



BOROUGH OF OCEANPORT PLANNING BOARD

REGULAR MEETING • AGENDA

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

AUGUST 11, 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**
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-26-23 Resolution of Approval, Celina Eosso-Curti, 26 Willow Court
 - 8.2. PR-26-24 Resolution of Denial, Keith Salnick, 60 Shore Road
9. **Old Business**
 - 9.1. 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 the existing dwelling is currently a non-conforming structure. Application carried from the July 14, 2026 meeting
10. **New Business**
 - 10.1. Kendra Lelie
Reexamination Report of the Master Plan Overview
 - 10.2. PB2026-12 Jeffrey Timperman
Block 12, Lot 24.02
115 Sagamore Avenue
Request variance relief to relocate an existing non-compliant storage shed on property. Minimum required setback of 10 feet from the side yard property line and 5 feet from rear yard property line. Proposed shed

location encroaches into the required 10 foot side yard setback

- 10.3. PB2026-13 Maarti and Christopher DeFonce
Block 27, Lot 2
42 Cayuga Avenue

Request variance relief for an existing shed which does not conform to the front yard, rear yard, or potential height requirements. Property is located on a corner lot, it is deemed to have two front yards. Accessory structures are prohibited from being located in a front yard. Shed is currently located in the front yard 23.7 feet from property line.

- 11. **Petitions from the Public**
- 12. **Adjourn to Executive Session**
- 13. **Return From Executive Session**
- 14. **Adjournment**

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.

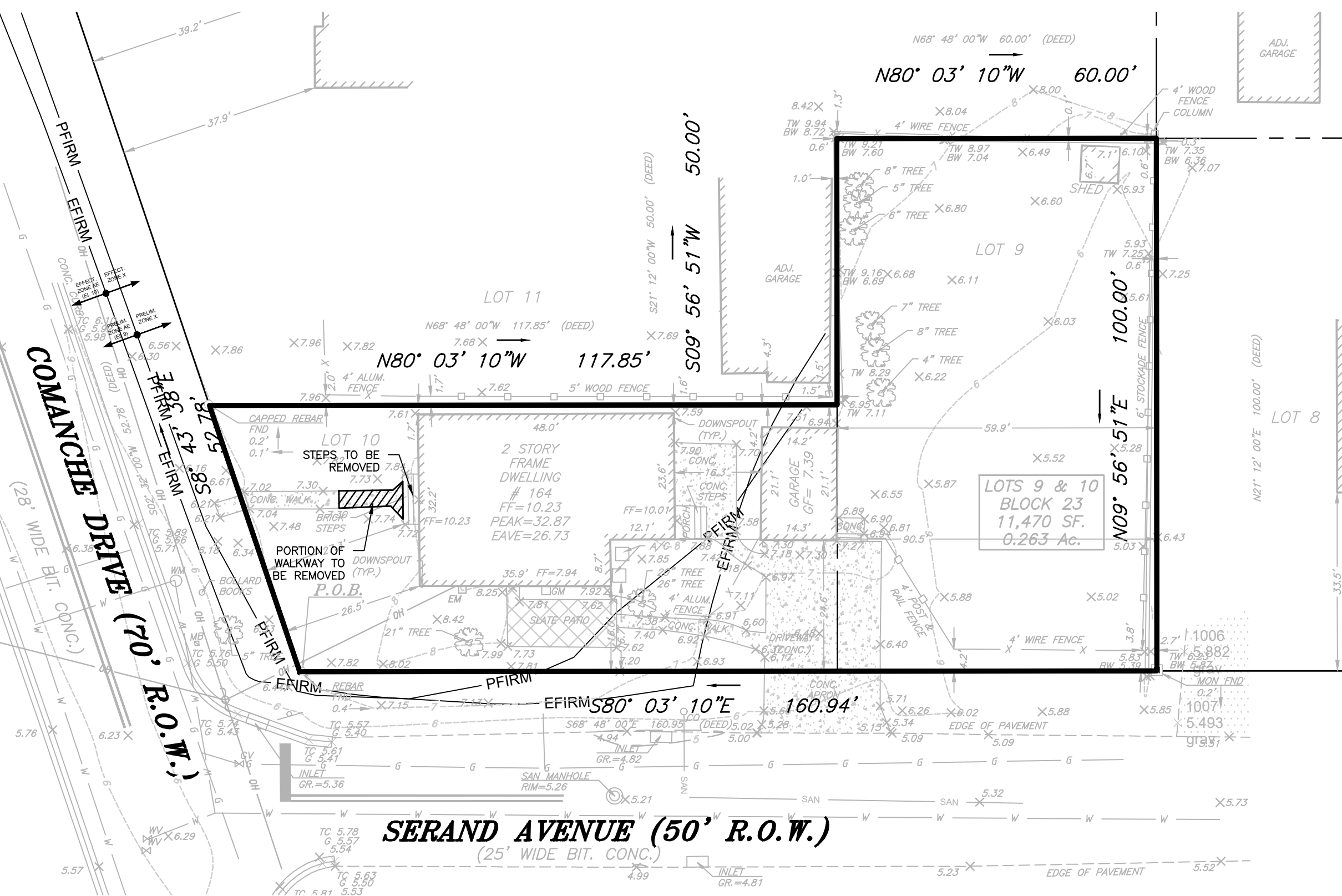
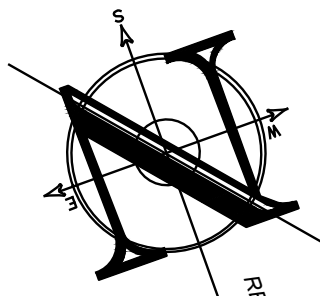


William H.R. White, III, P.E., P.P., CME, CFM
Oceanport Planning Board Engineer and Planner

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	BENEYAN, 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

