unrelated circumstances/situations whereby other individuals have impermissibly converted Accessory Structures to dwelling Units.
- The nature/extent/level of upgrades/improvements which have been effectuated at the garage/barn is extensive, and includes, the following:
 - A. Stabilization and restoration of the garage/barn structure;
 - B. Repair/replacement of the roof, which was significantly compromised;
 - C. Installation of electrical service/upgrades;
 - D. Installation of a mini-split duct system;
 - E. Installation of a wood-burning stove;
 - F. Installation/pouring of a new foundation;
 - G. Installation of a stove;
 - H. Installation/creation of living space;
 - I. Installation of a heat pump;
 - J. Installation of some furniture/equipment/personal effects;
 - K. Installation of a full set of stairs, connecting the first-floor to the second-floor of the barn; and
 - L. Installation of a new air conditioning system;
 - M. A change to the garage doors;
 - N. Installation of new windows;
 - O. Conversion of storage space to finished space;
 - P. Installation of a furnished room on the first-floor;

- Q. Installation of a furnished room on the second-floor; and
- R. Installation of other improvements.

- Under the circumstances, the aforesaid improvements evidence that the Accessory Structure/garage/barn was converted to a second Principal Structure, with potential living space (without any Municipal knowledge/consent/Approval).
- The Applicants testified that, given the level/extent/nature of the previously effectuated improvements to the garage/barn, they only utilized the garage/barn for living purposes, but not for sleep-over purposes.
- Respectfully, the Board notes that there is a very fine line between rendering the garage/barn as an Accessory Structure/Principal Structure/second dwelling Unit. Moreover, the Board respectfully finds that the unilaterally effectuated improvements at the garage/barn have crossed the line, thereby converting the subject garage/barn to a second Principal Structure at the site, with potential living space.
- Respectfully, the Applicants testified that the renovated/upgraded garage/barn was only utilized for garage/storage purposes. However, during the Public Hearing process, Board representatives went online and reviewed pictures/images on the builder's website which prominently displayed the Applicants' beautifully staged garage/barn which included, but was not necessarily limited to, the following:
 - A. A kitchen table;
 - B. A television;
 - C. A playroom;
 - D. A wood-burning stove;
 - E. An exercise bicycle; and
 - F. Other similar features.
- The aforesaid features absolutely and positively gave the appearance that the garage/barn is a second dwelling Unit at the site – and it is respectfully submitted that most individuals viewing the same (including would-be Purchasers) (or individuals presumably viewing a Listing Agreement) would certainly think/believe that the garage/barn could be utilized as a second dwelling Unit. (Apparently, the aforesaid images from the builder's website were removed immediately after the Public Hearing).
- Thereafter, the Applicants testified and/or conceded that the Applicants were not sleeping in the garage/barn – but rather, they were merely utilizing the same as living space.
- Respectfully, under the circumstances, and based upon the testimony and evidence presented, the Board finds that, given the level of major improvements/upgrades which have already been effectuated at the garage/barn, the renovated garage/barn could easily be

further/permanently converted to a second dwelling Unit at the site (without any Municipal knowledge or consent).

- Admittedly, the renovation work which was completed at the site is “beautiful” (to quote one of the Board Members). However, as previously indicated, the correct/established/legal process matters.
- Under the circumstances, and without a doubt, Municipal Permits and Approvals should have been obtained before any work was started/completed.
- While the Board Members can certainly understand the Applicants’ desire to have a second Principal Structure/second dwelling Unit at the site, there has been no formal Use/”d” Variance Approval granting the same.
- Likewise, while the finished product looked “beautiful,” as referenced above, there are many open concerns regarding the absence of Municipal Inspections, the threat to the public health and safety which exists from having significant uninspected home improvements, liability associated therewith, concerns regarding the health of future occupants of the structure, and the concern for the Borough’s first responders who may need to enter/exit the structure during an emergency.
- The Board appreciates the need for the aging/compromised garage/barn to be restored. Respectfully, however, the compromised nature of the garage/barn does not justify converting the building from an Accessory Structure to a second Principal Building/Structure (with living space), without having first obtained necessary Permits and Approvals.
- The Board appreciates the Applicants’ need to renovate/upgrade/improve the aging/compromised garage/barn. However, such a need does not justify the Applicants performing significant renovations (to the garage/barn) without obtaining Municipal Permits and Approvals.
- While the Board can appreciate the Applicants’ personal desire to renovate and upgrade the garage/barn, and convert the same to a second Principal Structure, the same does not, in and of itself, justify Use Variance relief.
- While the Board can appreciate the Applicants’ desire to improve and maintain an old/aging/compromised garage/barn, the standards for Use Variance relief still need to be satisfied.
- Respectfully, the compromised garage/barn could have been renovated without converting the building from an Accessory Structure to a second Principal Structure on the Lot.
- Respectfully, the garage/barn could have been renovated as an Accessory Structure subject to the Applicants’ intentions being identified, subject to a Zoning Permit being issued, and subject to the completion of satisfactory Municipal Inspections.

- Approving the within Application under the prevailing circumstances could, to some degree, essentially encourage others to unilaterally build (without Municipal Approval) and seek forgiveness later on.
- Respectfully, the Applicants have the burden of proving and satisfying the requisite legal standards and burdens – and, in the within situation, the Applicants have not satisfied the relevant standards.
- While it is believed that the Applicants are not practicing attorneys, and while the Applicants may not, understandably, be intimately familiar with the nuances of the New Jersey Municipal Land Use Law, the relevant legal standards/burdens still need to be satisfied, whether the Applicants are represented by an attorney or not, and whether the Applicants have obtained professional Witnesses, or not.
- Respectfully, the Applicants did not seem to mention/reference the “positive” criteria, the “negative” criteria, other legal standards, or the public good.
- While certainly the Board would/could provide a “pass” to any pro se Applicant for not utilizing specific legal words or phrases, it is nonetheless important that the relevant legal “standards”/“concepts” be satisfied.
- In the within situation, the Applicants did not satisfy or prove the relevant legal standards/burdens.
- As is always the case in the context of a Use/’d” Variance Application, some of the following questions/comments/concerns typically need to be satisfactorily addressed:
 - A. A concern regarding the overall impact the second Principal Structure on the Lot (with living space) will have on the surrounding community;
 - B. A concern regarding the nature of the surrounding uses, and the impact a second Principal Structure on the Lot (with living space) could have on the site, the community, and the Borough as a whole;
 - C. A concern regarding the nature of any noise created by Approval of the within Application;
 - D. A concern as to how and/or if overall parking at the site would be compromised by Approval of the Application;
 - E. A concern regarding the overall lighting impact associated with the Applicants’ proposal;

- F. A concern as to whether there would be any light spill-over onto any adjacent residential parcels;
- G. A concern regarding quality of life issues associated with the proposal;
- H. A concern regarding any potential health and safety impact associated with the proposal;
- I. A concern regarding the overall fire ratings for the construction – and whether the same was Code-compliant;
- J. A concern as to whether the existing foundation of the garage/barn can accommodate the proposed load of the renovation;
- K. A concern regarding the maximum number of occupants associated with any additional Principal Structure on the Lot;
- L. A concern regarding the specific uses associated with the first-floor and the second-floor of the renovated Accessory Structure;
- M. A concern as to whether any other Lots exist in the area (or within the Borough) which contain two (2) Principal Structures on the same or two (2) dwelling Units on the same;
- N. A concern as to whether any other Lots containing two (2) Principal Structures/dwelling Units are pre-existing, or whether the same received prior Use Variance Approval from the Oceanport Planning Board;
- O. A concern regarding the overall impact the proposal could have on the values of other surrounding parcels;
- P. A concern as to whether the proposal would/could detrimentally affect the views of any surrounding neighbors;
- Q. A concern regarding the impact the proposal could have on the overall streetscape;
- R. A concern regarding vehicular/parking details associated with the proposal;
- S. A concern regarding the overall aesthetic concerns associated with the proposal;
- T. A concern as to whether the proposal would have any impact on the overall aesthetic appeal of the property/structure;

- U. A concern regarding the sufficiency of the Setbacks of the existing (but renovated) garage/barn structure;
- V. A concern as to whether the Setbacks for the existing but use-intensified garage/barn structure were sufficient in light of the surrounding uses;
- W. A concern as to whether the intensified use of the garage/barn structure and any underlying uses would adversely impact the air, space, and/or light of surrounding residential uses;
- X. A concern as to whether the renovated/improved/intensified garage/barn would be compatible with the character of other development in the immediate area;
- Y. A concern regarding the Grading and Drainage impact the proposal could have on the site and on surrounding parcels;
- Z. A concern as to whether the water run-off from the property would be contained on-site;
- AA. A concern as to whether any run-off from the renovated structure would adversely impact adjacent parcels;
- BB. A concern regarding the overall load capacity of the garage/barn;
- CC. A concern as to whether the foundation of the garage/barn could support the load of the improvements; and
- DD. A concern as to whether, under the circumstances, renovation of the Accessory Structure was more appropriate than demolition.

- Respectfully, essentially all or most of the aforesaid items/concerns/questions are typically addressed in a Development Application, particularly an Application requiring Variance relief, let alone Use/"d" Variance relief.
- Respectfully, the Applicants did not provide sufficient testimony to satisfactorily address the above issues/concerns, let alone a majority of the same.
- Respectfully, the Applicants did not submit sufficient testimony from lay Witnesses to satisfactorily address some or all of the above concerns.

- Respectfully, the Applicants did not submit sufficient testimony from a Professional Planner, or other professional Witnesses, to help address some or all of the aforesaid concerns.
- Respectfully, the Applicants' failure to satisfactorily address the above issues fatally compromised the Applicants requested Use/"d" Variance relief.
- Respectfully, the Applicants did not provide the Board with sufficient testimony/evidence to justify Approval of the Application.
- Respectfully, an Approval of the Application, based upon the lack of testimony/evidence submitted in support thereof, would, under the circumstances, create a negative and troubling precedent.
- Respectfully, while all Development Applications must rise or fall on their own independent merits, under the circumstances, based upon the testimony/evidence presented (and not presented), a negative/troubling precedent could be established herein (i.e. a situation where the Land Use Board Approved a Use/"d" Variance Application without any sufficient evidence underlying/justifying the specific development request).
- Respectfully, based upon the testimony/evidence presented (and not presented), it is believed that if the subject Application were Approved, and any litigation ensued, a Reviewing Court would likely overturn any such Approval because of the lack of sufficient underlying testimony/evidence.
- Respectfully, the record presented did not justify any relief.
- The inability of the Applicants to sufficiently address the aggregate impact the above-referenced concerns (on surrounding and nearby residential homes, backyards, decks, and balconies) contributed to the inability of the Applicants to satisfy the prevailing legal standards.
- Some Board Members were concerned that the Applicants expressed a personal hardship, but not necessarily any hardship typically recognized by/through New Jersey law.
- Additionally, some Board Members were of the belief that any hardship which was created in the within situation was a self-imposed/self-created hardship.
- All Board Members understood the arguments of the Applicants, including those reasons as to why the Applicants were of the belief that the Use Variance relief was justified.
- The Applicants did not provide sufficient testimony to justify the Use Variance relief requested herein.

- Sufficient or legally compelling reasons were not provided to justify the Use Variance relief requested herein.
- There was not a sufficient comparative analysis presented as to the impact the non-conforming use would have on the surrounding community – and, in the absence of the same, a majority of the Land Use Board Members were not inclined to Approve the Application.
- Despite testimony, the Applicants did not convince any Member of the Board that Approval of the Application would advance the overall interests of the Borough of Oceanport.
- Despite the testimony from the Applicants, the Applicants did not convince five (5) Members of the Board that the within proposal represents a better overall zoning alternative for the Borough of Oceanport.
- The Applicant did not provide legally sufficient or legally compelling testimony justifying the non-conforming use relief proposed herein.
- Approval of the Application would likely unreasonably burden the surrounding residential community, and would only promote the private interests of the Applicants, at the expense of, and to the detriment of, the Borough of Oceanport, and the residents thereof.
- Per prevailing provisions of the New Jersey Municipal Land Use Law, in reviewing a Development Application, the Board is required to review the unique/extraordinary topographical features of the property, and/or the positive and negative criteria, and/or the presence or absence of substantial detriment to the public good.
- The personal qualities of the Applicants, positive or negative, are not an appropriate factor in adjudicating a Variance Application.
- Rather, as referenced in various provisions of the New Jersey Municipal Land Use Law, and related case law, a Variance should be Approved or Denied based upon the overall impact the same will have upon the land and the surrounding community (as well as other prevailing legal standards).
- The detrimental impact of the proposal (on the surrounding residential community) outweighs the benefits associated with the benefits of the proposal.
- It is believed that Approval of the Application, and the creation of a non-conforming use at the site, will not be appropriate.
- It is believed that Approval of the Application, and creation of a non-conforming use, will not be beneficial for the Borough of Oceanport, or the residents thereof.

