



BOROUGH OF OCEANPORT PLANNING BOARD

REGULAR MEETING • AGENDA

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

JULY 14, 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. Additionally, in accordance with New Jersey Law, Notice of the meeting was also published on the Municipal website and the New Jersey Secretary of State website. 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.
3. **Flag Salute**
4. **Board Policy**
 - It is Board Policy that no application will be opened after 9:30 PM.
 - No new testimony will be taken after 10:00 PM, except at the discretion of the Board.
5. **Roll Call**
6. **Board Business**
 - 6.1. Ordinance Referral from Borough Council - Ordinance #1127
Ordinance Amending The Definition Of Impervious Coverage and Fence Requirements For Swimming Pools
Determination on Master Plan Consistency
 - 6.2. Ordinance Referral from Borough Council - Ordinance #1129
Ordinance Amending Off Street Parking Regulations For Trailers and Recreational Vehicles
Determination on Master Plan Consistency
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-26-22 Resolution of Approval, 59 Monmouth Blvd LLC, 59 Monmouth Blvd
9. **Old Business**
10. **New Business**
 - 10.1. PB2026-07 Douglas and Deborah Peterson
Block 23, Lot 10
164 Comanche Drive
Proposed construction of a new covered front porch with proposed steps, a concrete pad and removal of a walkway. Property is situated on a corner lot, and existing dwelling is currently a non-conforming structure

10.2. PB2026-09 Celina Eosso-Curti

Block 114, Lot 8

26 Willow Court

Proposed one-story addition on the rear dwelling of the house under Phase 1, proposed second-story addition to the entire house under Phase 2, non-conforming shed where 10 feet is required, the existing shed provides 2.8 feet

Maximum Impervious Coverage- 40% permitted, 38.58% existing, 40.86% proposed

10.3. PB2024-04A Fort Monmouth Business Center, LLC - Allison Hall Parcel

Block 110, Part of Lot 1

Reconsideration of Approval for Mechanical Rooftop Screening

10.4. PB2025-01 Keith Salnick

Block 73, Lot 8

60 Shore Road

Third Extension request of substantial improvement relief

11. **Petitions from the Public**

12. **Adjournment**

**BOROUGH OF OCEANPORT
ORDINANCE #1127**

**ORDINANCE AMENDING THE DEFINITION OF IMPERVIOUS COVERAGE AND FENCE REQUIREMENTS FOR
SWIMMING POOLS**

WHEREAS, the current definition of “Impervious Coverage” in Section 390-12 of the Borough Code does not exclude the surface area of swimming pools; and

WHEREAS, the Borough wants to exclude from the definition of Impervious Coverage the surface area of swimming pools so as to not overburden residents and unnecessarily require them to apply to the Borough’s Joint Land Use Board for relief to construct a pool or other amenities on their properties; and

WHEREAS, the Borough also seeks to amend the fencing requirements for swimming pools to make them consistent with the New Jersey Construction Code and the International Swimming Pool and Spa Code and to ensure that pool fencing is located on the property where the pool is situated and

WHEREAS, the Borough Council believes it is in the best interest of its residents to implement these aforementioned changes as recommended by the Joint Land Use Board to make it easier for home improvements and to ensure that pool fencing is consistent with both the State and International codes.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Oceanport, County of Monmouth, and State of New Jersey, that Chapter 390, Land Development, Article II, Definitions, §390-12 is hereby amended to modify the definition of Impervious Coverage as follows:

[additions are underlined and deletions are marked with strike-out]

Impervious Coverage

A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water. Such surfaces include, but are not limited to, buildings, driveways (including gravel), streets, parking lots, swimming pools including but not limited to concrete collars, detailed patio surrounds, and hardscaping , but excluding the water surface of swimming pools, tennis courts, concrete pavers, brick pavers and any other structures that meet the above definition. Decks that contain a minimum of a 1/8-inch gap between decking boards and that have pervious base material under the deck shall not be considered impervious coverage. An area equal to 350 square feet for use of a vehicle turnaround area on a residential lot shall not be considered impervious coverage and in accordance with § **390-26D** of this chapter.

BE IT FURTHER ORDAINED that Chapter 390, Land Development, Article II Definitions, §390-31 Swimming Pools, Subsection (H) (1) Pool Fencing is hereby amended as follows.

Pool Fencing

Permanent in-ground pools shall be surrounded entirely by a fence, ~~with no opening greater than two inches square and capable of holding a live load of 250 pounds between posts located not more than eight feet apart~~ and shall comply with the requirements of the New Jersey Uniform Construction Code and the latest version of the International Swimming Pool and Spa Code (ISPSC) in regard to fence (pool barrier) requirements; provided however that a fence may enclose the yard rather than enclose the

swimming pool within 6' from the closest edge of the swimming pool. provided, however, that the side(s) of the residence may serve as part of the enclosure. The fence shall be located not less than six feet from the closest edge of the pool. Fences shall at least be four feet in height and, if made of wire, must be of the chain-link type and shall be located entirely within the boundaries of the property where the pool is situated. Shared fences (pool barriers) are not permitted, and alterations or replacements of existing fences shall be located entirely on the property where the pool is situated. All supporting structures shall be on the inside of the fence.

IT IS FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

IT IS FURTHER ORDAINED that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

IT IS FURTHER ORDAINED that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

APPROVED ON FIRST READING

DATED: June 25, 2026

STEPHANIE KRAMER

Acting Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING

DATED:

Stephanie Kramer

Acting Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS ____ DAY OF ____.

THOMAS J. TVRDIK

Mayor

**BOROUGH OF OCEANPORT
ORDINANCE #1129**

**ORDINANCE AMENDING OFF STREET PARKING REGULATIONS FOR TRAILERS AND
RECREATIONAL VEHICLES**

WHEREAS, residents have expressed concern about the parking of trailers and recreational vehicles on Borough streets for both aesthetic and safety reasons; and

WHEREAS, Borough Council believes it is in the best interest of the Borough to amend its off-street parking regulations for trailers and recreational vehicles for the benefit of the public's health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Oceanport County of Monmouth that it hereby deletes Article IV General Zoning Regulations, Section 390-22(J) Off Street Parking, Trailer and Recreational Vehicles and replaces it with the following:

§390-22 (J) Trailers and Recreational Vehicles

(1) Trailers

(a) There shall be no parking of any boat trailer or trailer at any time upon any of the public streets or parts thereof within the Borough.

[1] Trailers used in connection with an on-site construction project or for landscaping shall not be parked on the roadway between the hours of 6pm and 6am.

(b) A boat trailer or trailer may be parked on any parcel, provided that:

[1] Such trailer is not permitted to be parked within 25 feet of the curb line or edge of right away.

[2] In a residential district, not more than two such trailers shall be permitted on a lot per dwelling unit.

(2) Recreational vehicles

(a) There shall be no parking of any recreational vehicle at any time upon any of the public streets or parts thereof within the Borough.

(b) A recreational vehicle may be parked on any parcel, provided that:

[1] Such vehicle is not permitted to be parked in the front yard.

[2] Such vehicle is unoccupied.

[3] The length of such vehicle, including hitch, does not exceed 24 feet.

[4] In a residential district, not more than one such vehicle shall be permitted on a lot per dwelling unit.

[5] Screening shall be as required in § 390-24.