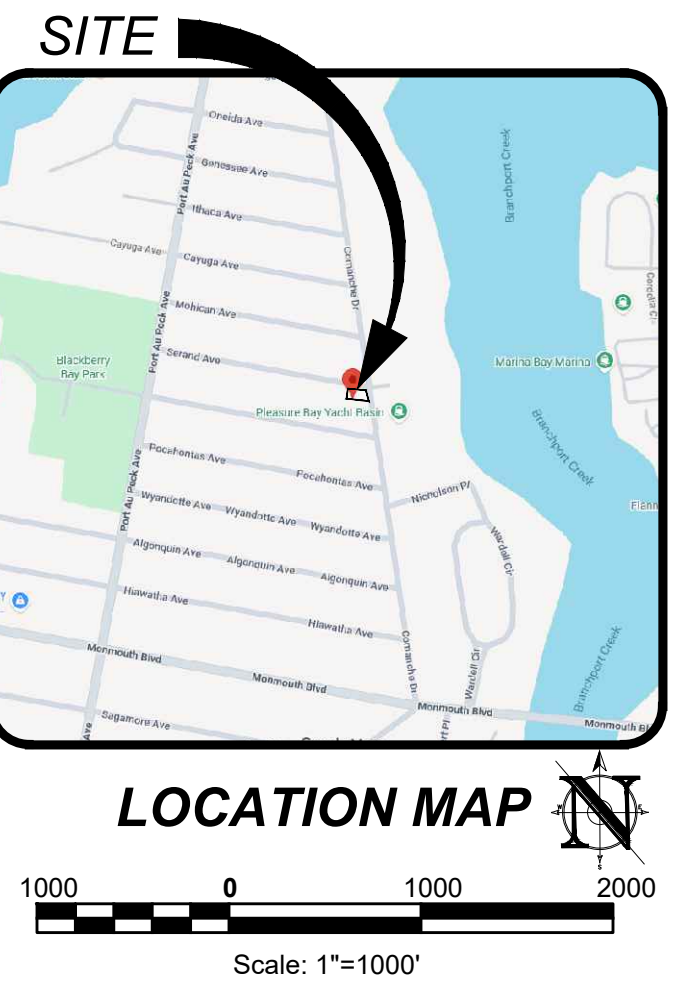
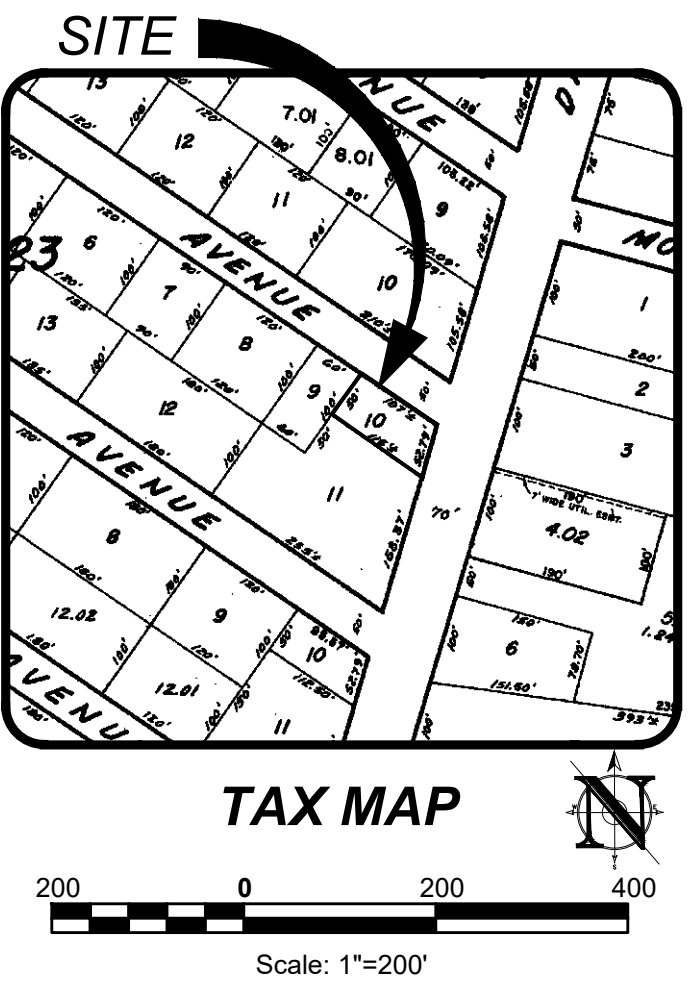
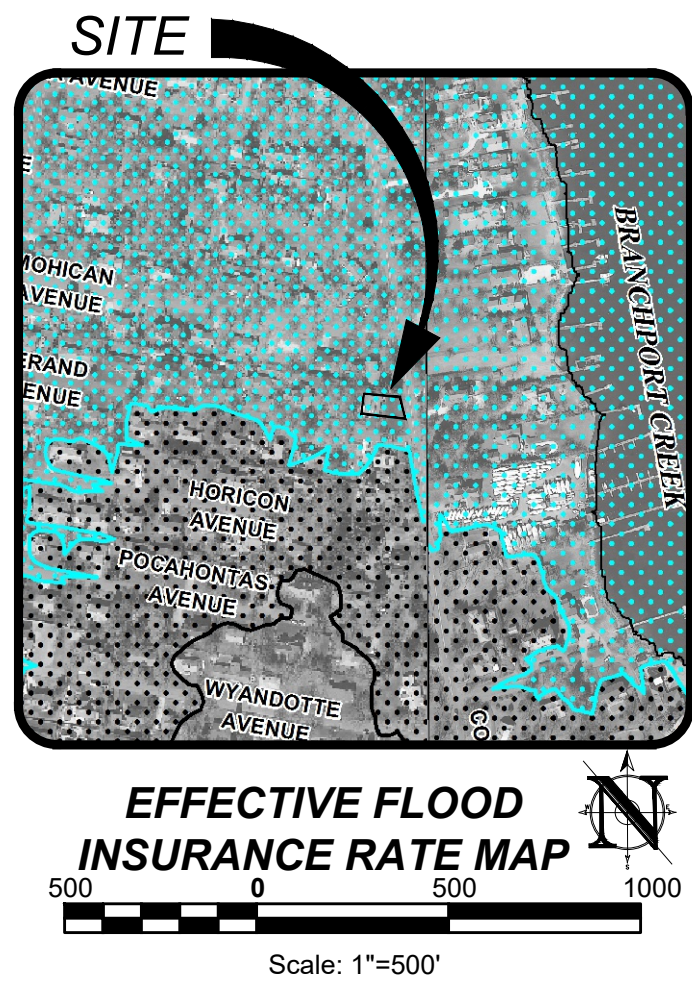
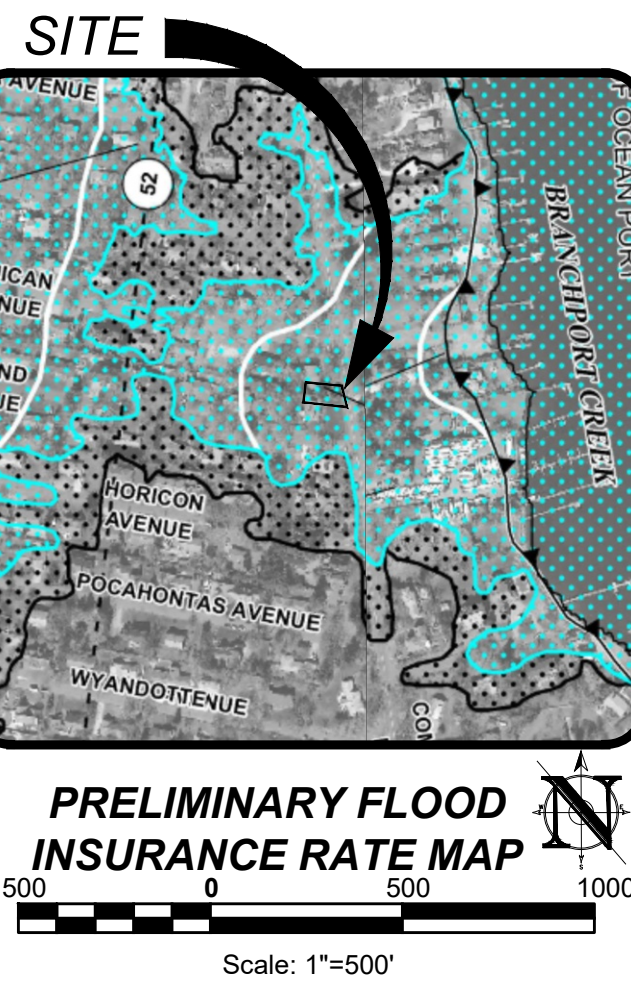
LOT COVERAGE CALCULATIONS			
ITEM	EXISTING (SF)	PROPOSED (SF)	
PRINCIPAL BUILDING	1,445.41	NO CHANGE	
GARAGE	300.35	NO CHANGE	
FRONT COVERED PORCH	N/A	257.61	
SLATE PATIO	188.79	NO CHANGE	
A/C	12.5	NO CHANGE	
STEPS	41.33	31.31	
REAR PORCH	23.51	NO CHANGE	
CONC. WALK & DRIVEWAY	809.75	NO CHANGE	
FRONT 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	FROM SERAND AVENUE
23	7	14 SERAND AVENUE	N/A	34.7
23	8	10 SERAND AVENUE	N/A	33.5
23	9 & 10	164 COMANCHE DRIVE	PIQ	PIQ
23	11	160 COMANCHE DRIVE	37.9	N/A
AVERAGE			37.9	34.1