- It is believed that Approval of the Application, and creation of a non-conforming use, will not promote the goals and objectives of the Borough's Master Plan, and related documents.
- It is believed that that Approval of the Application, and creation of a non-conforming use, will not promote the spirit and intent of the controlling Zoning Ordinance.
- It is believed that that Approval of the Application, and creation of a non-conforming use, will have a long-lasting adverse impact on the Borough of Oceanport.
- Based upon the testimony presented, the creation of a non-conforming use at the site, as proposed herein, is not appropriate.
- Based upon the testimony presented, the creation of a non-conforming use, as proposed herein, is not consistent with the Master Plan or the prevailing Zoning Ordinances.
- Based upon the testimony presented, the creation of a non-conforming use at the site does not promote the interests of the Borough of Oceanport.
- Based upon the testimony presented, the creation of a non-conforming use at the site, as proposed herein, does not represent a better overall zoning alternative for the Borough of Oceanport.
- Based upon the testimony presented, the creation of a non-conforming use at the site, as proposed herein, will detrimentally and forever change the character of the Borough's Zone.
- Based upon the testimony presented, the creation of a non-conforming use at the site, as proposed herein, will detrimentally change the character of the Borough of Oceanport.
- As referenced, one of the statutory burdens the Applicants' team must satisfy concerns the obligation to prove that Approval of the Application can be granted without causing substantial detriment to the public good. In furtherance thereof, there were, essentially, several questions, comments, concerns, and/or objections expressed relative to the impact the proposed non-conforming use would have on the values of the surrounding/near-by uses.
- Such questions, comments, objections, and concerns are legitimate topics of discussion in the context of a Variance Application.
- The Applicants have failed to provide testimony or documentation from an appraiser/realtor as to how Approval of the Application would impact (from a value standpoint) the surrounding properties.

- The failure to provide such testimony/information (from an appraiser/realtor) under the within circumstances helped prevent the Applicants from satisfying the requisite burden of proof.
- One general goal/objective/purpose of the Borough's Master Plan, or related documents, essentially references the need to encourage development which is compatible with the existing development patterns. Toward that end, the Board finds that the proposed development is not compatible with the existing development patterns in the immediate area/zone.
- One of the inherent objectives/principles of the Borough's Master Plan (and related documents) recognizes the importance of essentially encouraging a development pattern which will protect and enhance the long-term economic, social, and welfare interests of present and future residents of the Borough. For the many reasons set forth herein, and as otherwise set forth during the Public Hearing process, some Members of the Board find that Approval of the within Application will not protect and enhance the long-term economic, social, and general welfare interests of present and/or future residents of the Borough of Oceanport.
- Some Members of the Board find that the Application, as proposed, is not necessarily compatible with the existing development patterns in the subject neighborhood/zone.
- Though the Board appreciates the testimony from the Applicants, when confronted with competing testimony, or testimony which contradicts common knowledge/experiences of Board Members, the Board is, within reason, allowed to appropriately discount, or otherwise reject, all or a portion of a particular Witness' testimony. In the within situation, some Board Members have decided to reject some portion of the testimony submitted/presented by the Applicants.
- With all due respect, Approval of the within Application will impair the intent and purposes of the Borough's Master Plan.
- With all due respect, the subject site cannot sufficiently accommodate the non-conforming use proposed herein.
- With all due respect, based upon the testimony/evidence presented, Approval of the within Application will impair the character of the existing area.
- The creation of the non-permitted use at the site will have a negative impact on adjoining properties.
- Development of the site as proposed herein, with non-conforming use, will materially compromise the spirit, intent, and integrity of the Borough's Master Plan/Zoning Ordinances.

- There is nothing sufficiently unique about the subject property which would justify the non-conforming use as proposed herein.
- The Board appreciates the passion/commitment/dedication of the Applicants – and the within Denial is not to be viewed as an attack on the aforesaid commitment. Rather, the Board finds that the nature of the proposal will, overall, have an adverse impact on the Borough of Oceanport, and the residents thereof.
- The Board Members recognize the resources the Applicants have contributed towards the Application. Unfortunately, however, the Board cannot consider such economic factors as a basis for Approving a non-permitted use.
- The subject Application as presented does not represent a better zoning alternative for the Borough of Oceanport, and/or the residents thereof.
- After weighing the positive and negative factors referenced above, and after analyzing/weighing all of the testimony and evidence presented during the Public Hearing process, five (5) Members of the Board were not persuaded/convinced to Approve the Application.
- For the reasons set forth herein, Approval of the within Application is not consistent with the Borough’s Master Plan.
- One of the purposes of the New Jersey Municipal Land Use Law (N.J.S.A.40:55D-2) is to promote the establishment of appropriate population densities which will contribute to the well-being persons, neighborhoods, and communities. For the reasons set forth herein, the Board is of the opinion that Approval of the within Application will not advance or promote such a purpose.
- For all of the reasons set forth herein, and during the Public Hearing process, the Applicants’ proposal is not fundamentally sound from a planning perspective.
- As indicated in New Jersey Law, there is a strong Legislative Policy favoring Land Use Planning by Zoning Ordinance rather than by Variance. As a result, the granting of a Variance Application must always be the exception rather than the rule. In the within matter, the Applicants did not provide sufficient testimony justifying the grant of the extraordinary Use Variance relief requested herein.
- Under New Jersey Law, it is the Applicants’ burden to demonstrate sufficient reasons justifying the Variance relief - and in the within case, respectfully, the Applicants failed to meet their burden.
- The Applicants are not automatically entitled to have their property utilized for the most profitable use – particularly when the proposal does not comply with the prevailing Use regulations.

- The development site does not contain exceptional topographic conditions or physical features which would warrant granting the Variance relief requested herein.
- There are no extraordinary or exceptional situations uniquely affecting the development site which would warrant the extraordinary relief requested herein.
- The Applicants did not prove that the purposes of the Municipal Land Use Law would be advanced by Approving the within Application; rather, the within Application specifically detracts from the purposes of the Municipal Land Use Law in that such development would not promote the general welfare, would not provide sufficient area for appropriate residential uses, and would not provide a desirable visual environment through creative development techniques.
- Some Members of the Board were of the opinion that Approval of the within Application would have, or could have, a significant and detrimental impact on adjoining properties.

DEFERENCE TO A DENIAL OF A USE VARIANCE APPLICATION

- As referenced herein, the Board is aware of the very intense legal standards one must satisfy in order to obtain Use Variance relief. The Board is also aware of the applicable Appellate standards associated with any decision wherein a Use Variance Application has been Denied. Respectfully, the reader's attention is directed to the following passage as set forth in the New Jersey Zoning and Land Use Administration Book authored by, William M. Cox and Stuart R. Koenig, wherein the author/authors opined as follows:

Greater deference is ordinarily given to a Denial of a Variance than to a grant. Cox, citing CBS Outdoor vs. Lebanon Plan. Board, 414 N.J. Super. 563, 578 (App. Div. 2010); D. Lobi Ent. v. Planning/Zoning Bd. of Sea Bright, 408 N.J. Super. 345, 360 (App. Div. 2009) (other Citations omitted.) This reflects the general concern voiced by the Courts that only exceptional cases warrant Use Variances since there exists a strong legislative policy favoring Land Use Planning by Ordinance rather than by Variance. (Citations omitted.) Thus, Variances should be granted sparingly and with great caution since they tend to impair sound Zoning (Citations omitted). It has also been said that a Court should give less deference to a grant of a Variance than to a Denial for "generally speaking more is to be feared from...ill-advised grants of Variance than by refusals thereof..." (Citations omitted). ...If the Board has Denied a Variance, then, as stated in Medical Realty v. Bd. of Adjustment, 228 N.J. Super. 226, 233 (App. Div. 1988), "The Plaintiff has a heavy burden of proving that the evidence presented to the Board was so overwhelming in

favor of the Applicant that the Board's action can be said to be arbitrary, capricious, or unreasonable.” (Citations omitted). ...Assuming an adequate basis in the record for Board's conclusions, deference to its judgment is ordinarily appropriate Kramer v. Bd. of Adjust., Sea Girt 45 N.J. 268, 296 (1965) (other Citations omitted). This rule rests on a pragmatic assumption that local Boards of Adjustment ordinarily will not grant Variances that would be substantially detrimental to neighboring properties or that are incompatible with the Zoning Plan, nor will they Deny Variances where the proofs incontestably establish the need for Variance relief and demonstrate no threat to the neighborhood or Zone Plan. (Citations omitted).

*Cox, New Jersey and Land Use Administration,
(2025 Edition), Section 42-2.1 (Page 620).*

- Respectfully, in the within case, though the Applicants did, at times, make some interesting points, overall, the Applicants did not satisfy the exceptionally high standards which justifies the granting of a Use Variance. After extensive debate and discussion, there were a number of Members of the Land Use Board who were of the belief that Approval of the within Application would, in fact, impair sound zoning for the community. As a result, the subject Application has been Denied.

POTENTIAL FOR FURTHER/CONTINUED/ADJOURNED REVIEW

- At the very end of the Public Hearing process, the Board representatives essentially inquired as to whether the Applicants wanted to adjourn the Hearing process so they could further attempt to address some of the Board questions/concerns – or whether they wanted to change the nature of the Application and/or the requested relief.
- The Applicants essentially decided against any further adjournment and requested a vote on the Application presented/submitted/Noticed.
- In furtherance thereof, the vote occurred.

NOTICE OF DENIAL

- Unless waived, and to the extent permitted by law, the Planning Board hereby authorizes the recording of the within Resolution of Denial, or a Notice of the same.

Based upon the above, and for the reasons set forth during the Public Hearing process, the Board has unanimously determined that the subject Application will cause substantial detriment to the public good. As such, the subject Application is hereby **Denied**.

_____ MADE A MOTION TO DENY THE SUBJECT APPLICATION.

_____ SECONDED THE MOTION TO DENY THE SUBJECT APPLICATION.

Those individuals who voted to Deny the Application: _____.

Those individuals who voted against the Motion to Deny the Application: _____.

FOR THE RESOLUTION:

AGAINST THE RESOLUTION:

ABSTENTIONS:

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Oceanport Planning Board on this __ day of _____, 2026.

Stephanie Kramer, Board Secretary
Oceanport Planning Board

April 6, 2026

VIA FEDERAL EXPRESS

Ms. Stephanie Kramer, Planning Board Secretary
Oceanport Borough Hall
910 Oceanport Way
Oceanport, New Jersey 07757

**Re: Netflix Studios Re Holdings, LLC
Amended Final Major Site Plan Submission
Netflix Studios Fort Monmouth Phase 1A
Block 110.24, Lot 1**

Dear Ms. Kramer:

As you are aware, this firm represents Netflix Studios RE Holdings, LLC, (the “Applicant”) the owner and designated redeveloper of property now identified as Block 110.24, Lot 1 (f/k/a Block 110, portion of Lot 1) on the Tax Maps of the Borough of Oceanport, New Jersey (the “Property”).

Netflix, Inc. had previously applied to the Borough of Oceanport Planning Board (the “Planning Board” or the “Board”) for Phase 1A of a project known as Netflix Studios Fort Monmouth to be constructed on the Property. By resolutions of the Planning Board adopted on January 14, 2025, and September 9, 2025, the Planning Board granted site plan approval and amended site plan for Phase 1A.

Since the last approval, modifications were required to be made to the approved Phase 1A project primarily due changes requested by New Jersey American for access to a water main within the Property and general vicinity thereof. Accordingly, the Applicant is requesting that the Planning Board approve certain plan modifications generally summarized as follows:

- Adjustments to the Perimeter Security Wall at two (2) locations along Avenue of Memories.
- The inclusion of three (3) new monuments “moments” to commemorate Fort Monmouth along Avenue of Memories.

- Change in wall type for a portion of the Perimeter Security Wall in front of Mill Building 1 along Avenue of Memories from Wall Type D.1 (picket and post wall) to Wall Type A (stamped brick precast).

For filing with the Board, we have enclosed one (1) of the following:

- Executed and notarized Borough of Oceanport Development Application with attachment.
- Executed Borough of Oceanport Tax and Assessment Payment Report.
- FMERA MCR Application Review Letter Phase 1A dated March 31, 2026.
- Langan Engineering Check No. 79934 made payable to the Borough of Oceanport in the amount of \$1,000.00 representing the appropriate application fee.

Also enclosed, please find one (1) set of portions of the project plan sheets that have been modified as follows:

- Site Plan sheets, prepared by Langan Engineering, revised through February 27, 2026:
 - o CS101 – Site Plan Partial 1
 - o CS102 – Site Plan Partial 2.
- Landscape Plan sheets, prepared by Millo Bauer & Carman, revised through April 2, 2026:
 - o Cover sheet
 - o LS101 – Secure Perimeter Wall Plan – Partial 1
 - o LS102 - Secure Perimeter Wall Plan – Partial 2
 - o LS501 - Secure Perimeter
 - o LS501A - Secure Perimeter
 - o LP102 – Landscape Plan – Partial 2
 - o LP103 – Landscape Plan - Partial 3

Ms. Stephanie Kramer, Planning Board Secretary

April 6, 2026

Page 3

Should you have any questions or require any additional information in the review and processing of this application, please do not hesitate to contact me.

Very truly yours

/s/ Lisa A. John-Basta

Lisa A. John-Basta

Member

LAJ

Encls.