IT IS FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

IT IS FURTHER ORDAINED that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

IT IS FURTHER ORDAINED that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

APPROVED ON FIRST READING

DATED: June 25, 2026

Stephanie Kramer

Acting Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING

DATED:

STEPHANIE KRAMER

Acting Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS ____ DAY OF ____.

THOMAS J. TVRDIK

Mayor

June 10, 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. PB2026-07

164 Comanche Drive - Block 23, Lot 10
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0390

Dear Board Members,

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

- Plan entitled "Boundary and Topographic Survey of Block 23 Lots 9 & 10" prepared by InSite Surveying, last revised April 4, 2026, consisting of one (1) sheet;
- Plans entitled "Plot Plan" prepared by InSite Engineering, LLC., last revised May 29, 2026, consisting of one (1) sheet.

The subject property comprises an 11,470 square foot (0.26 acre) parcel situated within the R-3 Residential Zone. It is located on the southwest corner of the intersection of Serand Avenue and Comanche Drive. The applicant proposes to extend the front of the two-story dwelling by 8 feet with a covered porch.

Based on our review, we recommend that the Application be deemed **complete** and scheduled for the next available meeting. A planning and engineering review of the application is included below:

A. VARIANCES/DESIGN WAIVERS

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

1. Bulk variances are required for the following:
 - a) Front Yard Setback: 30 feet required, 26.5 feet existing and 18.92 feet are proposed. The porch is permitted to extend into the front yard by 6 feet thereby reducing the required front setback to 24 feet (390-17A(4)).+

- b) Ordinance 390-17B stipulates that dwellings must not be situated closer to the front property line than five feet of the average alignment of existing dwellings located within 200 feet on either side of the lot on the same block. On Comanche Drive, there is only one existing dwelling, which is set back 37.9 feet from the front property line. In accordance with this regulation, a minimum setback of 32.9 feet from Comanche Drive is required. The applicant is proposing a setback of 18.92 feet from Comanche Drive.

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 Secretary.
2. Our office recommends that the Board consider waiving the requirement for a grading plan, as the proposed addition is minor in scope.
3. The subject parcel is in a regulated AE10 flood zone. All construction below elevation 12.4 shall be of flood resistant materials.

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

Sincerely,

Colliers Engineering & Design, Inc.

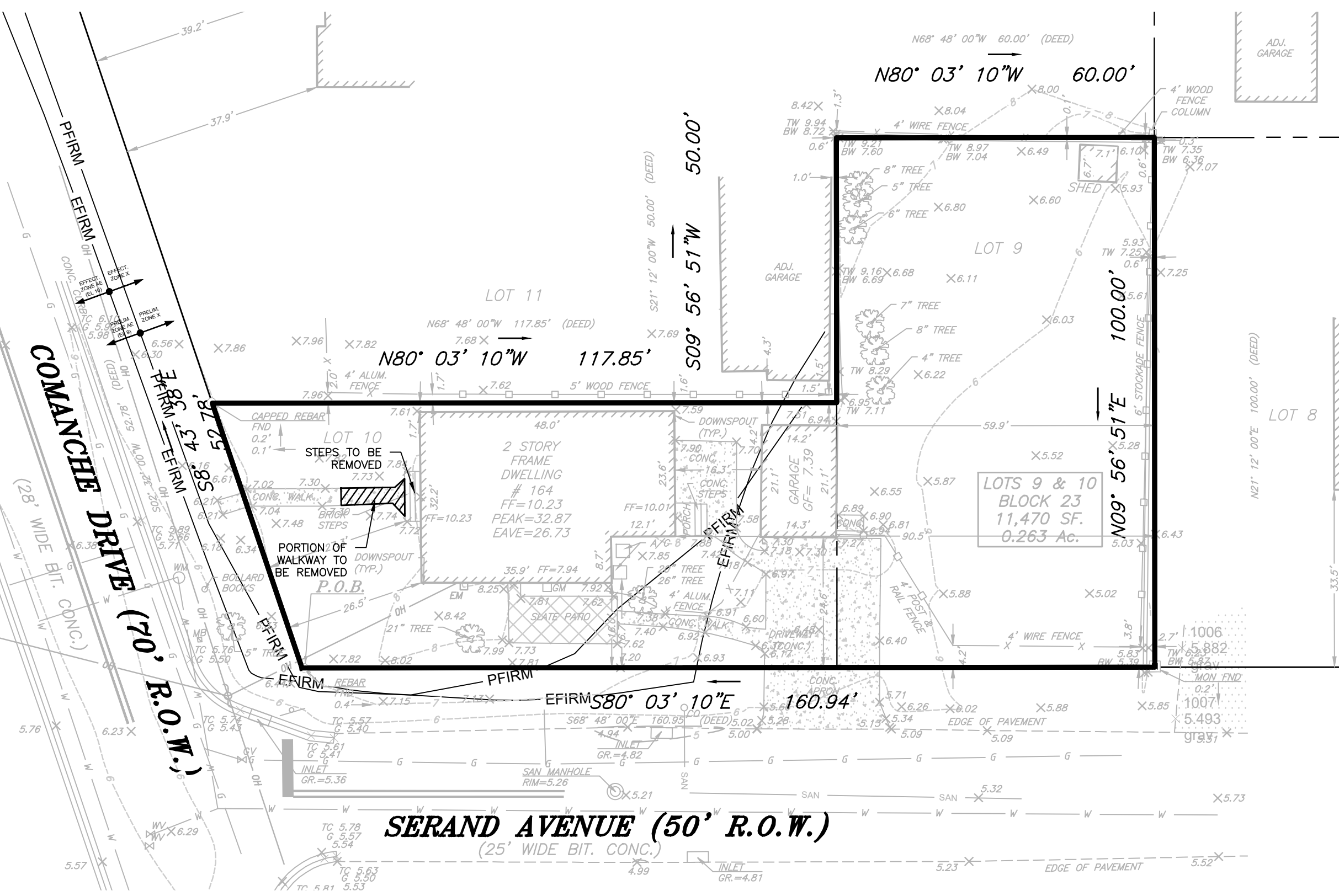
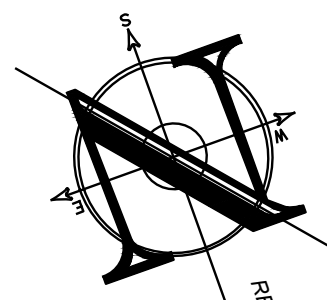


William H.R. White, III, P.E., P.P., CME, CFM
Oceanport Planning Board Engineer and Planner

WHW/rb

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Douglas and Deborah Peterson, Applicant (via email) DebbieP87@comcast.net
Jennifer Barnett, PE. (via email) jen.Bernett@insiteeng.net