LEGEND

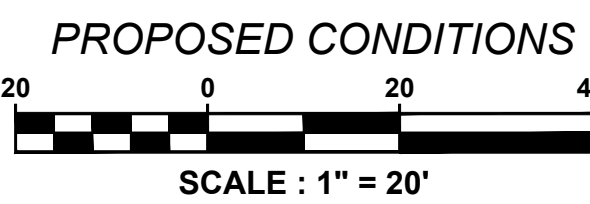
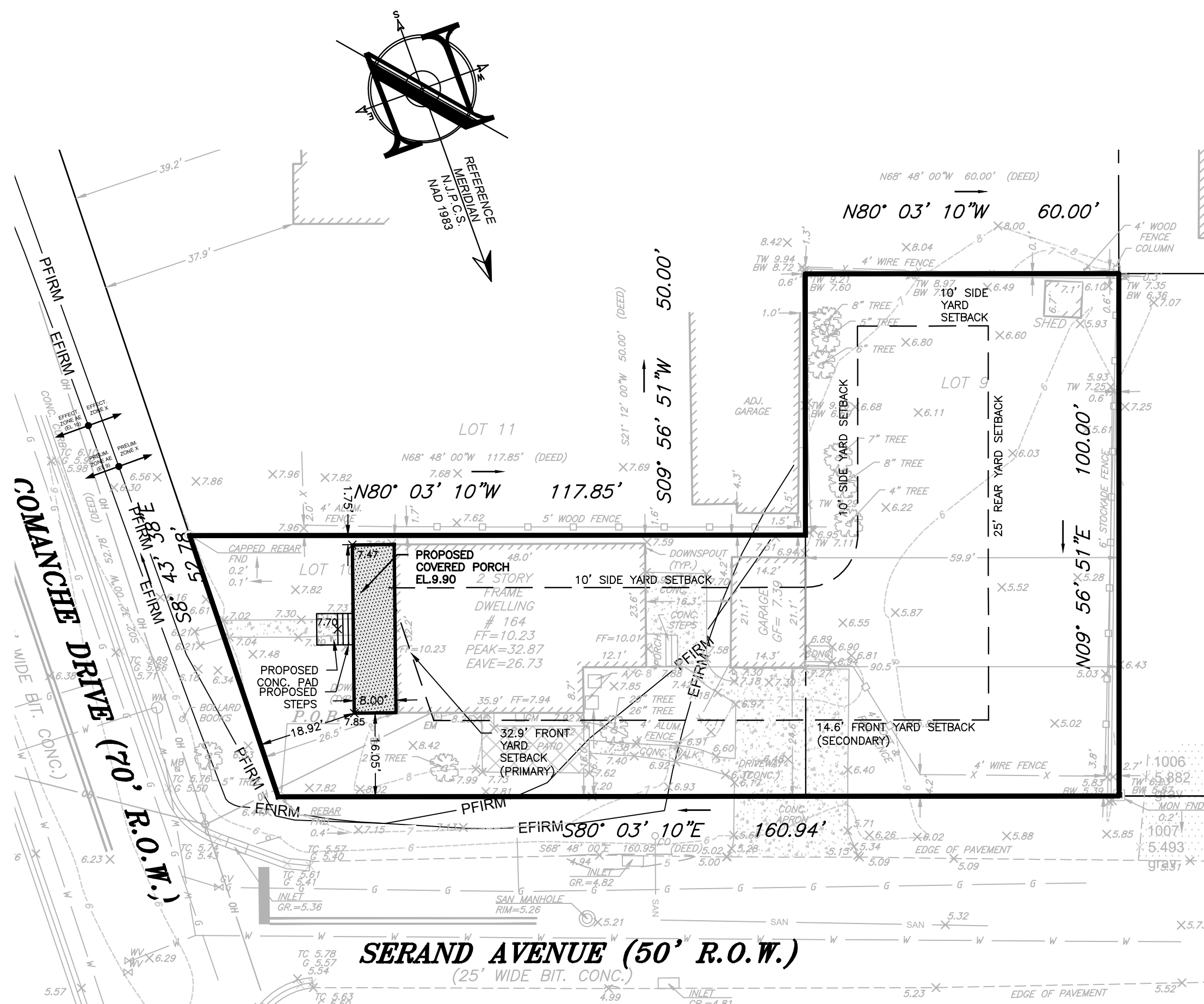
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE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