NETFLIX STUDIOS FORT MONMOUTH - PHASE 1A

EATONTOWN & OCEANPORT BOROUGHS, NEW JERSEY

LANDSCAPE PLANS

OWNER

FMERA
502 CAREN FRANZINI WAY
OCEANPORT, NJ 07757
PHONE: (732) 720-6350

APPLICANT

NETFLIX
5808 W SUNSET BLVD
LOS ANGELES, CA 90028

LANDSCAPE ARCHITECT

MELILLO | BAUER | CARMAN
LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NEW JERSEY 08730
PHONE: (732)-528-0664

ARCHITECT

MANCINI DUFFY
520 8TH AVENUE, 23RD FLOOR
NEW YORK, NY 10018
PHONE: (212) 938-1260

CIVIL ENGINEER

LANGAN ENGINEERING
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
PHONE: (973) 560-4900

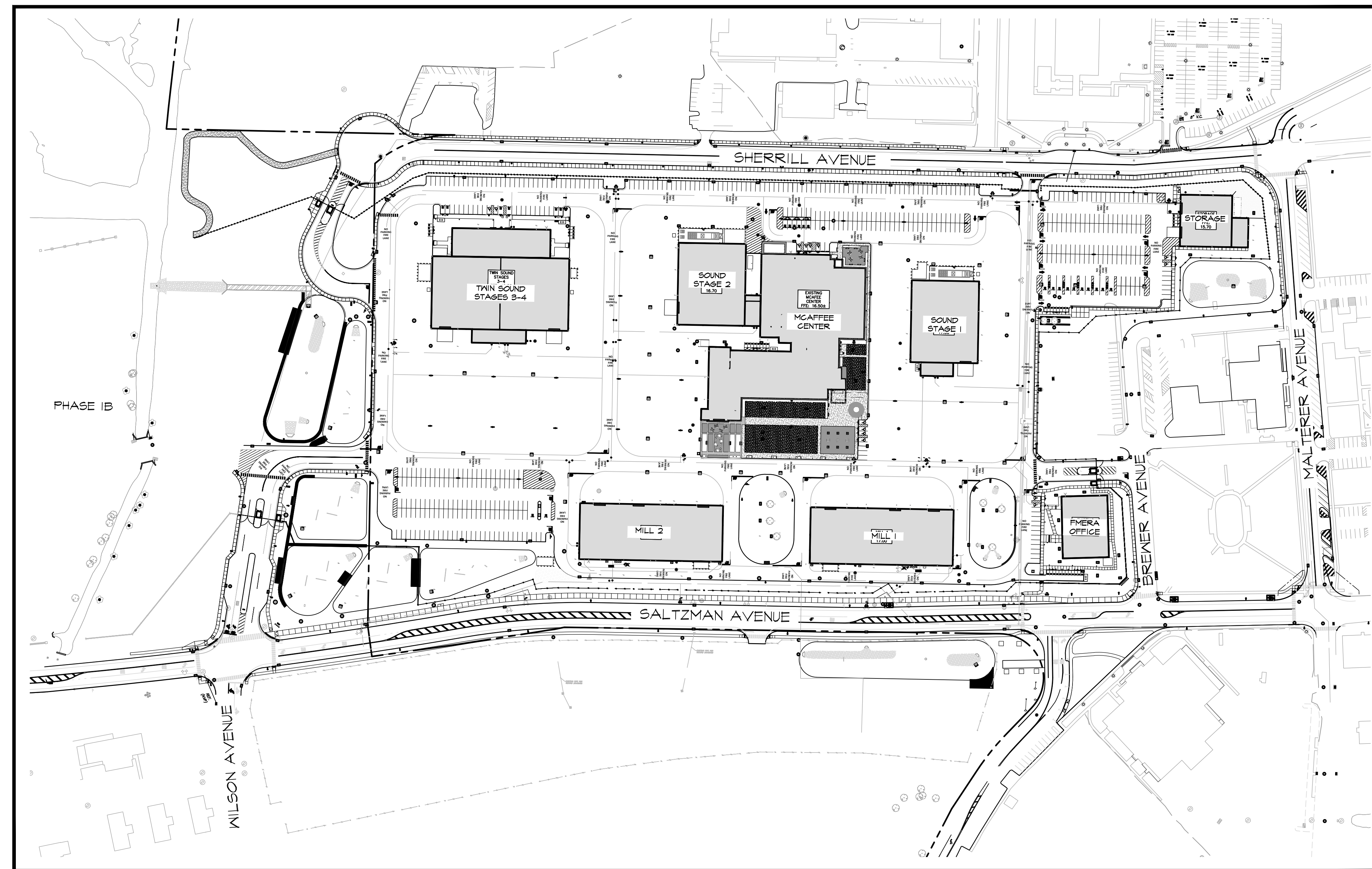
IRRIGATION CONSULTANT

IRRIGATION CONSULTING, INC.
20 MERRIT PARKWAY, 2ND FLOOR
NASHUA, NH 03062
PHONE: (978) 433-8972

04/02/2026 (FMERA REVIEW/MCR)

PROJECT - PHASE 1A

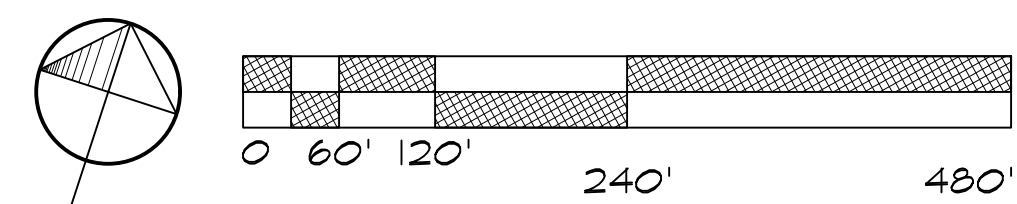
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DRAWING LIST			
	COVER SHEET	DATE	
LS100	OVERALL SECURE PERIMETER PLAN	01.30.26	NOT ISSUED
LS101	SECURE PERIMETER PLAN PARTIAL 1	04.02.26	FMERA REVIEW/MCR
LS102	SECURE PERIMETER PLAN PARTIAL 2	04.02.26	FMERA REVIEW/MCR
LS103	SECURE PERIMETER PLAN PARTIAL 3	01.30.26	NOT ISSUED
LS104	SECURE PERIMETER PLAN PARTIAL 4	01.30.26	NOT ISSUED
LS501	SECURE PERIMETER PLAN - NOTES AND DETAILS	04.02.26	FMERA REVIEW/MCR
LS501A	SECURE PERIMETER PLAN - NOTES AND DETAILS	04.02.26	FMERA REVIEW/MCR
LS502	SECURE PERIMETER PLAN - NOTES AND DETAILS	01.30.26	NOT ISSUED
LS503	SECURE PERIMETER PLAN - NOTES AND DETAILS	01.30.26	NOT ISSUED
LS504	SECURE PERIMETER PLAN - ELEVATIONS	01.30.26	NOT ISSUED
LS505	SECURE PERIMETER PLAN - ELEVATIONS	01.30.26	NOT ISSUED
LP100	OVERALL LANDSCAPE PLAN	01.30.26	NOT ISSUED
LP101	LANDSCAPE PLAN PARTIAL 1	01.30.26	NOT ISSUED
LP102	LANDSCAPE PLAN PARTIAL 2	04.02.26	FMERA REVIEW/MCR
LP103	LANDSCAPE PLAN PARTIAL 3	04.02.26	FMERA REVIEW/MCR
LP104	LANDSCAPE PLAN PARTIAL 4	01.30.26	NOT ISSUED
LP105	LANDSCAPE PLAN PARTIAL 5	01.30.26	NOT ISSUED
LP106	LANDSCAPE PLAN PARTIAL 6	01.30.26	NOT ISSUED
LP107	LANDSCAPE PLAN PARTIAL 7	01.30.26	NOT ISSUED
LP108	LANDSCAPE PLAN PARTIAL 8	01.30.26	NOT ISSUED
LP109	LANDSCAPE PLAN PARTIAL 9	01.30.26	NOT ISSUED
LP110	LANDSCAPE PLAN PARTIAL 10	01.30.26	NOT ISSUED
LP111	LANDSCAPE PLAN PARTIAL 11	01.30.26	NOT ISSUED
LP112	LANDSCAPE PLAN PARTIAL 12	01.30.26	NOT ISSUED
LP113	LANDSCAPE PLAN - MCAFFEE ENLARGEMENT	01.30.26	NOT ISSUED
LP114	LANDSCAPE PLAN - MCAFFEE ENLARGEMENT	01.30.26	NOT ISSUED
LP115	LANDSCAPE PLAN - ADD/ALTERNATE PLANTING DESIGNS	01.30.26	NOT ISSUED
LP501	LANDSCAPE NOTES AND DETAILS	01.30.26	NOT ISSUED
LP502	LANDSCAPE NOTES AND DETAILS	01.30.26	NOT ISSUED
LS200	MCAFFEE BUILDING - MATERIALS ENLARGEMENTS	01.30.26	NOT ISSUED
LS201	MCAFFEE BUILDING - MATERIALS ENLARGEMENTS	01.30.26	NOT ISSUED
LS202	MCAFFEE BUILDING - ADD/ALTERNATE SHADE STRUCTURE	01.30.26	NOT ISSUED
LS510	MATERIALS DETAILS	01.30.26	NOT ISSUED



OVERALL PLAN
SCALE: 1" = 120'

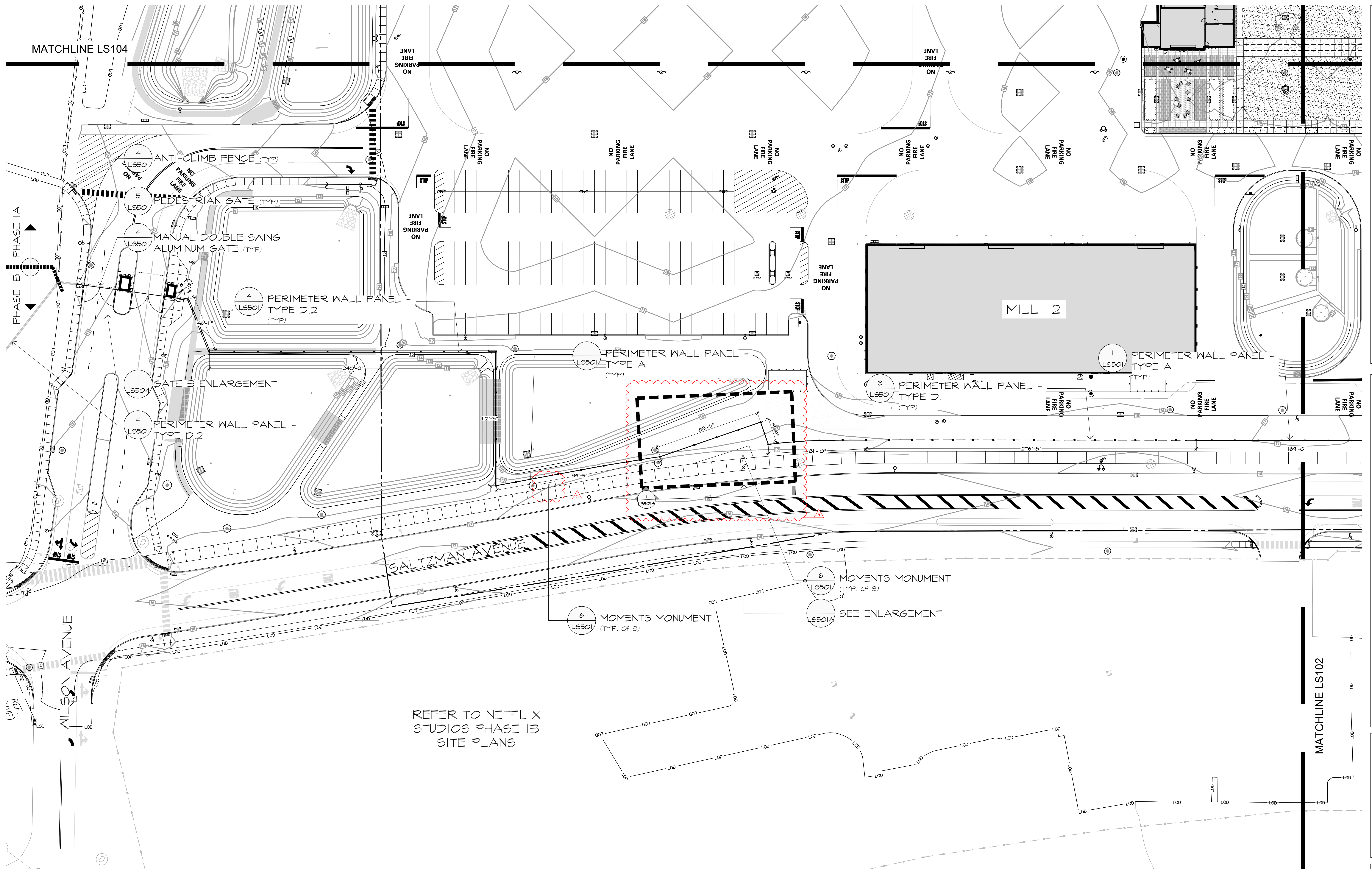
General Notes:

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- ALL BASE INFORMATION AND UTILITY LAYOUT WAS PROVIDED BY: LANGAN ENGINEERING 300 KIMBALL DRIVE, 4TH FLOOR, PARSIPPANY, NJ 07054 (973) 560-4900
- ALL GRADING SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
- ALL PAVING SURFACES SHALL BE FLUSH AND MEET SMOOTHLY AND EVENLY. NO WALKS SHALL EXCEED 5% OR A 2% CROSS-PITCH. ALL WALKS TO BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL SITE DETAILS SHALL BE REVIEWED AND SUPPLEMENTED BY A PROFESSIONAL NEW JERSEY LICENSED STRUCTURAL ENGINEER WHO SHALL SPECIFY ALL STRUCTURAL DATA, FOOTINGS, REINFORCEMENT, HARDWARE, ETC. REQUIRED FOR STRUCTURAL INTEGRITY, SAFETY AND COMPLIANCE WITH LOCAL CODES AND CONDITIONS PRIOR TO CONSTRUCTION.
- ALL ARCHITECTURAL INFORMATION WAS PROVIDED BY: MANCINI DUFFY 520 8TH AVENUE, 23RD FLOOR, NEW YORK, NY 10018 (212) 938-1260
- ALL PLANTED AREAS SHALL BE IRRIGATED. FOR IRRIGATION DESIGN AND DETAILS SEE PLANS BY: IRRIGATION CONSULTING, INC., 20 MERRIT PARKWAY, 2ND FLOOR, NASHUA, NH 03062 (978) 433-8972
- ALL PLANT MATERIAL/LANDSCAPE MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE L.A./OWNERS REPRESENTATIVE.



MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

MATCHLINE LS104



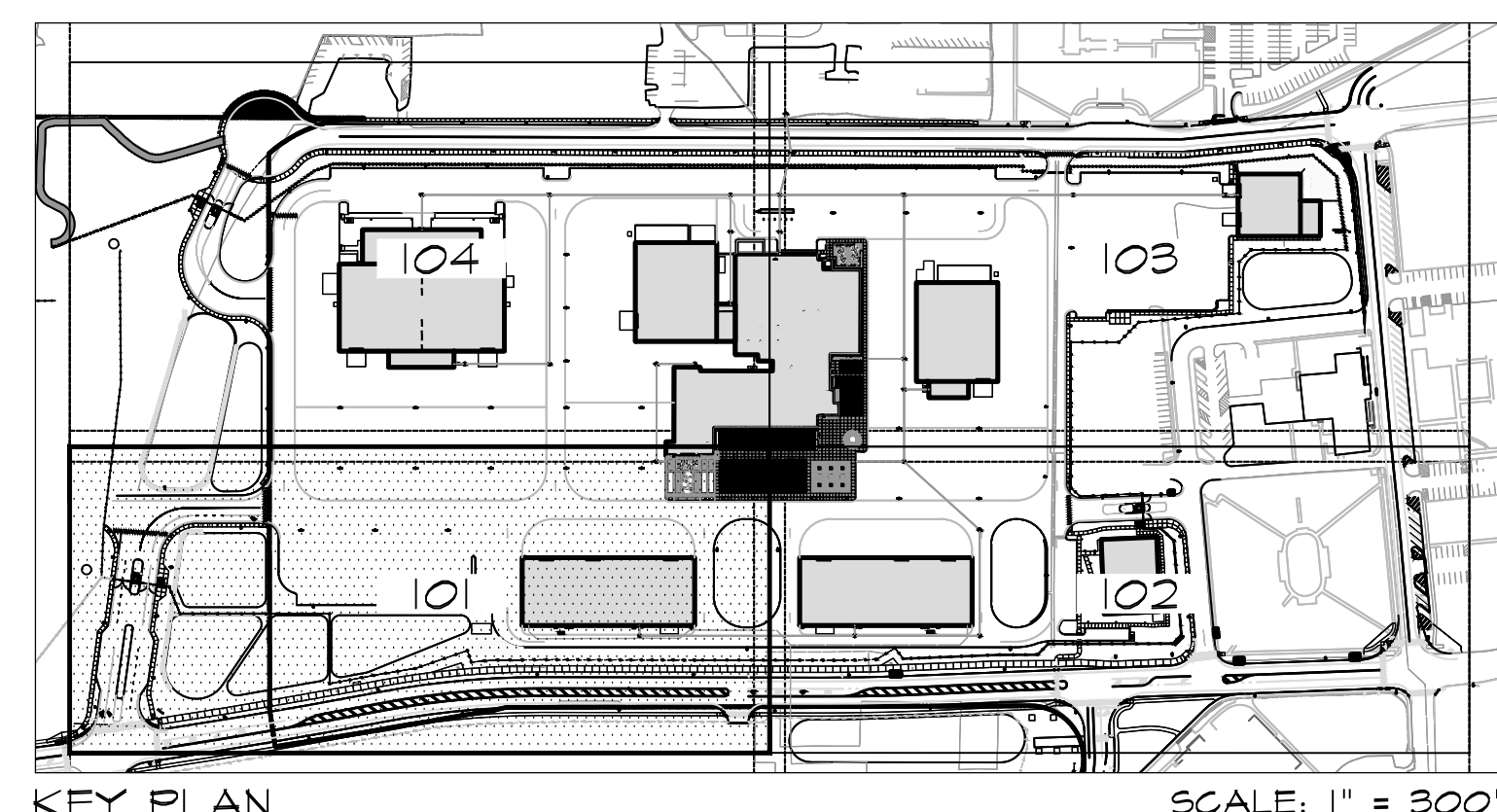
PHASE IB PHASE IA

WILSON AVENUE

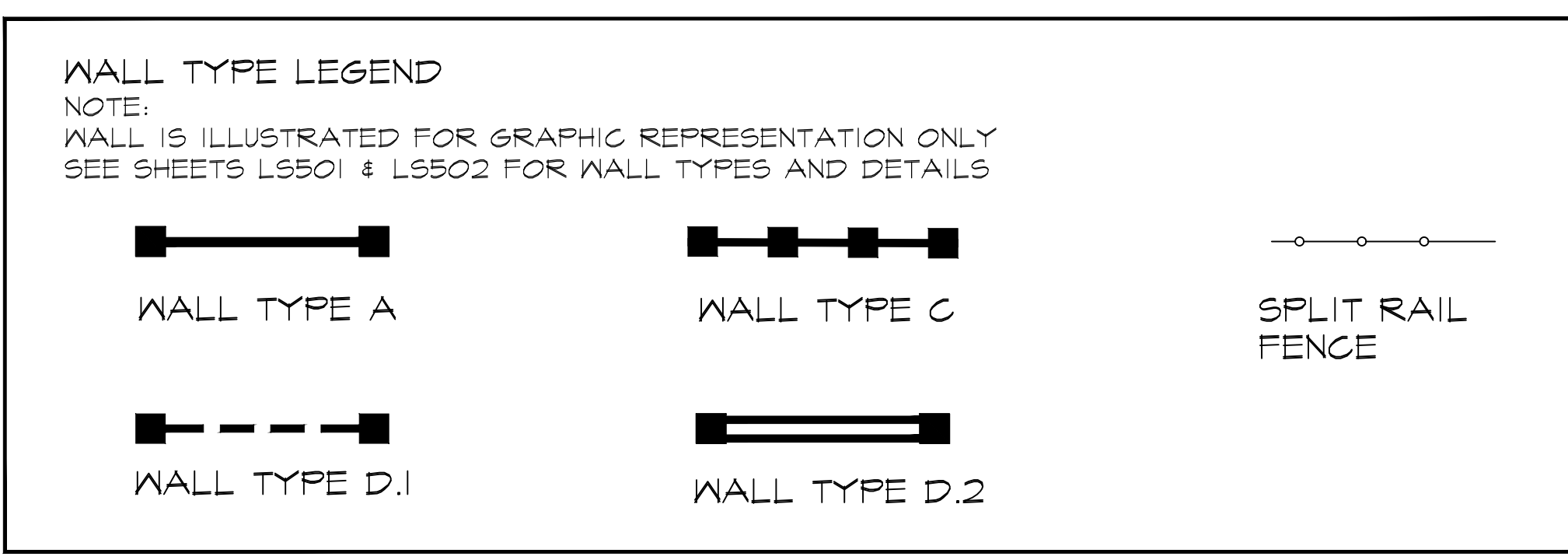
SALTZMAN AVENUE

MATCHLINE LS102

REFER TO NETFLIX STUDIOS PHASE IB SITE PLANS



NOTES:
 1. REFER TO SHEET LS200 AND LS300 FOR OVERALL SECURE PERIMETER PLANS.
 2. REFER TO SHEETS L5501 THRU L5503 FOR SECURE PERIMETER NOTES AND DETAILS.



Secure Perimeter Plan - Partial 1
 (Development Zones 4 & 7)

Nefflix Studio Fort Monmouth - Phase 1A
 Eatontown Borough & Borough of Oceanport, NJ

MBC
 MEILLO • BAUER • CARMAN
 LANDSCAPE ARCHITECTURE

200 Union Avenue
 Suite, NJ
 08730

295 Newark Avenue
 Jersey City, NJ
 07302

732-528-0644
 www.mbcldg.design
 NJCA No. 219440001700

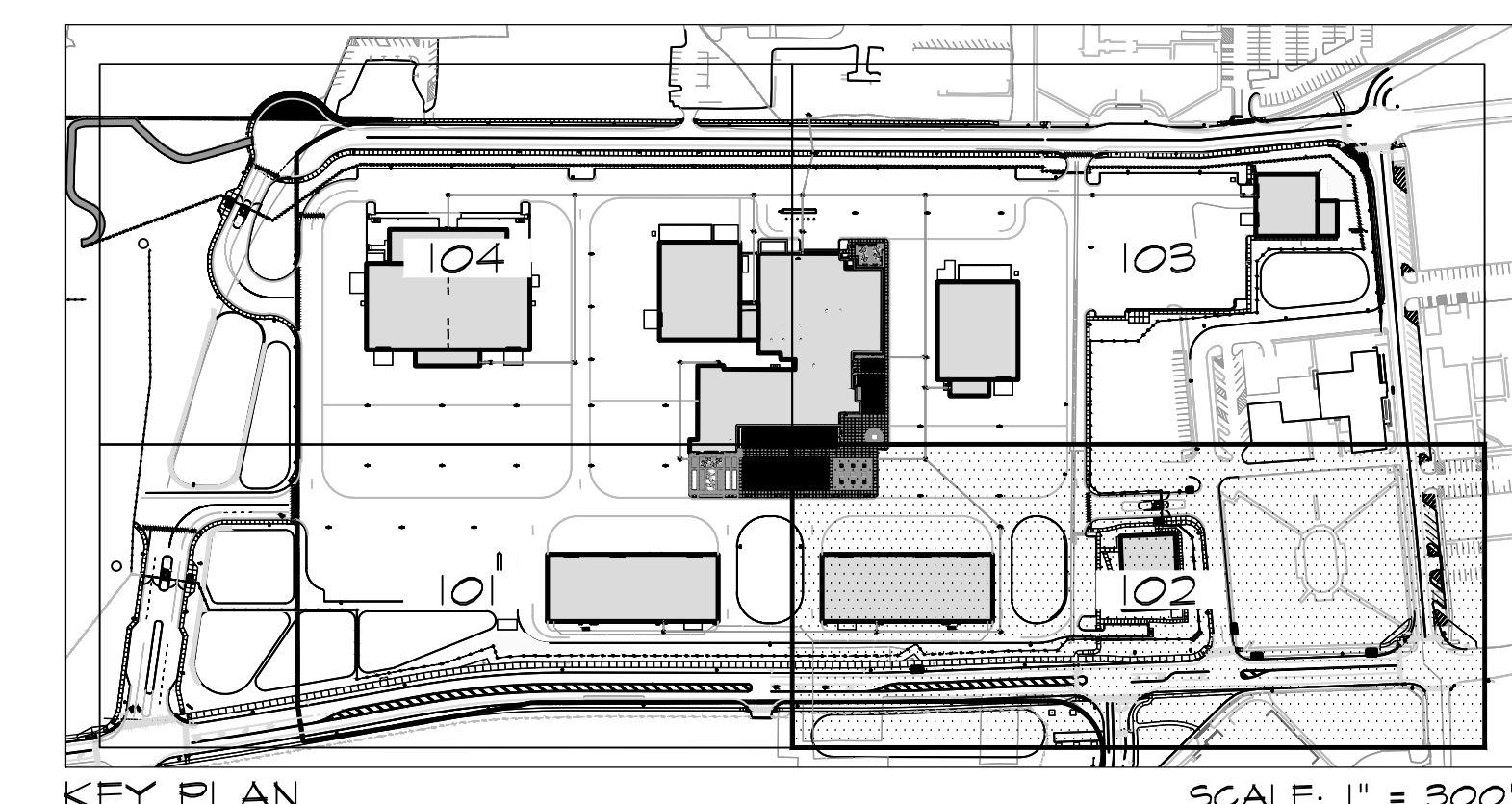
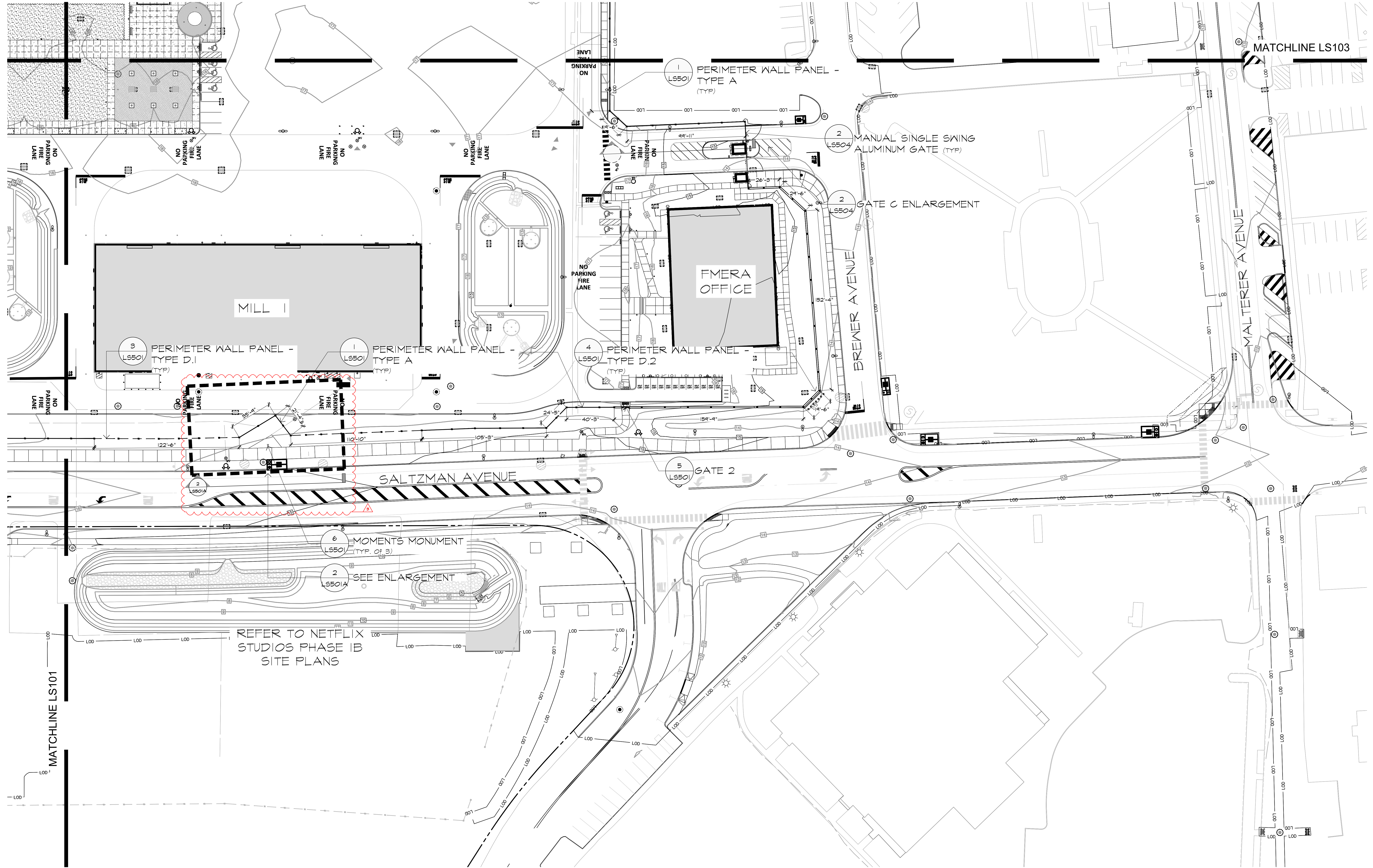
THOMAS B. BAUER