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OWNER & ADDRESS REPORT

OCEANPORT 200 FOOT LIST BLOCK 23 LOT 10 05/06/26 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
22	9		2	SPIRO, JOSEPH HARVEY IV & JESSICA 6 HORIZON AVE OCEANPORT, NJ 07757	6 HORIZON AVE	
22	10		2	CHECKOWSKI, WILLIAM & MARGARET 4 HORIZON AVE OCEANPORT, NJ 07757	4 HORIZON AVE	
23	7		2	BYRON, RAYMOND R 14 SERAND AVE OCEANPORT, NJ 07757	14 SERAND AVE	
23	8		2	LIVINGSTONE, KAREN J 10 SERAND AVE OCEANPORT, NJ 07757	10 SERAND AVE	
23	9		1	PETERSON, DOUGLAS & DEBORAH 164 COMANCHE DR OCEANPORT, NJ 07757	SERAND AVE	
23	11		2	SCHWARTZ, KATHLEEN & CARTER 160 COMANCHE DR OCEANPORT, NJ 07757	160 COMANCHE DR	
23	12		2	LEFURGE, ERIC & CAITLIN 15 HORIZON AVE OCEANPORT, NJ 07757	15 HORIZON AVE	
24	8.01		2	SARLES, STEVE & ANDREA 26 HORIZON AVE OCEANPORT, NJ 07757	26 HORIZON AVE	
24	9		2	TENNENBAUM, KENT & CELIA 174 COMANCHE DR OCEANPORT, NJ 07757	174 COMANCHE DR	
24	10		2	ZWEIF, ALEXANDRA L 170 COMANCHE DR OCEANPORT, NJ 07757	170 COMANCHE DR	
24	11		2	BUCKMAN, THOMAS & CHRISTIAN 13 SERAND AVE OCEANPORT, NJ 07757	13 SERAND AVE	
41	1		2	D'AMBRISI, THOMAS 175 COMANCHE DR OCEANPORT, NJ 07757	175 COMANCHE DR	1.01
41	2		2	DIAMANTE, GENEVIEVE 169 COMANCHE DR OCEANPORT, NJ 07757	169 COMANCHE DR	2.01
41	3		2	ELLIS, GLEN K & ANGELI, JOSEPH C 165 COMANCHE DR OCEANPORT, NJ 07757	165 COMANCHE DR	3.01
41	4.02		2	ILVENTO, ANDREW & AMANDA 161 COMANCHE DR OCEANPORT, NJ 07757	161 COMANCHE DR	
41	5.03		4A	BENEVENI, LLC 157 COMANCHE DR OCEANPORT, NJ 07757	157 COMANCHE DR	4.01, 5.01, 5.02
41	6		2	SPAHN, JOHN A & ELLEN 157 COMANCHE DR OCEANPORT, NJ 07757	157 COMANCHE DR	

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

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

Comcast
407 South Street
Eatontown, NJ 07724

NJ American Water Company, Inc.
1 Water Street
Camden, NJ 08102

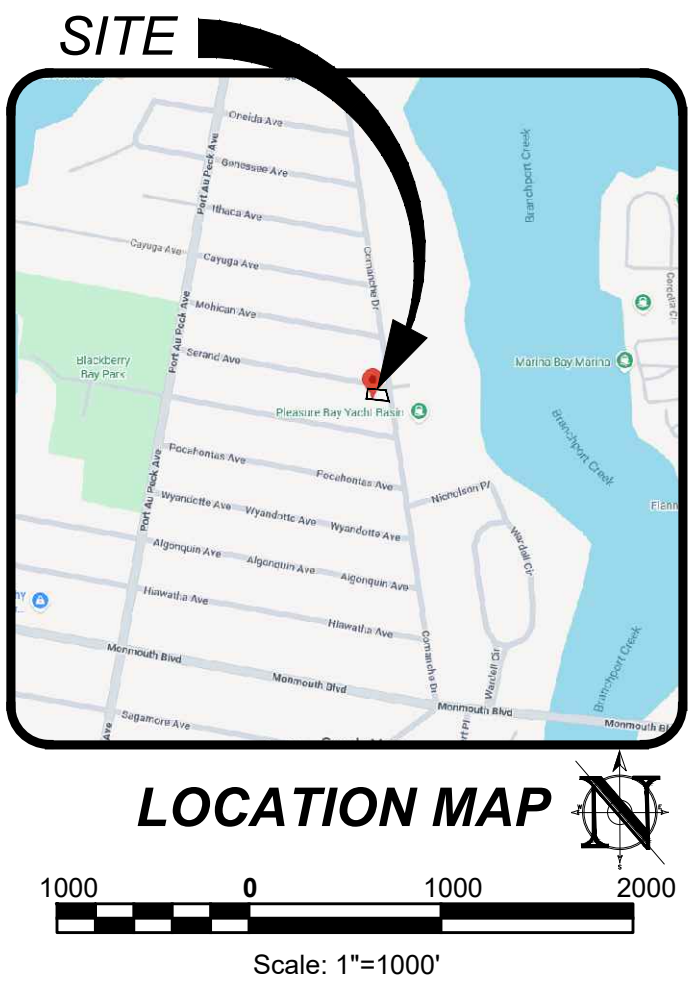
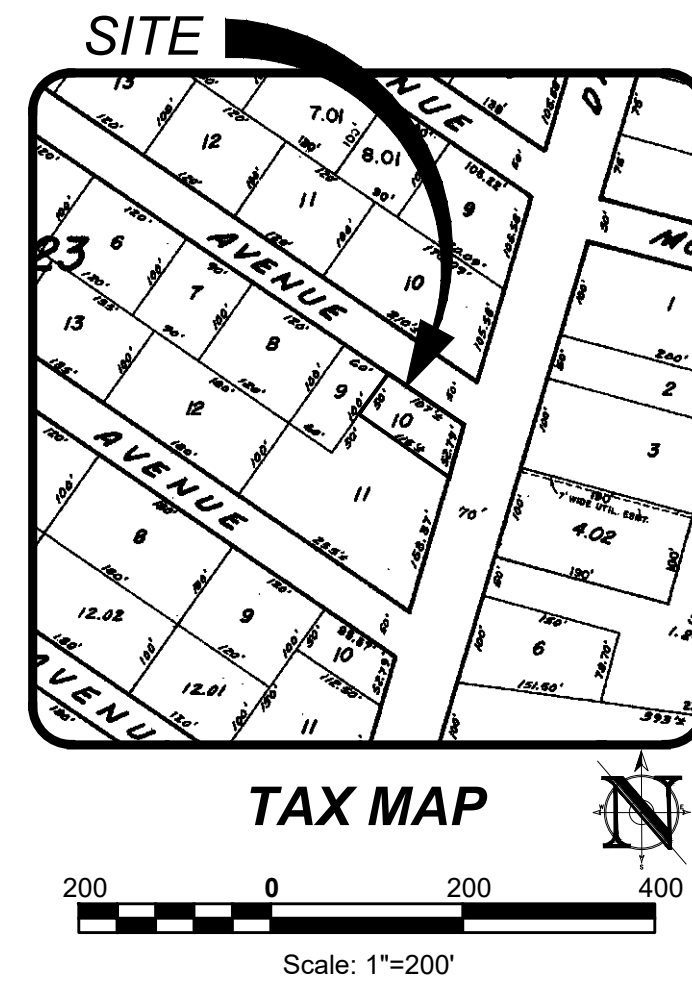
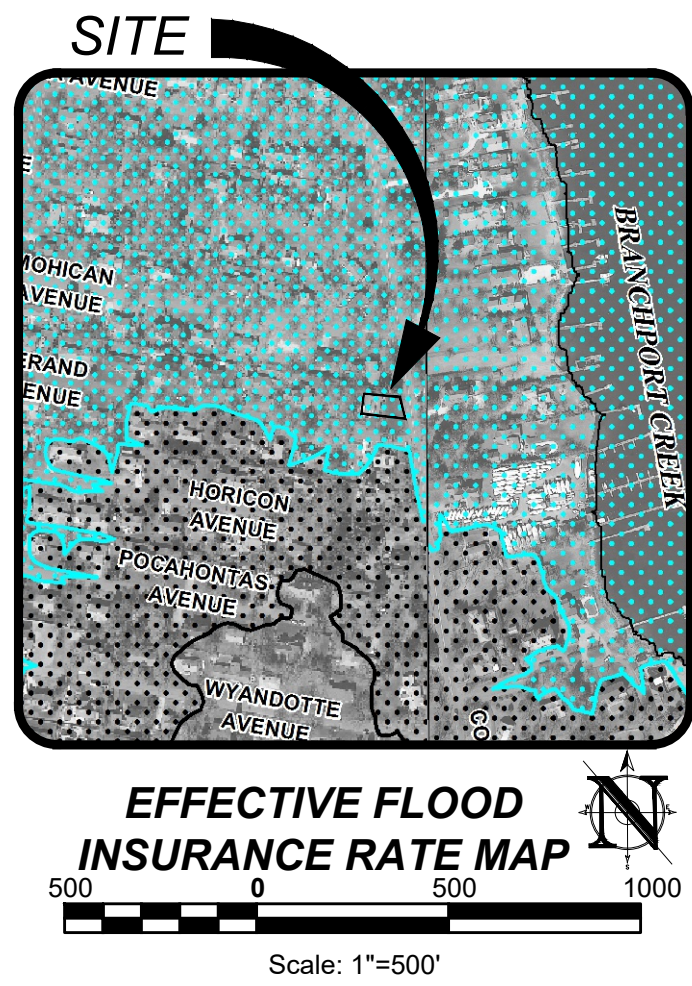
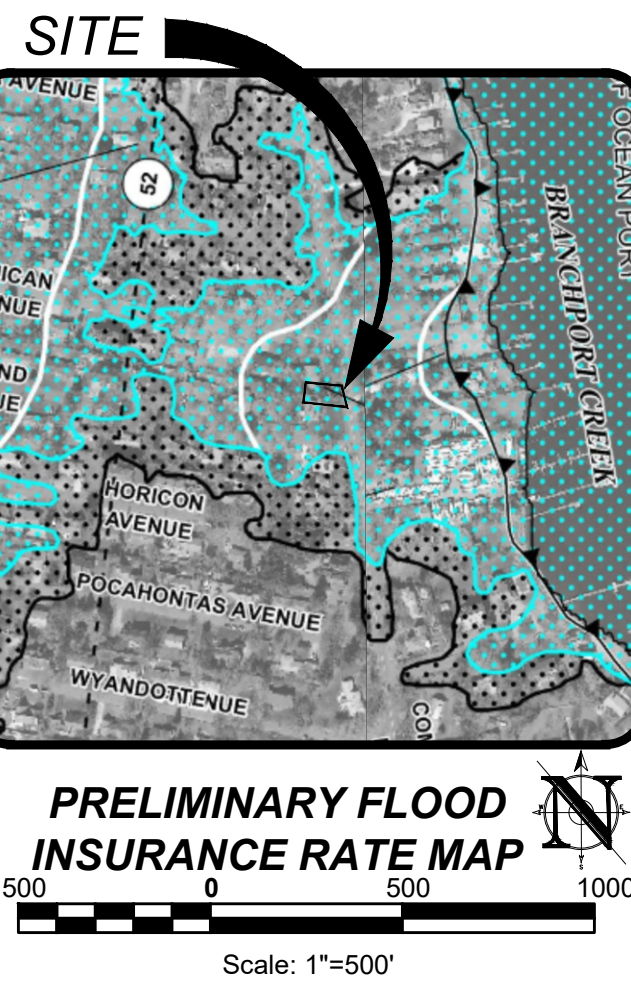
NJ Natural Gas Co.
1415 Wyckoff Rd.
Wall, NJ 07719