File: X:\data\2711 - Double Peterson\2711-01 - 164 Comanche Drive_Oceanport, NJ\27110101\DWG\01-Prop.dwg, --> 01-10-2026



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	MIN. LOT AREA (SF)	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
ATTACH 2	12,000	MIN. LOT AREA (SF)	12,000	11,470 (0.26)	(N)	NO
ATTACH 2	120	MIN. LOT WIDTH (FT)	120	52.78	(N)	NO
ATTACH 2	100	MIN. LOT DEPTH (FT)	100	169.39	(N)	YES
ATTACH 2	26.5	PRINCIPAL BUILDING	26.5	26.5	(N)	NO
ATTACH 2	14.6 (1)	MIN. PRIMARY FRONT YARD SETBACK (COMANCHE DRIVE) (FT)	14.6	16.0	(N)	YES
ATTACH 2	1.6	MIN. SECONDARY FRONT YARD SETBACK (SERAND AVENUE) (FT)	1.6	1.6	(N)	YES
ATTACH 2	10	MIN. SIDE YARD SETBACK (FT)	10	1.6	(N)	NO
ATTACH 2	25	MIN. REAR YARD SETBACK (FT)	25	90.5	(N)	YES
ATTACH 2	35	MAX. BUILDING HEIGHT (FT)	35	26.49	(N)	YES
ATTACH 2	2.5	MAX. BUILDING HEIGHT (STORIES)	2.5	2	(N)	YES
390-19-C		ACCESSORY STRUCTURE - GARAGE				
ATTACH 2		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				
ATTACH 2		MIN. PROPERTY LINE SETBACK (FT)	5	16.7	(N)	YES
ATTACH 2		LOT COVERAGE				
ATTACH 2	25	MAX. BUILDING COVERAGE (%)	25	15.22		YES
ATTACH 2	5	MAX. ACCESSORY BUILDING COVERAGE (%)	5	2.06		YES
ATTACH 2	37	MAX. IMPERVIOUS COVERAGE (%)	37	25.46		YES
(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION N/A - NOT APPLICABLE						
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMPLIANCE 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

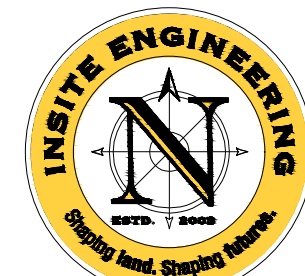
APPLICANT'S PROFESSIONALS

ARCHITECT:

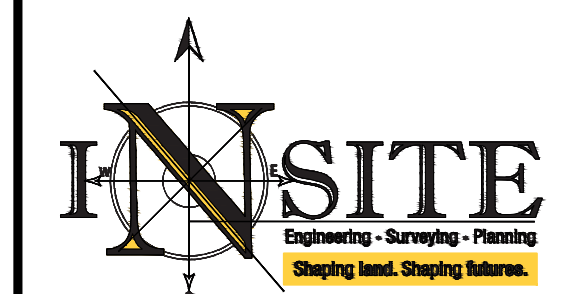
NAME:
ADDRESS:
MUNICIPALITY, NJ ZIP:

SURVEYOR:

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



CALL BEFORE YOU DIG!
NJ ONE CALL - 800-272-1000
(or text 5 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.
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE0582300 NJPP 33L00657700

REVISIONS

Rev. # Date Comment

1 05/28/26 ADD 200' PROPERTY OWNER LIST

0 04/20/26 INITIAL RELEASE

SCALE: 1" = 20' DESIGNED BY: JMB

DATE: 04/20/26 DRAWN BY: M-S

JOB #: 26-2711-01 CHECKED BY: JMB

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

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).

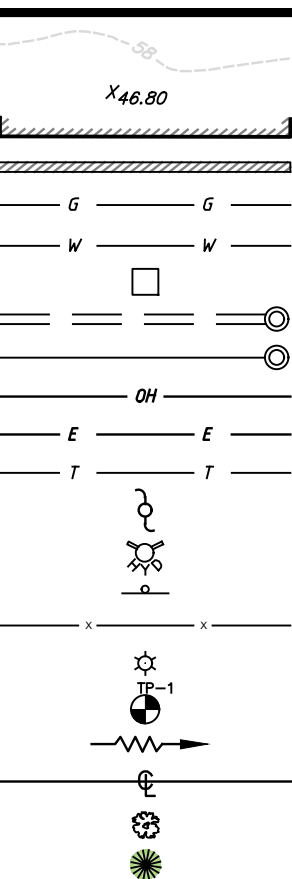
HORIZONTAL - NAD 1983, BASED ON GPS OBSERVATIONS BY INSITE SURVEYING, LLC. ON MARCH 9, 2026 AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.