Thomas Bauer

N.J. LICENSED
 LANDSCAPE ARCHITECT
 NO. AS000019

4	04-02-24	PERMITS REVIEW
3	03-27-24	PERMITS REVISION
2	11-20-23	ISSUED FOR CONSTRUCTION
1		DRAWN BY: [Name]
		CHECKED BY: [Name]
		DATE: 08-15-25
		JOB NO.: 25-117

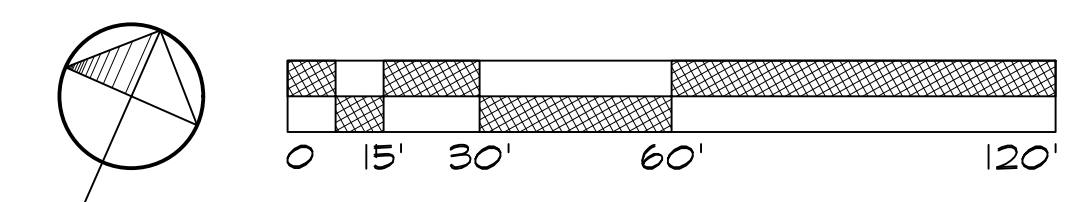
DRAWING NO.
LS101



NOTES:
 1. REFER TO SHEET LS200 AND LS300 FOR OVERALL SECURE PERIMETER PLANS.
 2. REFER TO SHEETS LS501 THRU LS503 FOR SECURE PERIMETER NOTES AND DETAILS.

WALL TYPE LEGEND
 NOTE:
 WALL IS ILLUSTRATED FOR GRAPHIC REPRESENTATION ONLY
 SEE SHEETS LS501 & LS502 FOR WALL TYPES AND DETAILS

WALL TYPE A	WALL TYPE C	SPLIT RAIL FENCE
WALL TYPE D.1	WALL TYPE D.2	



Secure Perimeter Plan - Partial 2
 (Development Zone 7)

Nefflix Studio Fort Monmouth - Phase 1A
 Eatontown Borough & Borough of Oceanport, NJ

MBC
 MEILLO • BAUER • CARMAN
 LANDSCAPE ARCHITECTURE

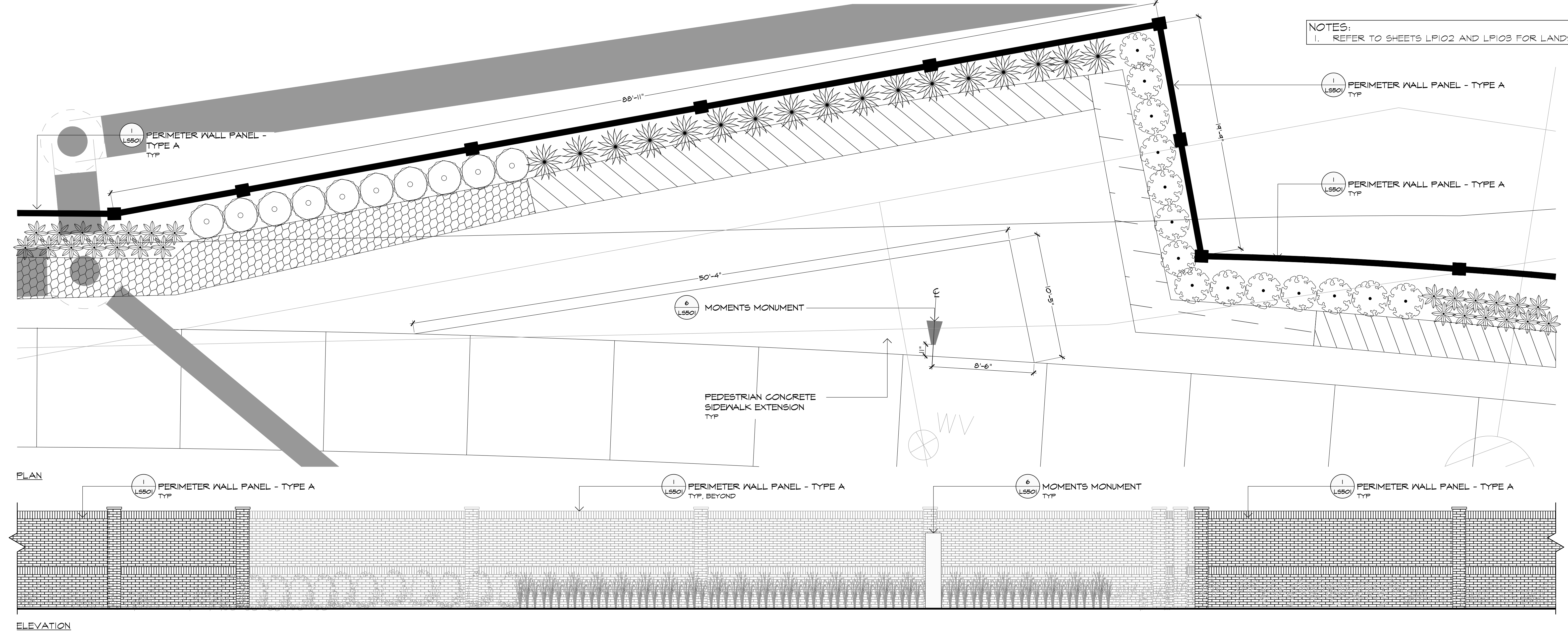
200 Union Avenue, Suite 102, Eatontown, NJ 07730
 295 Newark Avenue, Newark City, NJ 07102
 732-528-0644
 www.mbcldg.design
 NJCA No. 219400001700

THOMAS B. BAUER

 N.J. LICENSED
 LANDSCAPE ARCHITECT
 NO. AS000019

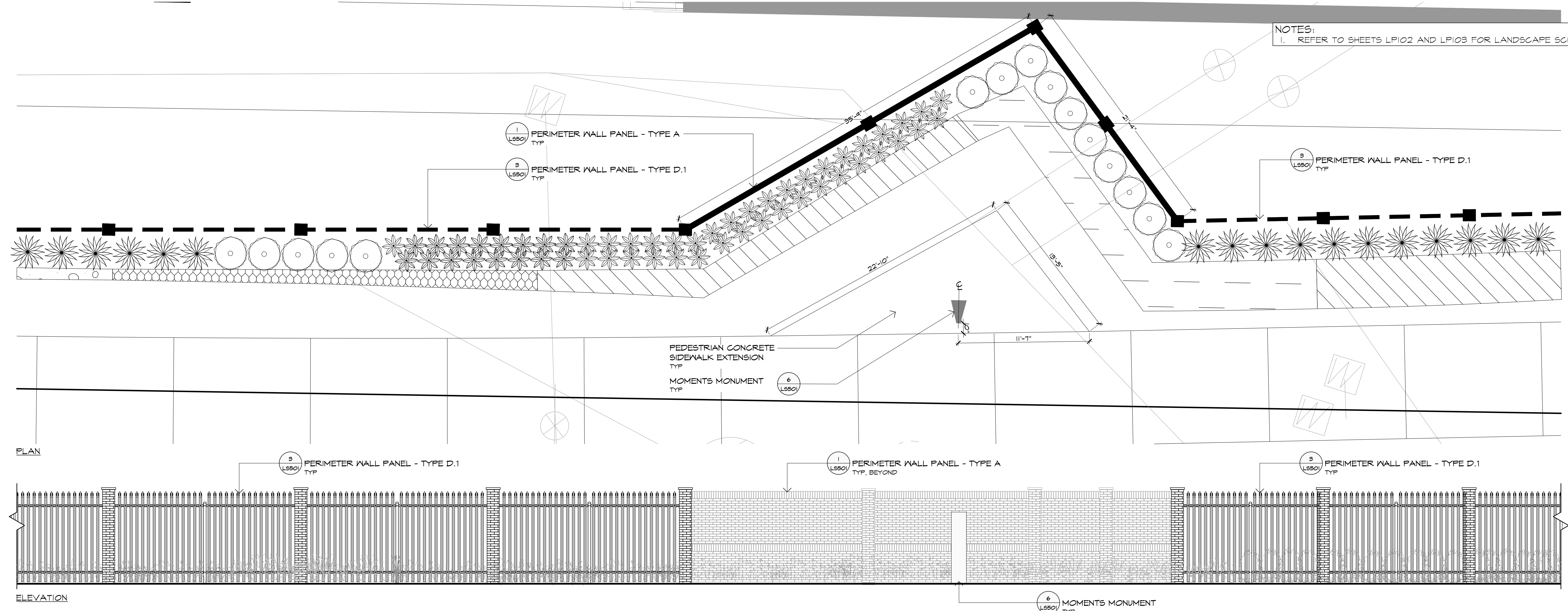
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3	02-27-24	FMERA REVISION/CON
2	11-20-23	ISSUED FOR CONSTRUCTION
NO.	DATE	REVISION
SCALE:		
DATE: 08-15-25	JOB NO.: 25-117	

DRAWING NO.
LS102



NOTES:
1. REFER TO SHEETS LPI02 AND LPI03 FOR LANDSCAPE SCHEDULE.

1
L5501A
DETAIL- SALTZMAN AVE - WEST ELEVATION WALL NOTCH
1/4" = 1'-0"



NOTES:
1. REFER TO SHEETS LPI02 AND LPI03 FOR LANDSCAPE SCHEDULE.