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

200' PROPERTY OWNER LIST

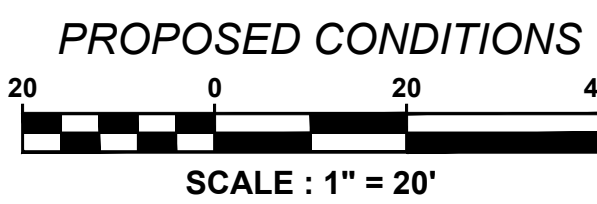
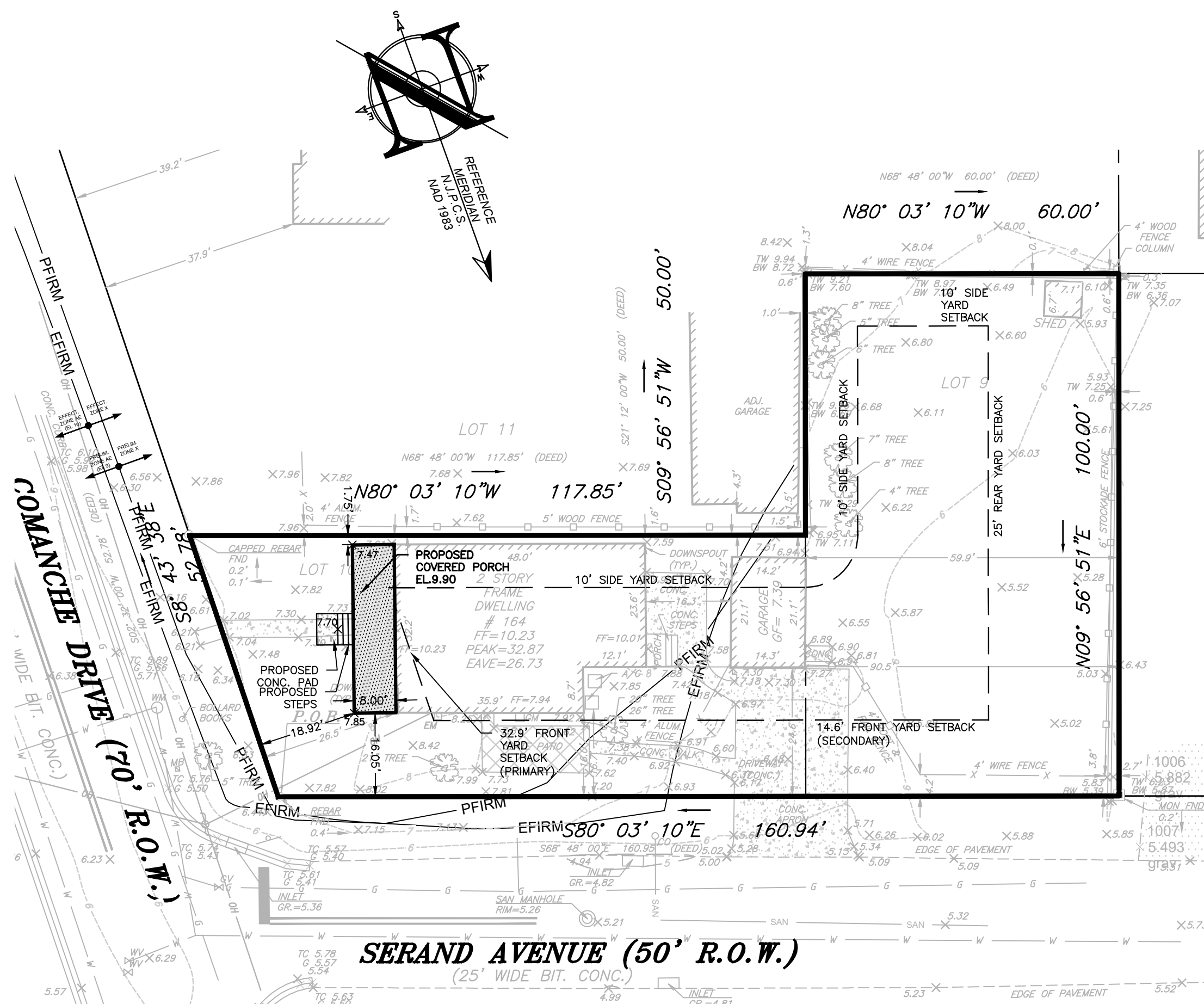
ITEM	EXISTING (SF)	PROPOSED (SF)
PRINCIPAL BUILDING	1,445.41	NO CHANGE
GARAGE	300.35	NO CHANGE
FRONT COVERED PORCH	N/A	257.61
SLATE PATIO	188.79	NO CHANGE
A/C	12.5	NO CHANGE
STEPS	41.33	31.31
REAR PORCH	23.51	NO CHANGE
CONC. WALK & DRIVEWAY	809.75	NO CHANGE
FRONT WALK	98.94	84.15
TOTAL	2,920.58	3,153.38