SCALE : 1" = 20'

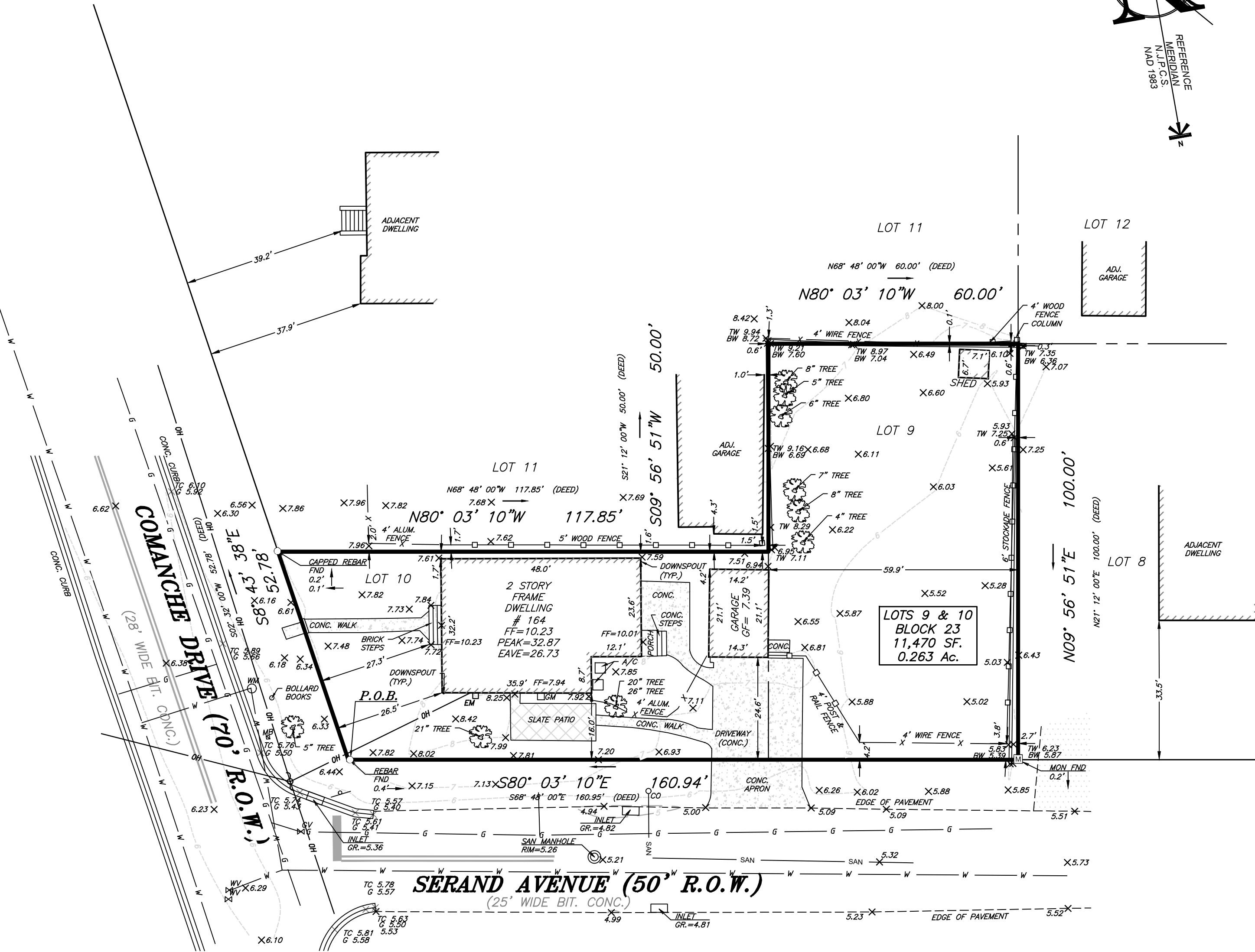
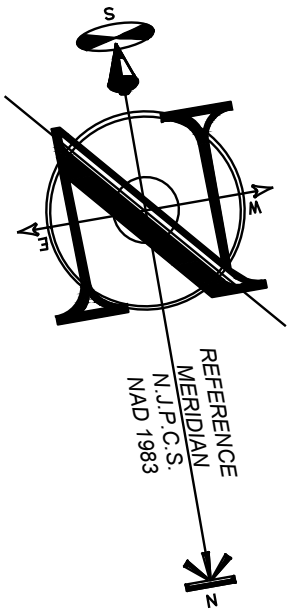
LEGEND

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

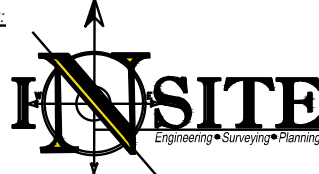


BOUNDARY &
TOPOGRAPHIC
SURVEY
OF
BLOCK 23, LOTS 9 & 10
164 COMANCHE DRIVE

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'

FIELD DATE: 03/09/2026

JOB #: 26-S001-1179

DRAWN BY: GS/TS
CHECKED BY: AG/PPB

CERTIFICATION

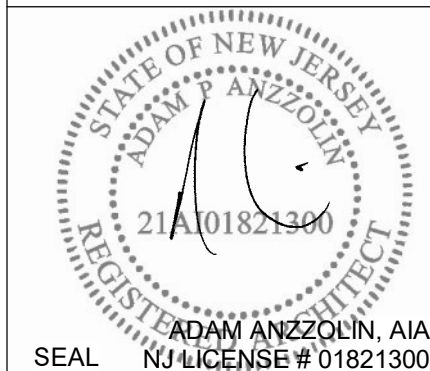
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION 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

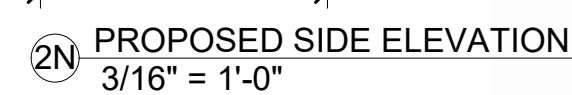
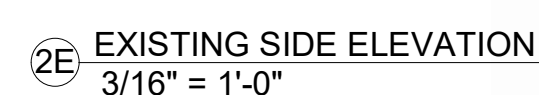
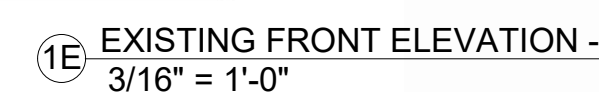
Anthony J. Goodwin
ANTHONY J. GOODWIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 24GS04343900

SHEET NO.

1 of 1



ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISING SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF COMPANY ASSETS BOTH OF WHICH SHALL BE PERSECUTED TO THE FULLEST EXTENT OF THE CURRENT STATUTES.

[illegible]

Front Porch Addition

Debbie Peterson
164 Comanche Drive
Oceanport, N.J. 07757

Debbie Peterson

Date	07/31/2026
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Drawn by	AA
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BOARD INFORMATION

SHEET NAME

	3/16" = 1'-0"
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Peterson01-2026

PROJECT NUMBER

A1.0

SHEET NO.

Page 8 of 19

7/31/2026 1:38:54 PM

Stephanie Kramer

From: constructionofficial@oceanportboro.com
Sent: Thursday, July 2, 2026 1:29 PM
To: jtimperman@gmail.com; Renee Dalton; Carolyn Eckart; Stephanie Kramer; Construction Official
Subject: Zoning Application ZA-26-00175

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.