2
L5501A
DETAIL- SALTZMAN AVE - EAST ELEVATION WALL NOTCH
1/4" = 1'-0"

Secure Perimeter
Notes & Details

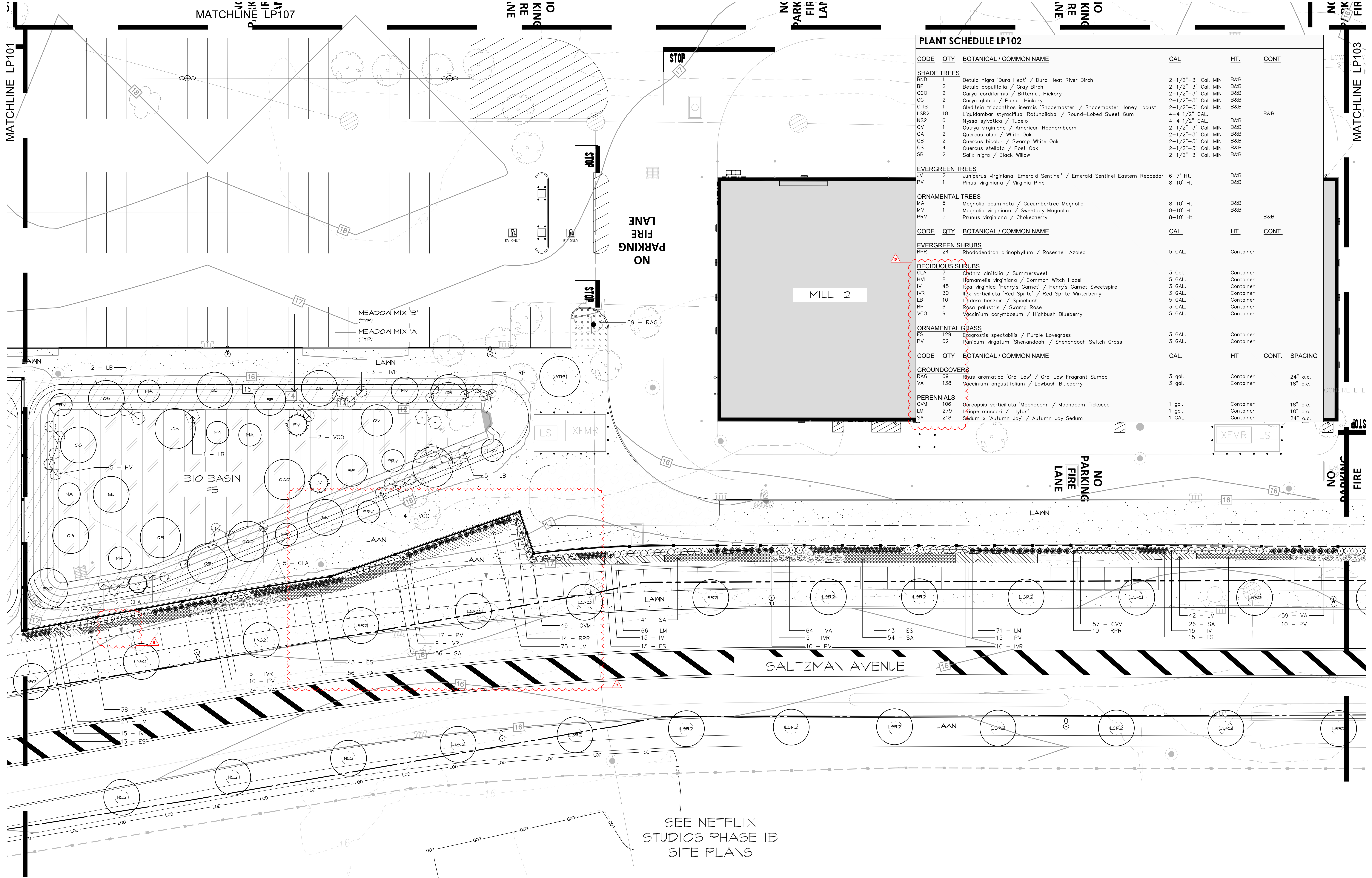
Nefflix Studio Fort Monmouth - Phase 1A
Eatontown Borough & Borough of Oceanport, NJ

MBC
MEILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE
200 Union Avenue
Bridle, NJ 08730
295 Newark Avenue
Jersey City, NJ 07302
732-528-0664
www.mbclda.design
NJCA No. 211440001700

THOMAS B. BAUER
Thomas Bauer
NJ LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

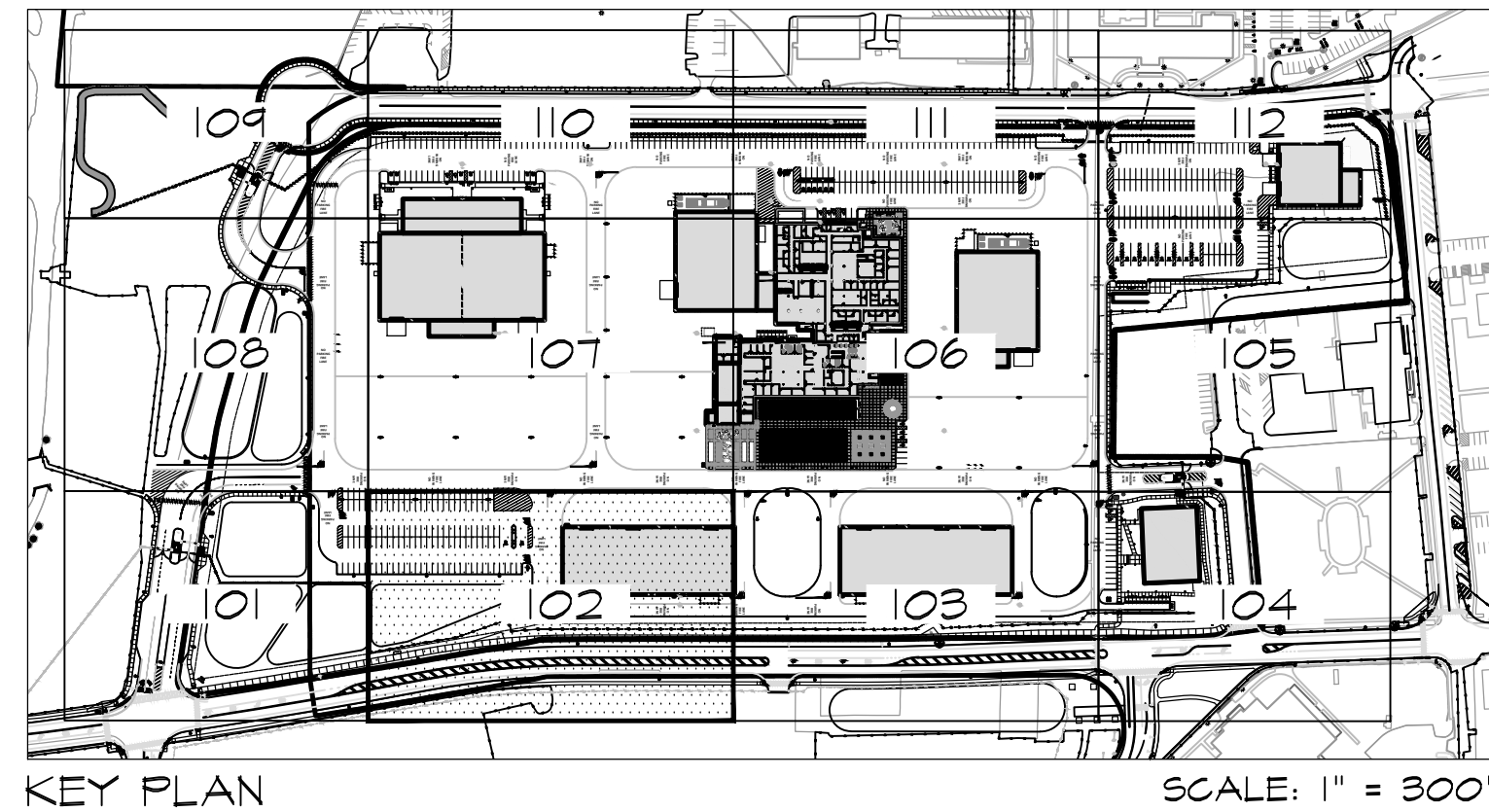
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3	02-27-24	EMERA REVISION/CHK
2	11-20-23	DESIGN FOR CONSTRUCTION
1		DRAWING #1
NO.	DATE	REVISION
DATE: 06-15-25		JOB NO.: 25-117

DRAWING NO.
LS501A

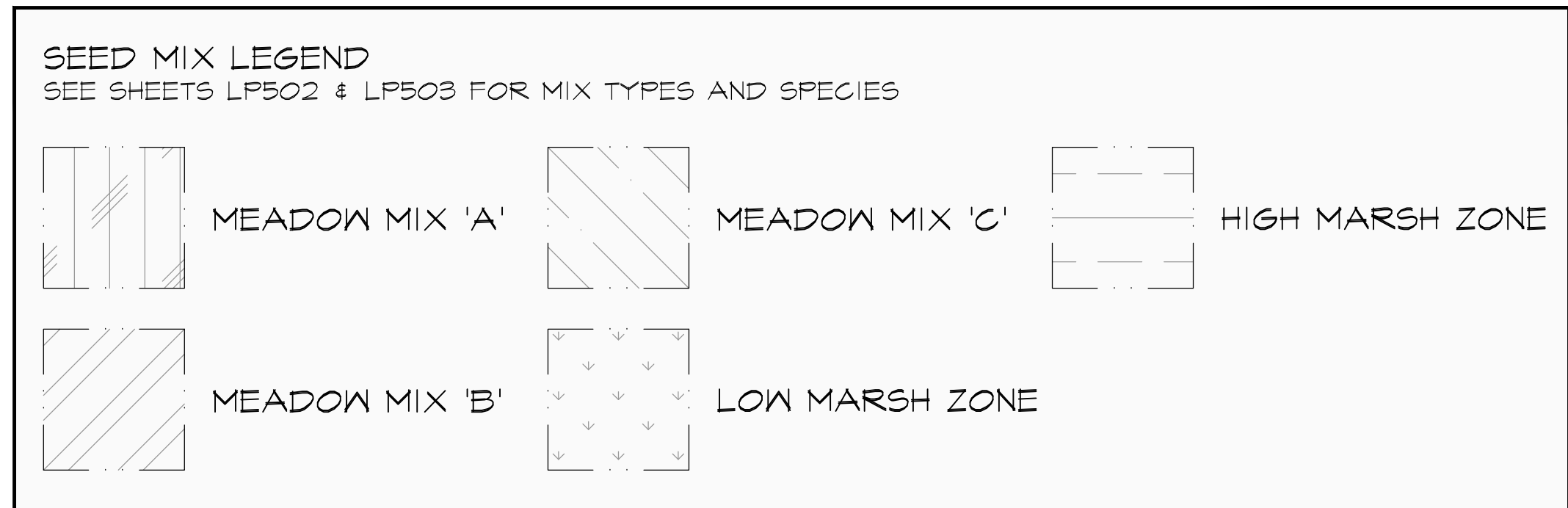


PLANT SCHEDULE LP102

CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	CONT.
SHADE TREES					
BNB	1	Betula nigra 'Dura Heat' / Dura Heat River Birch	2-1/2"-3"	Cal. MIN	B&B
BP	2	Betula populifolia / Gray Birch	2-1/2"-3"	Cal. MIN	B&B
CCO	2	Carya cordiformis / Bitternut Hickory	2-1/2"-3"	Cal. MIN	B&B
CG	2	Carya glabra / Pignut Hickory	2-1/2"-3"	Cal. MIN	B&B
GTIS	1	Gleditsia triacanthos 'Inermis' 'Shademaster' / Shademaster Honey Locust	2-1/2"-3"	Cal. MIN	B&B
LSR2	18	Liquidambar styraciflua 'Rotundiloba' / Round-lobed Sweet Gum	4-4 1/2"	CAL.	B&B
NS2	6	Nyssa sylvatica / Tupelo	4-4 1/2"	CAL.	B&B
OV	1	Ostrya virginiana / American Hophornbeam	2-1/2"-3"	Cal. MIN	B&B
QA	2	Quercus alba / White Oak	2-1/2"-3"	Cal. MIN	B&B
QB	2	Quercus bicolor / Swamp White Oak	2-1/2"-3"	Cal. MIN	B&B
QS	4	Quercus stellata / Post Oak	2-1/2"-3"	Cal. MIN	B&B
SB	2	Salix nigra / Black Willow	2-1/2"-3"	Cal. MIN	B&B
EVERGREEN TREES					
JV	2	Juniperus virginiana 'Emerald Sentinel' / Emerald Sentinel Eastern Redcedar	6-7'	Ht.	B&B
PVI	1	Pinus virginiana / Virginia Pine	8-10'	Ht.	B&B
ORNAMENTAL TREES					
MA	5	Magnolia acuminata / Cucumber-tree Magnolia	8-10'	Ht.	B&B
MV	1	Magnolia virginiana / Sweetbay Magnolia	8-10'	Ht.	B&B
PRV	5	Prunus virginiana / Chokecherry	8-10'	Ht.	B&B
EVERGREEN SHRUBS					
RPR	24	Rhododendron prinophyllum / Rosehell Azalea	5 GAL.		Container
DECIDUOUS SHRUBS					
CLA	7	Clethra alnifolia / Summersweet	3 GAL.		Container
HVI	8	Hamelis virginiana / Common Witch Hazel	5 GAL.		Container
IV	45	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	3 GAL.		Container
IVR	30	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	3 GAL.		Container
LB	10	Lindera benzoin / Spicebush	5 GAL.		Container
RP	6	Rosa palustris / Swamp Rose	3 GAL.		Container
VCO	9	Vaccinium corymbosum / Highbush Blueberry	5 GAL.		Container
ORNAMENTAL GRASS					
ES	123	Epiglossis spectabilis / Purple Lovegrass	3 GAL.		Container
PV	62	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	3 GAL.		Container
GROUNDCOVERS					
RAG	69	Rhus aromatica 'Gra-Low' / Gra-Low Fragrant Sumac	3 gal.		Container 24" o.c.
VA	138	Vaccinium angustifolium / Lowbush Blueberry	3 gal.		Container 18" o.c.
PERENNIALS					
CVM	106	Careopsis verticillata 'Moonbeam' / Moonbeam Tickseed	1 gal.		Container 18" o.c.
LM	279	Liriope muscari / Lilyturf	1 gal.		Container 18" o.c.
SA	218	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal.		Container 24" o.c.



- NOTES:**
- REFER TO SHEET LP100 FOR OVERALL LANDSCAPE PLAN.
 - REFER TO SHEETS LP113 AND LP114 FOR LANDSCAPE PLAN ENLARGEMENTS.
 - REFER TO SHEET LP115 FOR ADD/ALTERNATE LANDSCAPE PLANS.
 - REFER TO SHEET LP501 FOR PLANT SCHEDULES AND NOTES. REFER TO SHEET LP502 FOR PLANTING DETAILS.
 - REFER TO CIVIL ENGINEER'S PLANS FOR GRADING AND TREE REMOVAL DETAILS.
 - ALL SHRUBS AND ORNAMENTAL GRASSES ALONG THE PERIMETER WALL SHALL BE SPACED AT 3' O.C. UNLESS NOTED OTHERWISE IN THE SCHEDULE.
 - SEE SHEETS LS101-LS104 FOR PERIMETER WALL TYPES.