SETBACK CHART			
164 COMANCHE DRIVE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY			
BLOCK	LOT	ADDRESS	FROM COMANCHE DRIVE
23	7	14 SERAND AVENUE	34.7
23	8	10 SERAND AVENUE	N/A
23	9 & 10	164 COMANCHE DRIVE	PIQ
23	11	160 COMANCHE DRIVE	37.9
AVERAGE			34.1



GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #11; BLOCK #23, LOT(S) #10, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
OWNER:
PETERSON, DOUGLAS & DEBORAH
164 COMANCHE DRIVE
OCEANPORT, NJ 07757
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH OF OCEANPORT FOR ENGINEERING AND ZONING APPROVAL.
- PERMITS & APPROVALS**
CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED SHEET(S) TOPOGRAPHIC INFORMATION AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY FOR REVIEW AND APPROVAL.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 23, LOTS 9&10, 164 COMANCHE DRIVE", WITH THE LATEST REVISION BEING DATED 04/14/2026. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANYTHINGCAD, LLC, ENTITLED "DECK PLAN, PETERSON DWELLING MODIFICATION PLAN".
- BUILDING SETBACK DIMENSIONS**
BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM CONCRETE BUILDING FOUNDATION WALLS TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY IF ANY PROPOSED VENEERS WILL BE APPLIED TO BUILDING WALLS THAT MAY DECREASE THE SETBACK DIMENSIONS BECAUSE THIS MAY CAUSE THE BUILDING(S) TO BECOME NON-COMPLIANT WITH ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACKS DIMENSION.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #340250184H, DATED 08/15/2022, THE SITE IS LOCATED IN ZONE X. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #340250184H, DATED 01/31/2014, THE SITE IS LOCATED IN ZONE X. BOTH FEMA MAPS REFERENCE THE NAVD83 VERTICAL DATUM.
- STRUCTURAL FILL MATERIAL**
THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- EXISTING UTILITIES**
ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS LESS THAN 5,000 SF. THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- POTABLE WATER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING WATER MAIN IS COORDINATED PROPERLY.
- SANITARY SEWER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THE PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE SEWERAGE AUTHORITY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.
- STRUCTURAL ENGINEERING**
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.
- CONSTRUCTION REQUIREMENTS**
a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.



ZONING COMPLIANCE CHART					
RESIDENTIAL SINGLE-FAMILY (R-3) ZONE (§ 390)					
SINGLE-FAMILY DWELLING: PERMITTED					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
ATTACH 2	MIN. LOT AREA (SF)	12,000	11,470 (0.26)	(N)	NO
ATTACH 2	MIN. LOT WIDTH (FT)	120	52.78	(N)	NO
ATTACH 2	MIN. LOT DEPTH (FT)	100	169.39	(N)	YES
ATTACH 2	PRINCIPAL BUILDING				
ATTACH 2	MIN. PRIMARY FRONT YARD SETBACK (COMANCHE DRIVE) (FT)	32.9 (1) (2)	26.5	(N)	NO
ATTACH 2	MIN. SECONDARY FRONT YARD SETBACK (SERAND AVENUE) (FT)	14.6 (1)	16.0	(N)	YES
ATTACH 2	MIN. SIDE YARD SETBACK (FT)	10	1.6	(N)	NO
ATTACH 2	MIN. REAR YARD SETBACK (FT)	25	90.5	(N)	YES
ATTACH 2	MAX. BUILDING HEIGHT (FT)	35	26.49	(N)	YES
ATTACH 2	MAX. BUILDING HEIGHT (STORIES)	2.5	2	(N)	YES
ATTACH 2	ACCESSORY STRUCTURE - GARAGE				
390-19-C	ALLOWABLE YARD LOCATION	REAR/SIDE	REAR		YES
ATTACH 2	MIN. SIDE YARD SETBACK (FT)	10	4.2	(N)	NO
ATTACH 2	MIN. REAR YARD SETBACK (FT)	5	59.9	(N)	YES
390-19-D	ACCESSORY PRIVATE UTILITIES - A/C	15	(A)		-
§390-19G	MIN. PROPERTY LINE SETBACK (FT)	5	16.7		YES
ATTACH 2	LOT COVERAGE				
ATTACH 2	MAX. BUILDING COVERAGE (%)	25	15.22		YES
ATTACH 2	MAX. ACCESSORY BUILDING COVERAGE (%)	5	2.06		YES
ATTACH 2	MAX. IMPERVIOUS COVERAGE (%)	37	25.46		YES
(N) EXISTING NON-COMFORMITY	(I) IMPROVED CONDITION	N/A - NOT APPLICABLE			
(E) EXISTING VARIANCE	(X) VARIANCE / NON-COMFORMITY ELIMINATED	N/S - NOT SPECIFIED			
(V) PROPOSED VARIANCE	(W) PROPOSED WAIVER				
(9) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE					
1. IN RESIDENTIAL DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE STREET LINE OF ANY STREET THAN FIVE FEET OF THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT ON THE SAME BLOCK. BUILDINGS UTILIZED FOR COMPARISON SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PRINCIPAL BUILDING AND IN ANY EVENT SHALL NOT VIOLATE THE MINIMUM FRONT YARD SETBACK.					
2. PER 390-17(4), A PORCH ONE STORY IN HEIGHT CAN PROJECT NOT MORE THAN SIX FEET INTO THE FRONT YARD AND NOT MORE THAN FIVE FEET INTO THE SIDE YARD BUT IN NO INSTANCE NEARER THAN 10 FEET TO A SIDE LOT LINE AND 24 FEET TO THE FRONT LOT LINE.					