Zoning Application: ZA-26-00175
Address: 115 SAGAMORE AVE
B/L/Q: 12/24.02

Work Description: I would like to relocate a non-compliant residential storage shed (currently well within the 10ft side yard setback) on my property for which I would like to be granted relief as the new location would be just short of the 10ft side yard setback (distance and dimensions provided in the proposed survey document).

The proposed location is the only practical and feasible area available for the shed due to existing restrictions and site conditions in other portions of the rear yard. The shed will be used solely for customary residential storage and not for any commercial activity or as habitable space. I respectfully request favorable consideration of this application and appreciate the Boards time and attention in reviewing this request.

Payment and Plan ACKNOWLEDGEMENT: YES,

Online PAYMENTS Now Being Accepted: YES

Use: (None)

Decision: Denied

Decision Comments: Dear Mr. Timperman,

I have completed the zoning review for your application to install a new shed on the side of your house at 115 Sagamore Avenue.

Unfortunately, your application is DENIED at this time.

Your property is located within the Borough's R-3 Zone. Under the Borough of Oceanport's Land Use Code, accessory structures (such as a shed) in this zone are strictly required to maintain a minimum setback of 10 feet from the side yard property line and 5 feet from the rear yard property line. Based on the documents provided, your proposed shed location encroaches into the required 10-foot side yard setback and is therefore non-compliant.

Next Steps & Appeal Process: As you indicated in your application that you would like to appeal this decision, you have the right to seek variance relief from the Oceanport Planning/Zoning Board to place the shed in this non-compliant location.

I have copied Stephanie Kramer, the Planning Board Secretary, on this email (skramer@oceanportboro.com). She will be your primary point of contact moving forward and can assist you with the formal application process and paperwork required to appear before the board.

Important Note Regarding Your Plans: Please be advised that the digital file of your plans submitted with your initial zoning application was corrupted and could not be fully opened on our end. Just as a forewarning, please make sure to provide a clear, hard copy of your plans directly to Mrs. Kramer when you submit your board application.

If you have any questions about this denial or need some help understanding the setback requirements, please feel free to let me know.

Regards,

Michael Thulen Jr. Zoning Officer / Construction Official Borough of Oceanport
910 Oceanport Way Oceanport, NJ 07757
constructionofficial@oceanportboro.com cc: Stephanie Kramer, Planning Board Secretary (skramer@oceanportboro.com)

[Update Notification Preferences](#)

Please do not respond to this email. For assistance, contact the municipality directly.

SDL Portal - Spatial Data Logic 2023

Brunswick Surveying, Inc.

Land Surveyors

61 Stelton Road • Piscataway, New Jersey 08854
732.752.0100 • Fax 732.752.0101
email: brunswick.surveying@gmail.com

Robert M. Horvath, L.S.

Jay A. Stuhl, Jr., L.S.

Legal Description

N/F Jeffrey T. Timperman and Meghan Timperman
Block 12 Lot 24.02
Borough of Oceanport-Monmouth County, NJ

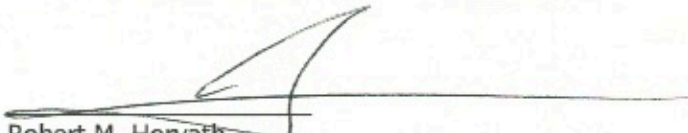
Beginning at a point along the northeasterly line of Sagamore Avenue, southeasterly 425.00' from the intersection of the southeasterly line of Shrewsbury Avenue with the northeasterly line of Sagamore Avenue and thence,

1. N. 21 degrees 12 minutes 00 seconds E. 100.00' to a point and thence,
2. S. 68 degrees 48 minutes 00 seconds E. 100.00' to a point and thence,
3. S. 21 degrees 12 minutes 00 seconds W. 100.00' to a point along the northeasterly line of Sagamore Avenue and thence,
4. Along the northeasterly line of Sagamore Avenue, N. 68 degrees 48 minutes 00 seconds W. 100.00' to the point or place of beginning.

The above described lands are known as Lot 24.02 in Block 12 as shown on the current Official Tax Maps of the Borough of Oceanport. Premises also known as Lot 24.02 in Block 12 as shown on a certain map entitled "Subdivision Lot 24, Block 12, for Leonard R. Guardino" filed in the Monmouth County Clerk's/Register's office on 10/5/1982 in Case No. 180-20.