SEE NETFLIX STUDIOS PHASE 1B SITE PLANS

Landscape Plan - Partial 2

Netflix Studio Fort Monmouth - Phase 1A
Eatontown Borough & Borough of Oceanport, NJ

MBC
MEILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Eatontown, NJ 08730

295 Newark Avenue
Newark, NJ 07102

732-528-0664
www.mbccla.design
NJCA No. 214440001700

THOMAS B. BAUER

Thomas Bauer

N.J. LICENSED
LANDSCAPE ARCHITECT
NO. A5000019

NO.	DATE	REVISION
1	04-02-24	PERMITS REVIEW
2	03-27-24	PERMITS REVIEW
3	11-20-23	ISSUED FOR CONSTRUCTION

SCALE: 1/16" = 1'-0"
DATE: 08-15-25 JOB NO.: 25-117

DRAWING NO.
LP102

March 31, 2026

Lisa A. John-Basta, Esq.
Chiesa Shahinian & Giantomasi PC
105 Eisenhower Parkway
Roseland, NJ 07068

Re: MCR Application Review-Preliminary and Final Major Site Plan
Netflix Studios (Phase 1A)
Block 301, Lot 1.01 and Portion of Lot 1 (Eatontown); and
Block 110, Portion of Lot 1 (Oceanport)

Dear Ms. John-Basta:

The Fort Monmouth Economic Revitalization Authority (“**FMERA**”) previously issued a Mandatory Conceptual Review letter(s) dated July 10, 2024, November 26, 2024, and April 22, 2025 (the “**MCR Review Letters**”) for the above-referenced project proposed by **Netflix, Inc.** (“the **Applicant**”).

On March 4, 2026, the Applicant provided a copy of the updated site plan and accompanying documents, to be submitted to the Borough of Oceanport for the preliminary and final site plan application. The submission included the following items.

- a. Site Plan – prepared by Langan Engineering and Environmental Services, consisting of 2 sheets, dated May 17, 2024, revised thru February 27, 2026, containing Site Plan Partial 1 and Site Plan Partial 2;
- b. Landscape plans, prepared by Melillo Bauer Carman, consisting of 7 sheets, dated February 27, 2026.

The Applicant has indicated that the following modifications have been made to the originally submitted site plan. FMERA has reviewed the revised plan in light of these suggested changes.

1. “Moments” Monuments

The applicant proposes to locate three (3) “Moments” Monuments along the northern side of the proposed sidewalk of Avenue of Memories a.k.a. Saltzman Avenue. Two monuments are to be located to the southwest of the proposed Mill 2 building, and the third monument is to be located centrally in front of the proposed Mill 1 building. Each proposed monument is to stand 6.33 feet tall, measure 1.33 feet wide, and 2 feet in depth. The front elevation of the proposed monument would commemorate a specific historical event, with the side elevation providing a detailed explanation. All of the proposed monuments are to be composed of solid surface materials on all elevations. **FMERA has no objection to the proposed changes to add “Moments” Monuments. As the “Moments” were not contemplated at the time of the Reuse Plan Amendment #20 and are not a sign type under FMERA’s Land Use Regulations, FMERA shall consider all “Moments” an undefined Sign type and supports the granting of a variance to permit “Moments” throughout the campus.**

2. Perimeter Security Wall

The Applicant proposes to install a Perimeter Security Wall to enclose the proposed structures/improvements as part of Phase 1A in this latest submission, consisting of the Mill 1 and Mill 2 buildings, the McAfee Center, Sound Stage 1, Twin Sound Stages 3-4, the FMERA office building, and a storage building. The proposed perimeter security enclosure as shown in the provided landscape plans as part of this submission would vary



between perimeter wall panel types A, D.1, and D.2 throughout the length of the Perimeter Security Wall. Access to the internal site would be provided via driveways along Avenue of Memories a.k.a. Saltzman Avenue, Brewer Avenue, and Sherrill Avenue. Pedestrian gates are also provided along the Perimeter Security Wall for access.

As part of the latest submission, the specific proposed changes include adjustments to the Perimeter Security Wall to accommodate the location of the proposed “Moments” Monuments along the northern side of the sidewalk along Avenue of Memories a.k.a. Saltzman Avenue. As such, the Perimeter Security Wall would be pushed slightly inward and away from the Avenue of Memories a.k.a. Saltzman Avenue frontage in 2 locations. These proposed adjustments to the Perimeter Security Wall would be located adjacent to the middle proposed monument (located to the southwest of and closest to the Mill 1 building, also marked as Location 2 on the provided site plans) and adjacent to the northeastern most proposed monument in the site plans. Both of these proposed inward extensions of the Perimeter Security Wall would exhibit a Type A Wall Panel finish.

The cross-section details provided on Sheet LS501 show that the proposed Perimeter Security Wall finishes as part of this submission (Type A, D.1, and D.2) would not exceed 10 feet in height in appearance from adjoining properties or public rights of way. It is noted that while Wall Panel Type C is not shown on the provided plans, it is shown on Sheet LS501 as minimally exceeding 10 feet in height at 10 feet and 3 inches. Sheet LS501 shows that the proposed Perimeter Security Wall would feature a combination of finishes and architectural features in three wall panel types as described below:

- Perimeter Wall Panel Type A would be ±8.5-feet in height, ±1.17 feet in depth, and consist of formliner brick-texture precast paneling to be broken up by formliner brick-texture precast pier posts every ±20 feet. The precast panels would also be broken up vertically with soldier course bands located 3.5 feet high and along the top of each wall panel.
- Perimeter Wall Panel Type D.1 would be ±8 feet in height, ±1.17 feet in depth, and consist of black steel rail picket fencing broken up by formliner brick texture columns every ±17-feet. Fence posts for the proposed picket fencing would be provided every ±8.5-feet between each of the brick columns.
- Perimeter Wall Panel Type D.2 would be ±8 feet in height and ±1.17 feet in depth. The wall paneling would consist of a 3.5-foot-high knee wall featuring a formliner brick texture precast finish, on top of which black steel rail picket fencing would be provided at 4.5 feet in height, with beam posts located in between. A soldier course band would be provided along the top of the knee wall. The wall paneling would be broken up by formliner brick texture columns every ±20-feet.

The proposed walls meet the requirements of Plan Amendment #20. Plan Amendment #20 requires that Perimeter Security Walls contain variation in façade surface, materials, texture, color, or projections every 30 to 50 feet to break the massing of the wall and create visual interest. The proposed wall panels all provide that variation at intervals less than 30 feet. **However, FMERA recommends that at the Planning Board hearing on the proposed application, the Applicant should provide testimony with respect to the appearance of Wall Panel Type A, which proposes the use of brick-texture precast wall paneling and piers continuously, without apparent variation in materials, texture, or color, although variations in projection are provided every ±20 feet. Although Wall Panel Type A meets the standards of Plan Amendment #20, the Applicant should provide testimony confirming that the proposed wall meets the intention of the amendment’s standards which is to create visual interest in an aesthetically pleasing manner. The Applicant should also provide additional details on the proposed colors of Perimeter Wall Panel Type A and D.2 for the proposed brick texture precast wall paneling and piers, which were not specified.**

3. Landscaping

The proposed landscaping as part of this submission is to include seventy-seven (77) shade trees, ten (10) evergreen trees, and twenty (20) ornamental trees, along with a mixture of various shrubs and ornamental plantings. The proposed shade trees are to be located along both sides of the Avenue of Memories a.k.a. Saltzman Avenue streetscape and within the internal portions of the site. The evergreen trees are proposed to be located primarily within the internal portions of the site, with the exception of three (3) trees which are to be located

along the proposed Perimeter Security Wall enclosure, to the east of the Mill 2 building. The proposed ornamental trees are also located largely within the internal portions of the site. Deciduous shrubs and other ornamental plantings are proposed to be located throughout the length of proposed Perimeter Security Wall fronting along Avenue of Memories a.k.a Saltzman Avenue. **FMERA recommends that the Applicant confirm that all proposed plantings are to be native species and/or non-invasive, and deer resistant.**

Additionally, FMERA recommends that the Applicant revise Sheet LS501A of the landscape plans to be consistent with Sheets LS101 and LS102, with respect to the type of finishes for the proposed adjustments to the Perimeter Security Wall. FMERA also recommends that the Applicant generally revise the plans to correct any typos (the “east/west” labels for the enlarged Perimeter Security Wall details provided on Sheet LS501A do not appear to correspond to their geographical location on the site plans). Callouts to details within Sheets LS101 and LS102 within the landscape plans referring to Sheet LS501 should also be updated, as several different site components refer to the same/incorrect detail.

Please note that this review is based solely on the proposed modifications to the site plan on the abovementioned items; any other changes that may have been made to the site plan were not considered as part of this review. Should the Applicant make any material changes to the site plan that no longer align with the MCR Review Letters and this supplemental MCR Review Letter, such changes should be submitted to FMERA for review. All findings, conclusions, and recommendations contained in the MCR Review Letters remain applicable.

Sincerely,

MCR SUPPLEMENTAL LETTER PREPARED BY:



Sarah Giberson
Director of Real Estate Development & Marketing



Elizabeth Leheny, ACIP, PP
Phillips Preiss Grygiel Leheny Keller LLC

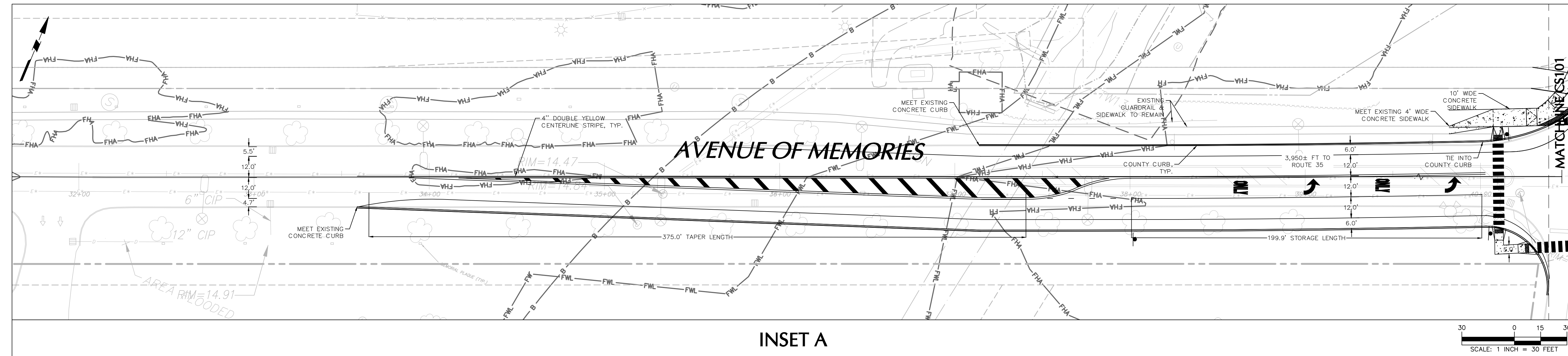
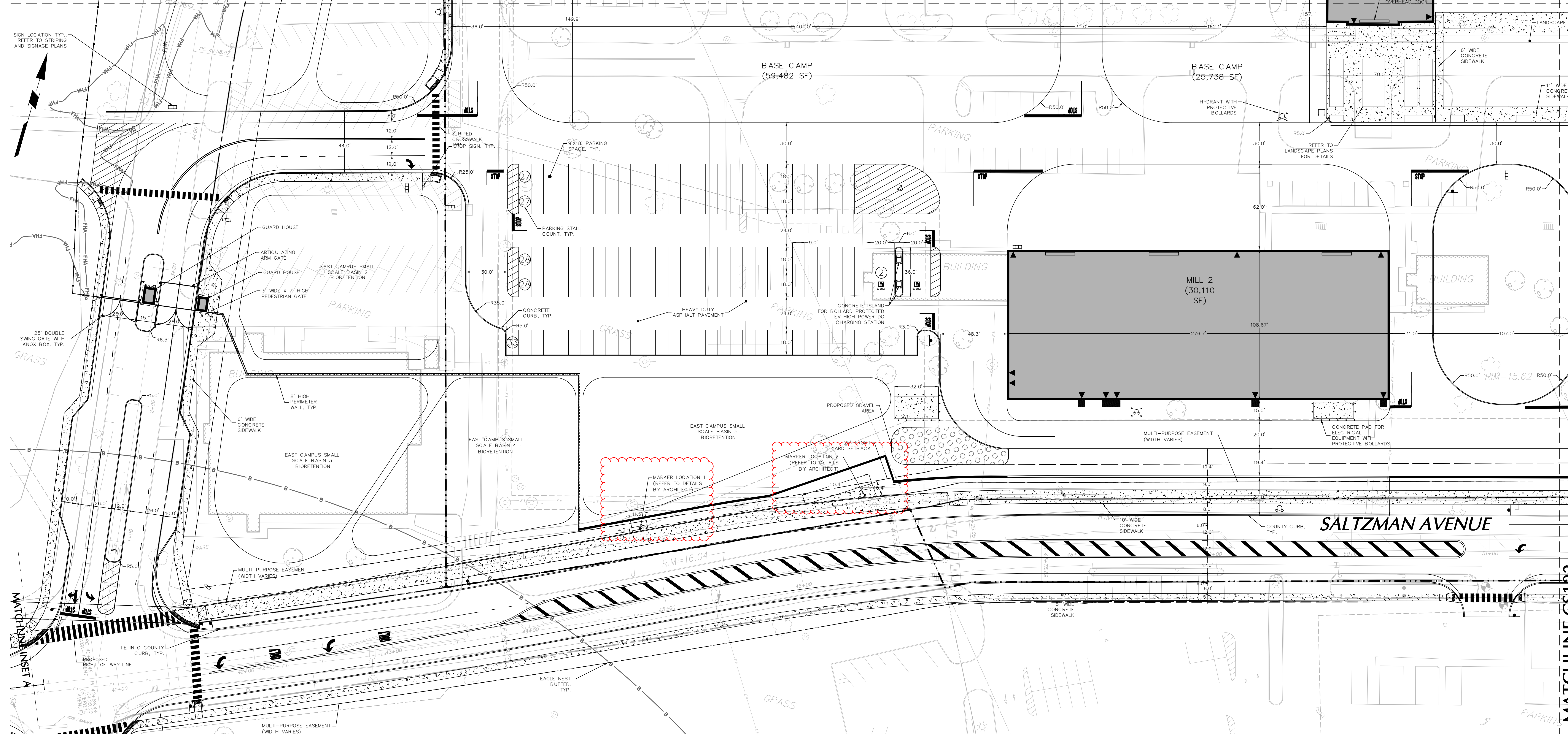
AUTHORIZED BY:



Kara Kopach
Executive Director

MATCHLINE CS104

LANGAN



INSET A

SITE PLAN LEGEND

- PROPOSED BUILDING
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED FORMED WALL
- PROPOSED DOOR
- PROPOSED STORMWATER BASIN
- LOW BASIN
- EAGLE NEST BUFFER
- FHA
- STRAK
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADJ. COUNTY PARKING STALL
- ADJ. COUNTY WALKWAY



Date	Description	NO.	Date	Description	NO.
09/11/25	TWA RESUBMISSION	12	05/12/25	FSCD / NJAW SUBMISSION	8
09/05/25	FSCD RESUBMISSION	11	04/25/25	AMENDED PB SUBMISSION	7
08/15/25	NJDEP RESUBMISSION	10	03/25/25	COUNTY RESUBMISSION	6
07/18/25	FSCD RESUBMISSION	9	03/18/25	FMERA RESUBMISSION	5
05/12/25	FSCD / NJAW SUBMISSION	8	03/10/25	RESOLUTION COMPLIANCE	4
2/27/25	FMERA RESUBMISSION	19	02/11/25	NJDEP COMMENTS	3
08/26/24	COUNTY RESUBMISSION	18	10/28/24	MUNICIPAL RESUBMISSION	2
11/14/25	COUNTY PB RESUBMISSION	17	03/18/25	FMERA RESUBMISSION	5
10/10/25	COUNTY PB RESUBMISSION	16	03/10/25	RESOLUTION COMPLIANCE	4
9/30/25	RESOLUTION COMPLIANCE	15	02/11/25	NJDEP COMMENTS	3
9/18/25	COUNTY RESUBMISSION	14	10/28/24	MUNICIPAL RESUBMISSION	2
9/16/25	REV PER AHJ RESUBMISSIONS	13	16/14/24	MUNICIPAL SUBMISSION	1

LANGAN
 Langan Engineering and Environmental Services, LLC
 300 Kimball Drive
 Parsippany, NJ 07054
 T: 973.560.4900 F: 973.560.4901 www.langan.com
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27986400

Signature
 SIGNATURE CHRISTOPHER M. CIRROTTI DATE SIGNED 2-27-2026
 PROFESSIONAL ENGINEER
 NJ LIC. No. 24GE03853800

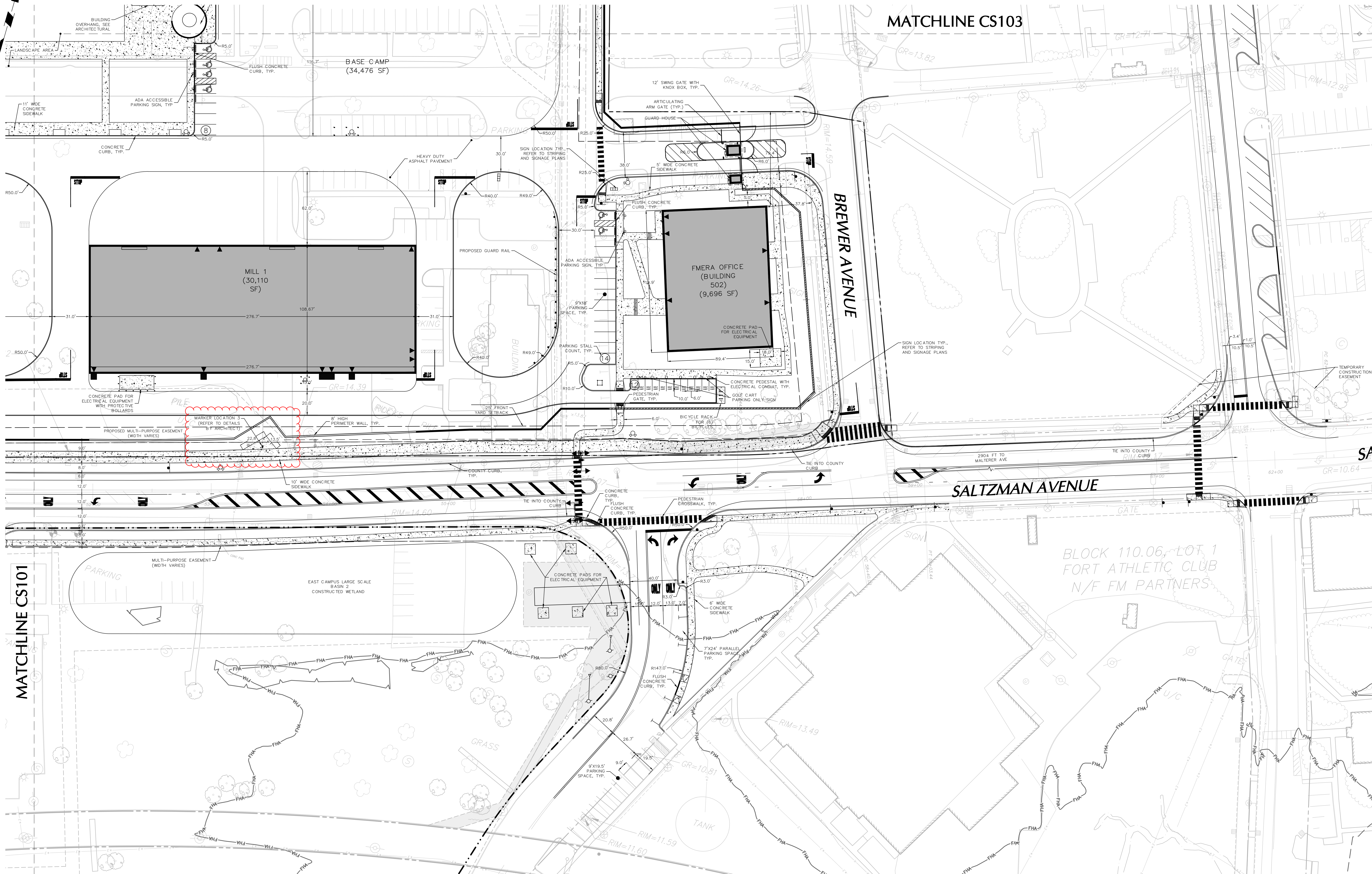
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 Drawing Title **SITE PLAN PARTIAL 1**
 Project No. **100935001**
 Date **5/17/2024**
 Drawn By **JPR/G**
 Checked By **CC**

Project **NETFLIX STUDIOS FORT MONMOUTH PHASE 1A**
 Drawing Title **SITE PLAN PARTIAL 1**
 Project No. **100935001**
 Date **5/17/2024**
 Drawn By **JPR/G**
 Checked By **CC**

Project No. **100935001**
 Drawing No. **CS101**
 Sheet 13 of 66

Project No. 100935001

Page 40 of 44



MATCHLINE CS101

MATCHLINE CS103

SITE PLAN LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	CONCRETE
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED PERIMETER WALL
[Symbol]	PROPOSED DOOR
[Symbol]	PROPOSED STORMWATER BASIN
[Symbol]	EASEL NEXT BUFFER
[Symbol]	FLOOD HAZARD AREA
[Symbol]	SETBACK
[Symbol]	MUNICIPAL BOUNDARY
[Symbol]	PROPERTY LINE
[Symbol]	ALL COUNTY PERMITS
[Symbol]	EYE PLEASING PARKING STALL
[Symbol]	WETLAND LINE



Date	Description	NO.	Date	Description	NO.
09/11/25	TWA RESUBMISSION	12			
09/05/25	FSCD RESUBMISSION	11			
08/15/25	NJDEP RESUBMISSION	10			
07/18/25	FSCD RESUBMISSION	9			
05/12/25	FSCD / NJAW SUBMISSION	8			
2/27/25	FMERA RESUBMISSION	19	04/25/25	AMENDED PB SUBMISSION	7
8/26/24	COUNTY RESUBMISSION	18	03/25/25	COUNTY RESUBMISSION	6
11/14/25	COUNTY PB RESUBMISSION	17	03/18/25	FMERA RESUBMISSION	5
10/10/25	COUNTY PB RESUBMISSION	16	03/10/25	RESOLUTION COMPLIANCE	4
9/30/25	RESOLUTION COMPLIANCE	15	02/11/25	NJDEP COMMENTS	3
9/18/25	COUNTY RESUBMISSION	14	10/28/24	MUNICIPAL RESUBMISSION	2
9/16/25	REV PER AHJ RESUBMISSIONS	13	16/14/24	MUNICIPAL SUBMISSION	1

LANGAN
 Langan Engineering and Environmental Services, LLC
 300 Kimball Drive
 Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
 NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

[Signature]
 SIGNATURE CHRISTOPHER M. CIRROTTI DATE SIGNED 2-27-2026
 PROFESSIONAL ENGINEER
 NJ LIC. No. 24GE03853800

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 300 Kimball Drive
 Parsippany, NJ 07054

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 NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project **NETFLIX STUDIOS FORT MONMOUTH PHASE 1A**
 Drawing Title **SITE PLAN PARTIAL 2**
 Project No. **100935001**
 Date **5/17/2024**
 Drawn By **JPR/G**
 Checked By **CC**

Drawing Title **SITE PLAN PARTIAL 2**
 Project No. **100935001**
 Date **5/17/2024**
 Drawn By **JPR/G**
 Checked By **CC**

Drawing No. **CS102**
 Sheet **14** of **66**

April 21, 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. PB2024-05
Netflix Phase 1A – Second Amended Site Plan - Block 110.24, Lot 1
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0360

Dear Board Members,

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

- Mandatory Conceptual Review letter dated March 31, 2026;
- Plans entitled “Netflix Studios Fort Monmouth - Phase 1A” prepared by Melillo Bauer Carman, LLC, last revised April 2, 2026, consisting of seven (7) sheets; and,
- Plans entitled “Site Plan Patrial 1 & 2” prepared by Langan Engineering and Environmental Services, LLC, last revised February 27, 2026, consisting of two (2) sheets.

The subject property is known as Zone 7 of the Mega Parcel, a 1,281,791 SF (29.4 Ac) parcel located in the Oceanport Green Tech Campus District. The parcel is on bounded on the south side by Avenue of Memories, former Wilson Avenue, to the west; Sherrill Avenue to the north and Malterer Avenue and Brewer Avenue to the east. All existing structures are to be razed except for the current FMERA office and McAfee Center. Applicant received approval on January 14, 2025, 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. The previously amended application split the 61,800 SF Mill into two (2) 30,110 SF buildings. In addition, Sound Stage 3-4 was reduced from 83,555 SF to 71,504 SF a 12,051 SF reduction. Site circulation and the stormwater management system were also revised.

The current application proposes the following:

- Additional of three (3) commemorative monuments along Avenue of Memories.
- Alignment adjustments to the perimeter security wall at two locations along the Avenue of Memories.
- A modification of the perimeter security wall type adjacent to Mill Building 1, from the open post and picket (Type D-1) to a solid stamped brick precast wall (Type A).

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

A. VARIANCES

The three historic monuments are not a permitted sign type under the FMERA Land Use Regulations or Amendment #20 and will require a variance for each one. The monument measures 6 feet 4 inches in height, 1 foot 4 inches in width, and 2 feet in depth. Please clarify whether the inscription will be limited to text only, or if the inclusion of graphics is also being considered. Further clarification is requested regarding the potential lighting of the monuments.

B. DESIGN WAIVERS/EXCEPTIONS

1. No new design waivers or exceptions are being requested.

C. GENERAL COMMENTS

1. Testimony should be provided as to the reason to change the wall type behind the monument adjacent to Mill Building #1.

D. ADDITIONAL AGENCY APPROVALS

1. This Application is subject, but not limited to, the following outside agency approvals or letter of no jurisdiction:
 - a. Monmouth County;

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

Sincerely,

Colliers Engineering & Design, Inc.



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

WHW/

cc: Kevin Kennedy, Esq. (via email)
Lisa A. John-Basta, Esq. (via email)
Christopher Cirrotti, P.E. (via email)

R:\Projects\M-P\Opp\OPP0360\Correspondence\OUT\260421_whw_kramer_Netflix_Amended_Application_Review#1.docx