PROJECT INFORMATION

PROJECT NAME:
PETERSON RESIDENCE

PROJECT LOCATION:
BLOCK 23, LOT 10
164 COMANCHE DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

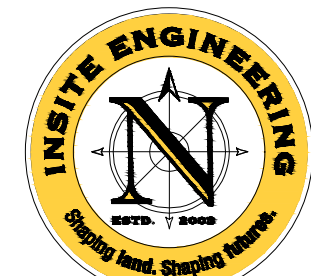
OWNER:
PETERSON, DOUGLAS & DEBORAH
164 COMANCHE DRIVE
OCEANPORT, NJ 07757

APPLICANT:
PETERSON, DOUGLAS & DEBORAH
164 COMANCHE DRIVE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:
NAME:
ADDRESS:
MUNICIPALITY, NJ ZIP:

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



CALL BEFORE YOU DIG!
NJ ONE CALL - 800-272-1000
(or call 3 days prior to excavation)

INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200,
ALLENTOWN, NJ 07401
20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

Jennifer Barnett, P.E.
JENNIFER BARNETT, P.E.
PROFESSIONAL ENGINEER, PLANNER
NJPE 24G05582300 NJPP 33L00657700

REVISIONS

REV.#	DATE	COMMENT
1	05/28/26	ADD 200' PROPERTY OWNER LIST
2	04/20/26	INITIAL RELEASE
SCALE: 1" = 20'		
DATE: 04/20/26		
JOB #: 26-2711-01		
DESIGNED BY: JMB		
DRAWN BY: M-S		
CHECKED BY: JMB		
NOT FOR CONSTRUCTION		
APPROVED BY:		
FOR CONSTRUCTION		

PLAN INFORMATION

PLOT PLAN

SHEET TITLE:
PLAN

SHEET NO.:
1 OF 1

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

THIS SURVEY REFLECTS THE EXISTING CONDITIONS AS OF MARCH 9, 2026 BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF MARCH 9, 2026.

KNOWN AND DESIGNATED AS TAX LOTS 9 AND 10 IN BLOCK 23 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, TAX MAP SHEET NO. 28

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS BEING WITHIN AND/OR CROSSING THE SURVEYED BOUNDS AS SHOWN, IF ANY.

SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY, SERVICING THE SURVEYED PROPERTY.

SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

SUBJECT TO SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF WETLANDS AT THIS SITE.

SUBJECT PROPERTY IS PREDOMINANTLY LOCATED IN FEMA EFFECTIVE FLOOD ZONE SHADED X & PARTIALLY LOCATED IN FLOOD ZONE AE ELEVATION 10.0 FEET PER FLOOD HAZARD DATA PANEL NO. 34025C0184H DATED 8-15-2022.
SUBJECT PROPERTY IS PREDOMINANTLY LOCATED IN FEMA EFFECTIVE FLOOD ZONE SHADED X & PARTIALLY LOCATED IN FLOOD ZONE AE ELEVATION 8.0 FEET PER FLOOD HAZARD DATA PANEL NO. 34025C0184H DATED 1-30-2015.

FILED MAP REFERENCES:

A MAP ENTITLED, "PERFECTED & AMENDED, MAP OF PROPERTY, "PORRAUPECK", BOROUGH OF OCEANPORT, MONMOUTH CO., N.J.," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 11, 1920 CASE NO. 23-6.

DEED REFERENCE(S):

OR BK 8677 PG 9615 PQ
OR BK 9767 PG 7383 LOT 11

VERTICAL BENCHMARKS: TOP OF MONUMENT FOUND, PLOTTED. ELEV.=5.67 (NAVD88).

HORIZONTAL - NAD 1983, BASED ON GPS OBSERVATIONS BY INSITE SURVEYING, LLC. ON MARCH 9, 2026 AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.

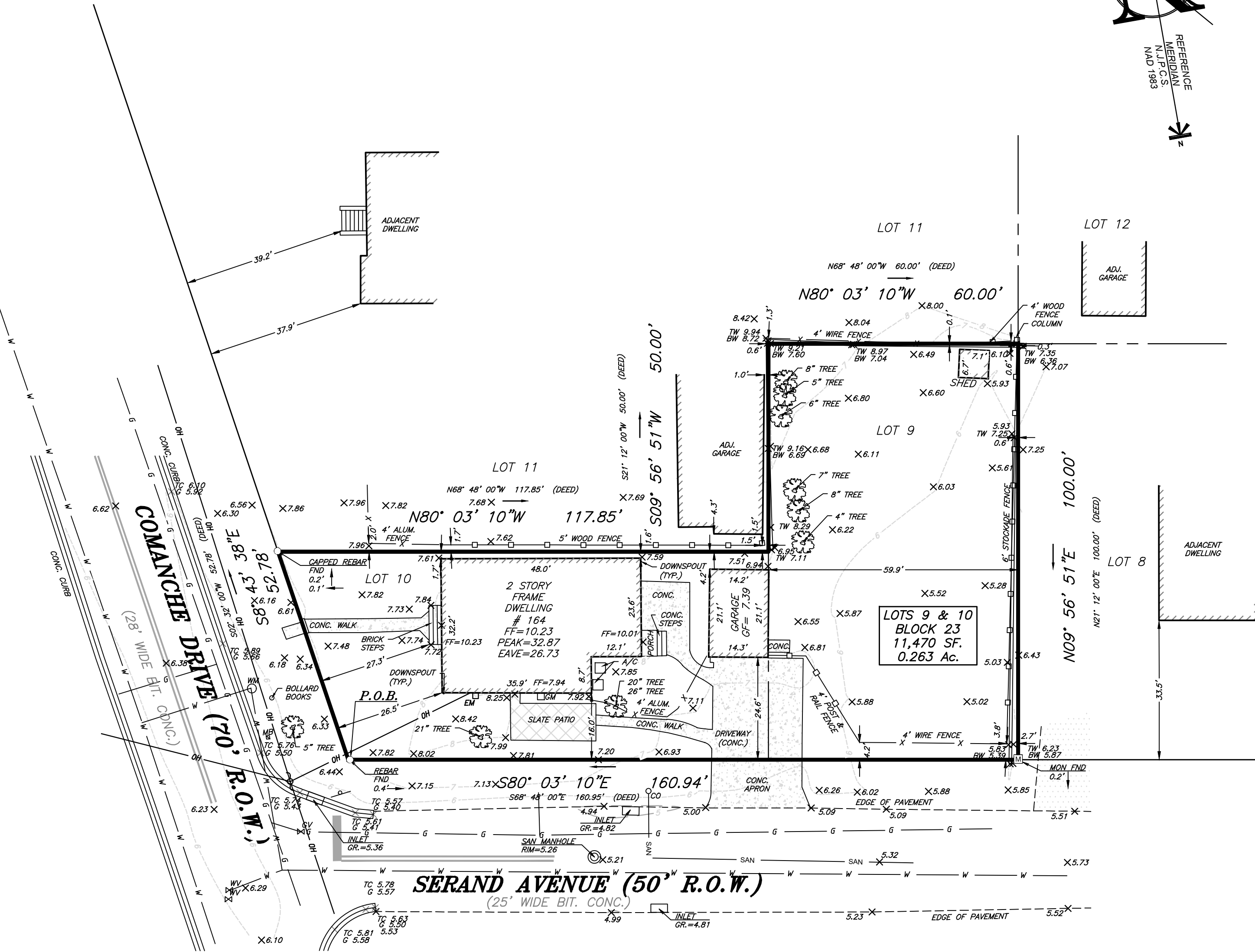
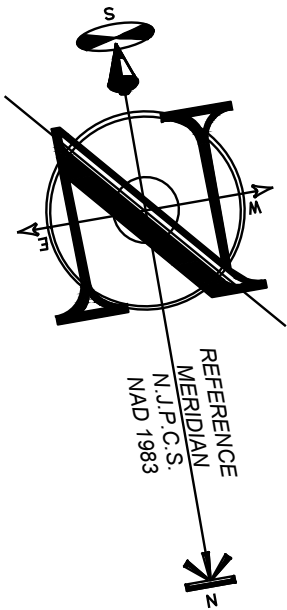