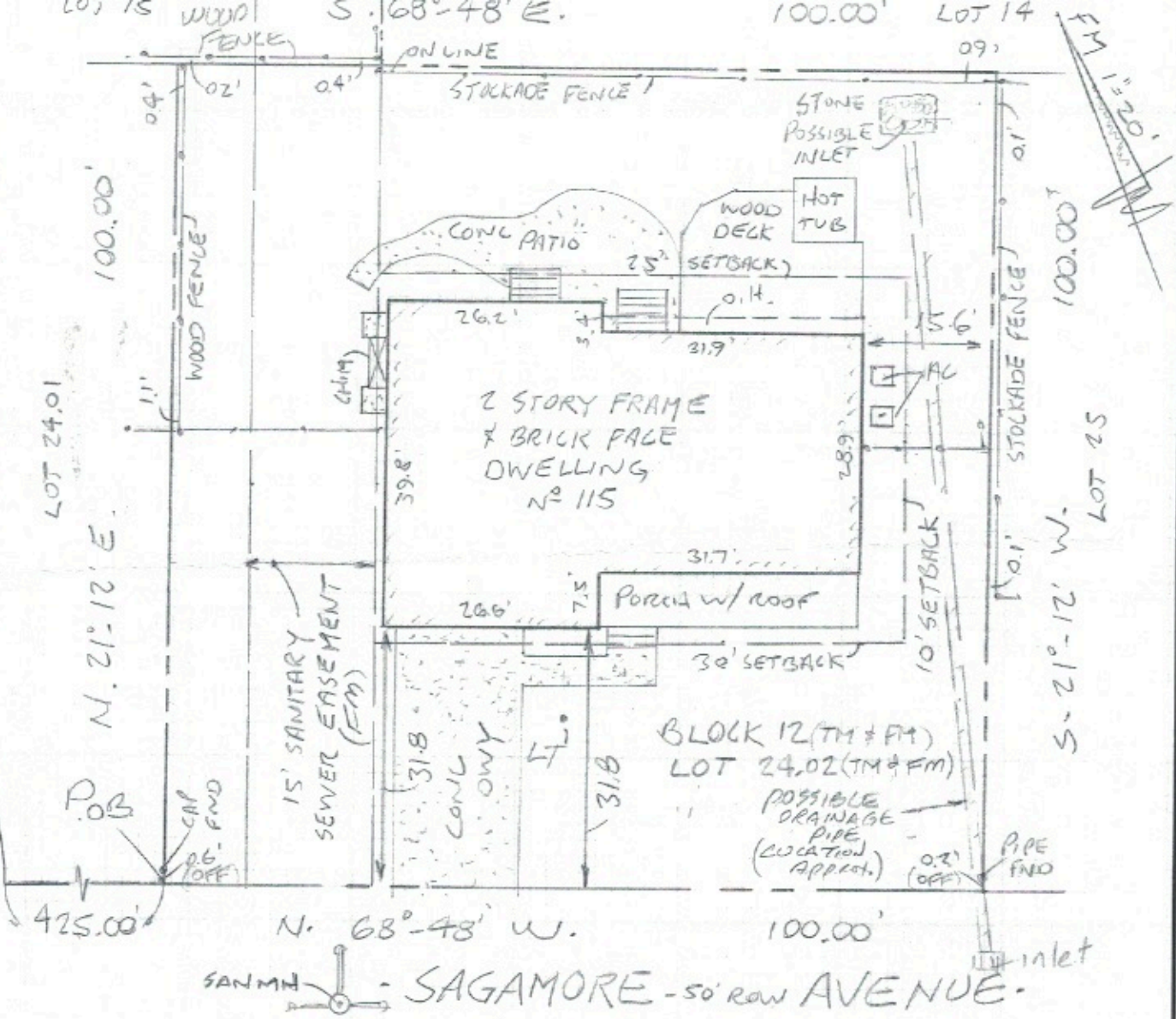
Premises more commonly known as 115 Sagamore Avenue.

The above description is in accordance with a survey prepared by Brunswick Surveying, Inc. dated 9/22/2017 as File No. 1673-17.


Robert M. Horvath
New Jersey Land Surveyor No. 27476



SHREWSBURY AVENUE



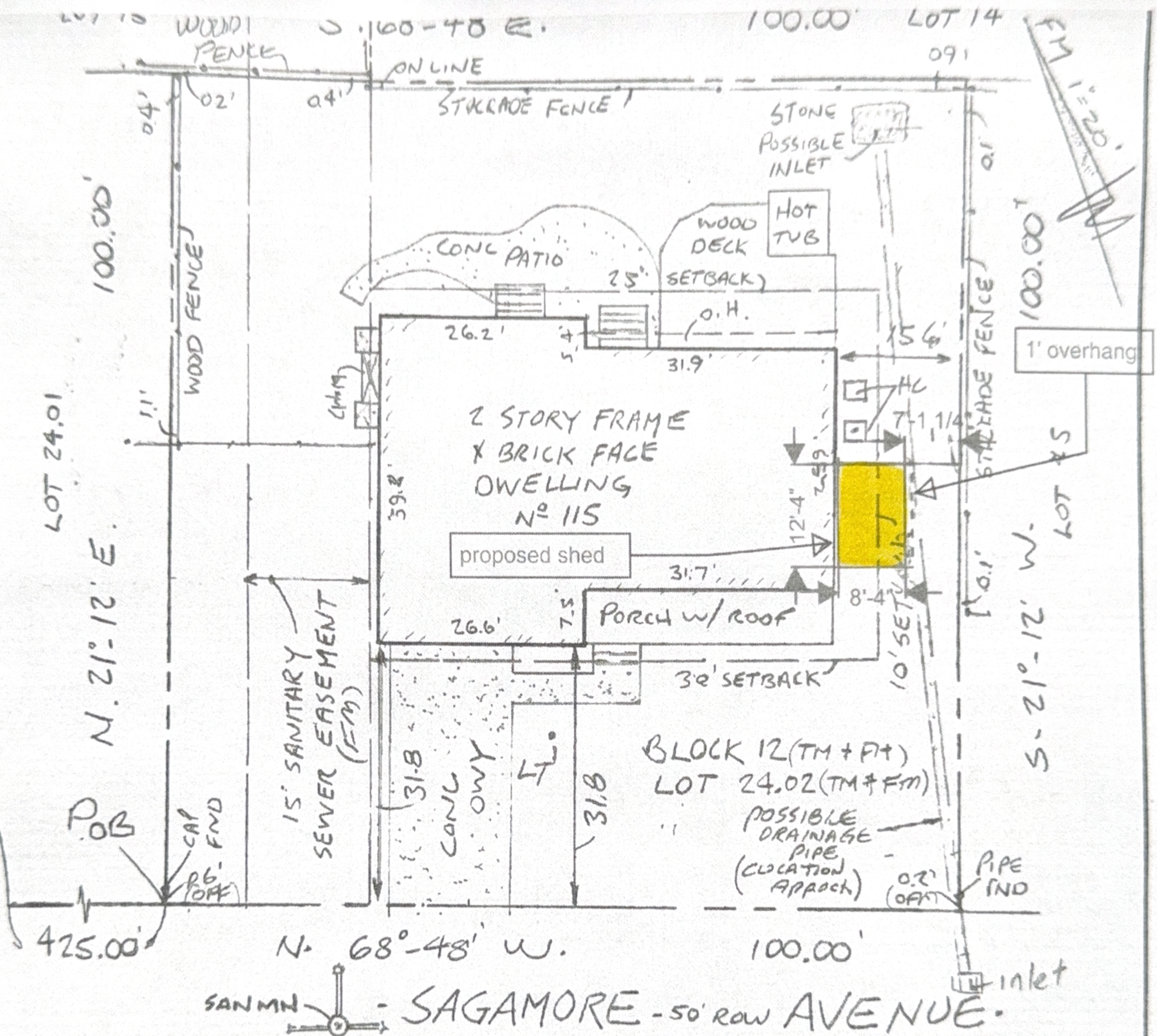
REFERENCES: DEED BK 8695, PG 5661; MAP ENTITLED "SUBDIVISION LOT 24, BLOCK 12, FOR LEONARD R. GUARDINO", FILED 10-05-1982 IN CASE NO 180-20; BOROUGH OF OCEANPORT TAX MAPS.