SCALE : 1" = 20'

LEGEND

EXISTING	
	BOUNDARY LINE
	CONTOUR LINE
	SPOT ELEVATION
	BUILDING
	WALL
	GAS
	WATER
	INLET
	STORM
	SANITARY MAIN
	OVERHEAD WIRE
	ELECTRIC
	TELEPHONE
	UTILITY POLE
	HYDRANT
	SIGN POST
	FENCE
	LIGHT FIXTURE
	TEST PIT LOCATION
	GRADE FLOW ARROW
	SWALE CENTER LINE
	DECIDUOUS TREE
	CONIFEROUS TREE

AVERAGE FRONT SETBACK CHART					
164 COMANCHE DRIVE, OCEANPORT, NJ					
BLOCK	LOT	ADDRESS	FRONT	PORCH	STEPS
23	7	14 SERAND AVENUE	34.7	N/A	N/A
23	8	10 SERAND AVENUE	33.5	N/A	N/A
23	9 & 10	164 COMANCHE DRIVE	26.5	N/A	27.3
23	11	160 COMANCHE DRIVE	37.9	N/A	39.2
AVERAGE			33.2	N/A	33.3



BOUNDARY &
TOPOGRAPHIC
SURVEY

OF

BLOCK 23, LOTS 9 & 10

164 COMANCHE DRIVE

SITUATED IN:

BOROUGH OF OCEANPORT
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:



InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

CALL BEFORE YOU DIG!

NJ ONE CALL.....800-272-1000

(at least 3 days prior to excavation)

ELECTRIC	RED
GAS/OIL	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

REVISIONS

Rev.#	Date	Comment
0	04/14/2026	INITIAL RELEASE

SCALE: 1"=20'	DRAWN BY: GS/TS
FIELD DATE: 03/09/2026	CHECKED BY: AG/PPB
JOB #: 26-S001-1179	

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

ANTHONY J. GOODWIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 24GS04343900

SHEET NO.

1 of 1

GIORDANO, HALLERAN & CIESLA, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WWW.GHCLAW.COM

STEVEN P. GOVIN, ESQ.
SHAREHOLDER
ALSO ADMITTED TO PRACTICE IN NY
SGOVIN@GHCLAW.COM
DIRECT DIAL: (732) 219-5498

Please Reply To:
125 HALF MILE ROAD
SUITE 300
RED BANK, NJ 07701
(732) 741-3900
FAX: (732) 224-6599

June 29, 2026

Client/Matter No. 19277/3

VIA EMAIL & FEDEX

Kevin Kennedy, Esq.
Oceanport Planning Board
910 Oceanport Way
Oceanport, NJ 07757
Email: kkennedy@kevinkennedylaw.net

**Re: Allison Hall Redevelopment Project
Mechanical Rooftop Screening**

Dear Kevin:

As you know, this firm represents Fort Monmouth Business Center, LLC in connection with the referenced project. I am writing regarding the rooftop mechanical equipment installed on some of the buildings in the project.

As you may recall, approximately two years ago the Applicant sought amended site plan approval relating to the rooftop mechanical screening condition contained in the Board's June 22, 2021 Resolution of Approval. During the hearing, however, it became apparent that the Board did not believe it had sufficient information and visual exhibits before it to fully evaluate the proposed treatment. Accordingly, the Applicant withdrew the request, with the understanding that the issue could be revisited once the necessary information was available.

Since that time, the Applicant has completed construction of the project and implemented what it believes to be the least architecturally impactful solution that satisfies the intent of those conditions. Rather than constructing separate rooftop screening structures, the rooftop mechanical units have been painted black to match the building's black coping, parapet features, and roofline architecture. As reflected in the enclosed photographs, the rooftop equipment blends into the roofline and substantially minimizes its visibility from adjacent residential properties. In the Applicant's view, this treatment satisfies the screening condition while preserving the architectural character of the approved buildings and avoiding the need for additional rooftop structures.

The applicable conditions of approval require, among other things, that rooftop mechanical equipment visible from the adjacent residential development be screened and that such screening be painted a brick, black, or similar color. The Resolution does not prescribe a specific screening material, design, or construction detail, but rather reflects the Board's objective of minimizing the visibility of rooftop mechanical equipment from surrounding residential properties. In our view, the Resolution

GIORDANO, HALLERAN & CIESLA

A Professional Corporation
ATTORNEYS-AT-LAW

Kevin Kennedy, Esq.

June 29, 2026

Page 2

intentionally focuses on the visual objective to be achieved rather than prescribing a particular screening material or construction detail.

Accordingly, the Applicant believes that the installed treatment satisfies the rooftop mechanical screening conditions contained in the June 22, 2021 Resolution of Approval, while accomplishing the Board's objective in the least architecturally impactful manner. We recently presented the completed installation to the Borough's Construction Official in connection with project closeout. In connection with project closeout, we recently presented the completed installation to the Borough's Construction Official. The Construction Official suggested that the matter be presented to the Planning Board so that the Board could confirm its satisfaction with the installed treatment before a final determination is issued.

Accordingly, we respectfully request that you provide this letter and the enclosed photographs to the Planning Board for its consideration. The Applicant is not requesting relief from the existing condition of approval. Rather, we are requesting that the Board review the installed treatment and confirm that the installed treatment complies with Conditions xvi through xviii of the June 22, 2021 Resolution of Approval and that no additional rooftop screening is required.

Provided the Board is comfortable confirming compliance based upon the enclosed materials, we would appreciate written confirmation so that the project may continue toward final closeout.

Thank you, as always, for your assistance. Please let me know if the Board requires any additional information or would like us to supplement this submission in any way.

Very truly yours,



STEVEN P. GOUIN

SPG/mg

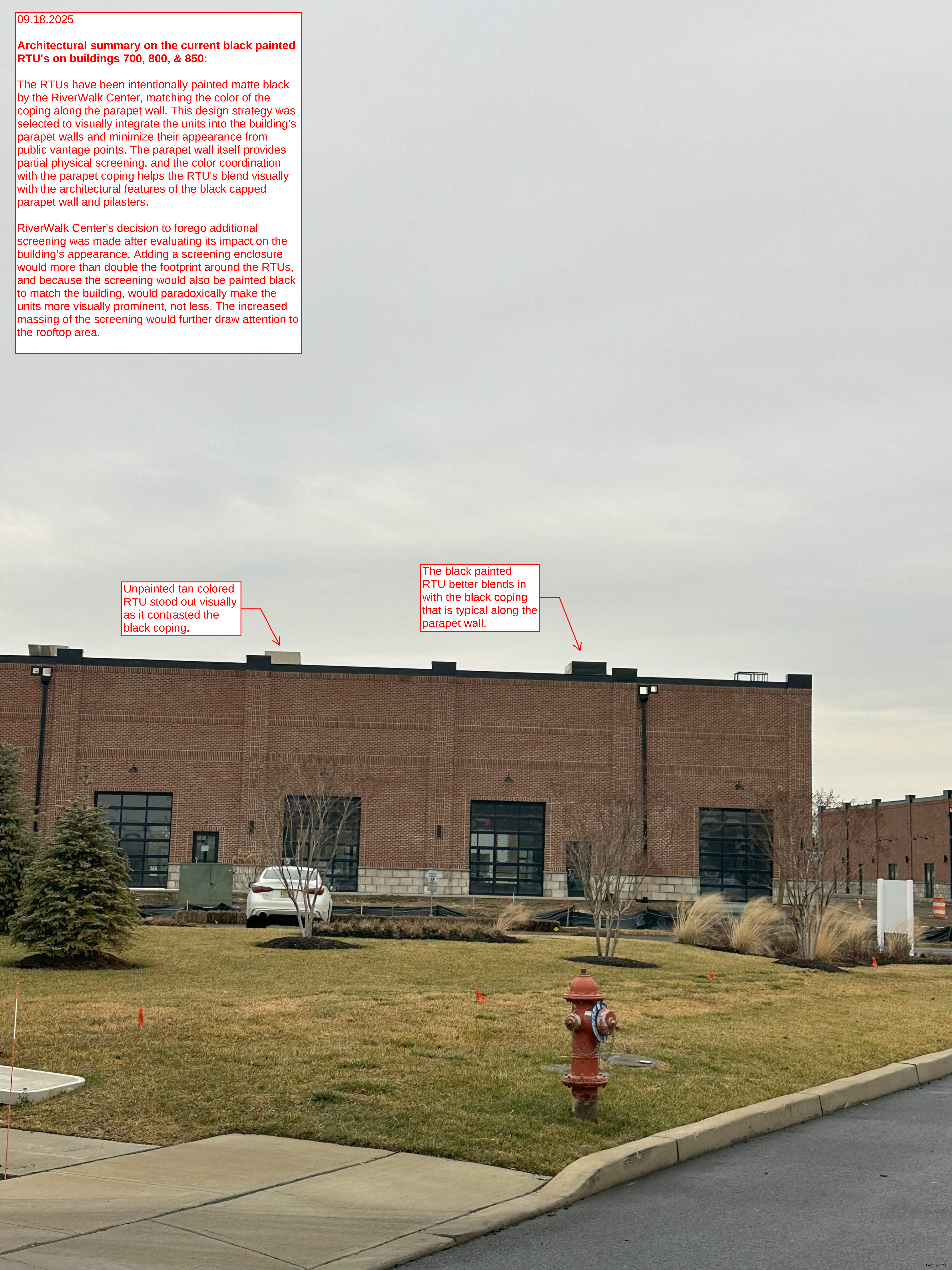
cc: Fort Monmouth Business Center, LLC (via email)
Stephanie Kramer, Board Secretary (via email: skramer@oceanportboro.com and regular mail)

09.18.2025

Architectural summary on the current black painted RTU's on buildings 700, 800, & 850:

The RTUs have been intentionally painted matte black by the RiverWalk Center, matching the color of the coping along the parapet wall. This design strategy was selected to visually integrate the units into the building's parapet walls and minimize their appearance from public vantage points. The parapet wall itself provides partial physical screening, and the color coordination with the parapet coping helps the RTU's blend visually with the architectural features of the black capped parapet wall and pilasters.

RiverWalk Center's decision to forego additional screening was made after evaluating its impact on the building's appearance. Adding a screening enclosure would more than double the footprint around the RTUs, and because the screening would also be painted black to match the building, would paradoxically make the units more visually prominent, not less. The increased massing of the screening would further draw attention to the rooftop area.



Unpainted tan colored RTU stood out visually as it contrasted the black coping.

The black painted RTU better blends in with the black coping that is typical along the parapet wall.



SPEED
LIMIT
15

NO
PARKING
HERE TO
CROSS

STOP

STOP





Note, the existing black rooftop screening on nearby building 1250 similarly stands out the way the painted RTU's do on buildings 700, 800, and 850.



Stephanie Kramer

From: Keith Salnick <ksalnick@gmail.com>
Sent: Monday, July 6, 2026 10:41 AM
To: Christine Phillips; Kevin Kennedy
Cc: William White; William White; Stephanie Kramer; Andrew Bayer; Oceanport Mayor
Subject: Re: Salnick Application - 60 Shore Road
Attachments: 010726 Salnick procedure.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kevin, Stephanie,

Please let this email service as my formal request to come before the planning board to once again ask for an extension; as we are approaching the August 1 deadline.

For the file/record, please let it be noted that since the last extension request, I had retained Agresta Engineering P.E., and submitted a professional crafted, signed and sealed grading plan revision, that from our perspective met all engineering standards/requirements.

Mr. White and his office unfortunately denied that submission, so I am still left in a position where I can not execute an approvable grading plan by the required established deadline of my variance approval.

Mr. Agresta and Mr. White are still actively speaking, and I hope that my engineer will be able to demonstrate why the submitted plan should be approved and allowed, but to date that is still "in process".

Therefore, I feel that it is appropriate and just to ask the planning board to afford more time for the engineers to work through this, so that I can hopefully get to the point of an "approved" grading plan that can be executed this fall.

Thanks

Keith Salnick

June 16, 2026

VIA EMAIL

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

Resolution Compliance Review No. 1

Application No. PB2025-01

60 Shore Road - Block 73, Lot 8
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0365

Dear Board Members,

Our office has received the following documents for Compliance with the Resolution of Approval memorialized on May 27, 2025:

1. Plan entitled "Grading Plan" prepared by Agresta Engineering & Planning Inc. dated May 29, 2026, 2015, consisting of one (1) sheet;

This submission is to address the first step of Condition "d" of the Resolution of Approval which is related to the effectuation of the improvements on the approved grading plan.

The plan as submitted is not acceptable. The following comments must be addressed:

1. The existing drainage pattern is to be preserved. Previously, the rear yard of Lot 6 drained onto Lot 8. The proposed retaining wall now interrupts this drainage pattern. The applicant has been advised of this requirement numerous times since 2016 when the project was initiated. Provisions shall be made to handle this runoff by piping, regrading, etc.
2. A low area is created along the rear property line.
3. The minimum pipe size shall be 8" diameter. There is no information on the size, slope, and inverts (upper and lower) of the storm pipe that is being tied into.
4. Construction details for the inlet, and pipe bedding shall be added to the plans.

5. An inlet shall be provided at the point of tie-in with the existing system.
6. A signed and sealed copy of the Boundary and Topographic Survey referenced in Layout Note #10 shall be submitted.

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

Sincerely,

Colliers Engineering & Design, Inc.



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

WHW/rb

cc: Keith Salnick, Applicant (via email) ksalnick@gmail.com

Michael Thulen, CFM, Construction Official (via email) constructionofficial@oceanportboro.com

R:\Projects\M-P\Opp\OPP0365\Correspondence\OUT\260616_whw_Kramer_60 Shore Rd_RC#1.docx