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

B S I	Brunswick Surveying Incorporated Licensed Land Surveyors 61 Stelton Road • Piscataway, New Jersey 08854 (732) 752-0100		I hereby certify this survey to: Jeffrey T. Timperman and Meghan Timperman; Monmouth Title Agency, Inc.; Old Republic National Title Insurance Company; Francis E. Batcha, Esq.; Advisors Mortgage Group, LLC, ISAOA/ATIMA	
	PLAN OF SURVEY			
	Jeffrey T. Timperman Meghan Timperman Borough of Oceanport Monmouth County, New Jersey Block 12 Lot 24.02			
	Drawn by <u>TG</u>	Job No. <u>1673-17</u>	Date <u>9/22/2017</u>	☒ ROBERT M. HORVATH N.J.L.S. 27476
Checked by <u>RH</u>	Cert. No. <u>24GA27940000</u>	Scale <u>1"=20'</u>	☐ JAY A. STUHL, JR. N.J.L.S. 36762	

MT-20392

SHREWSBURY AVENUE



REFERENCES: DEED BK 8695, PG 5661; MAP ENTITLED "SUBDIVISION LOT 24, BLOCK 12, FOR LEONARD R. GUARDINO", FILED 10-05-1982 IN CASE N° 180-20; BOROUGH OF OCEANPORT TAX MAPS.

"A written Walver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (N.J.S.A. 45:8-36:3) and N.J.A.C. 13-40-5.1 (d)."

PROPOSED LOCATION

Brunswick Surveying Incorporated
Licensed Land Surveyors
61 Statton Road • Piscataway, New Jersey 08854
(732) 782-0100

PLAN OF SURVEY

Jeffrey T. Timperman
Meghan Timperman
Borough of Oceanport
Monmouth County, New Jersey
Block 12 Lot 24.02

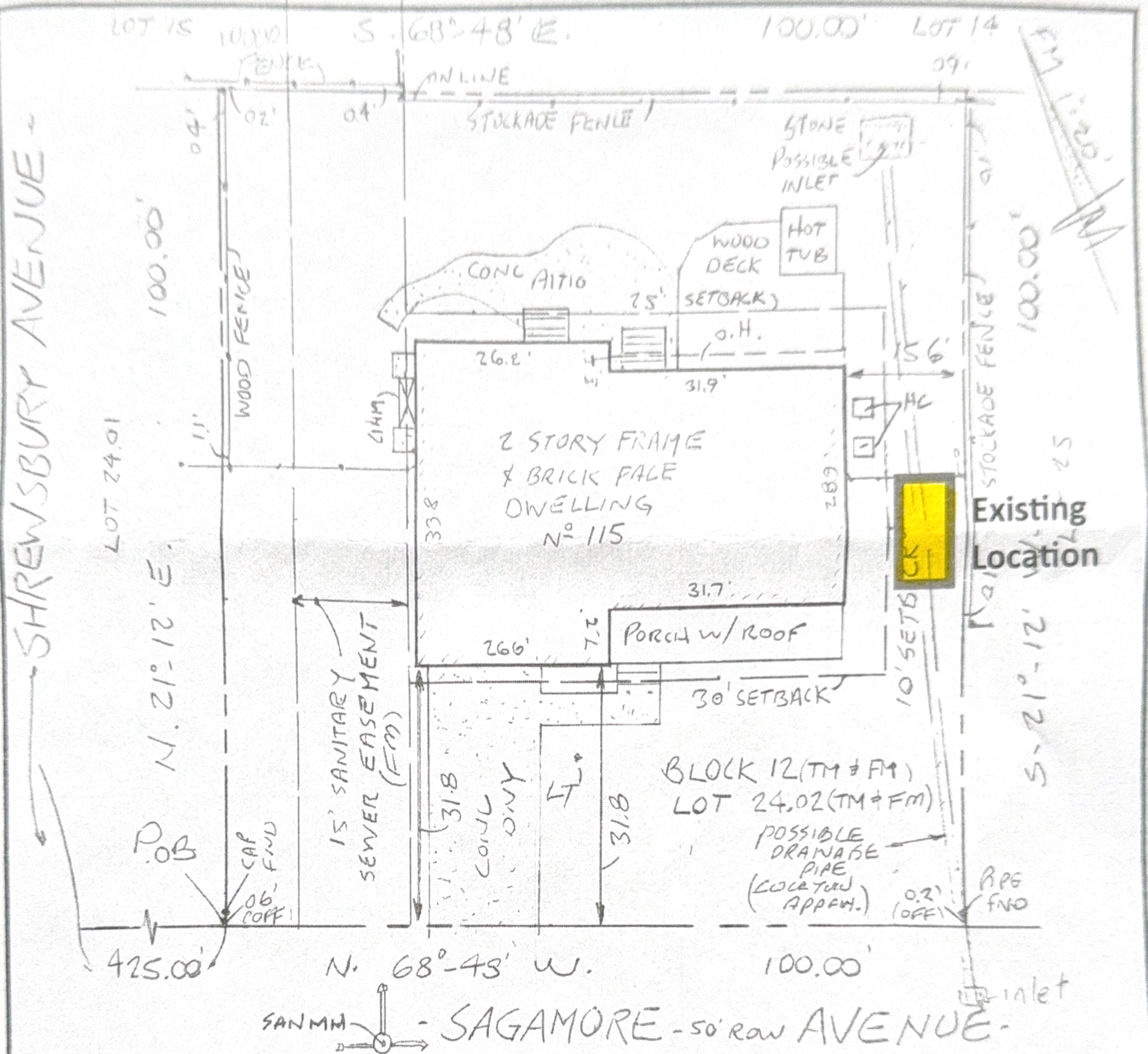
I hereby certify this survey to:
Jeffrey T. Timperman and Meghan Timperman; Monmouth Title Agency, INC.; Old Republic National Title Insurance Company; Francis S. Batcha, Esq.; Advisors Mottgage Group, LLC, ISAOA/ATIMA

☒ ROBERT M. HORVATH N.J.L.S. 27476

☐ JAY A. STUHL, JR. N.J.L.S. 36762

Drawn by TG Job No. 1673-17 Date 9/22/2017

Checked by RH Cort. No. 24GA27940000 Yatte 1"=20"



REFERENCES: DEED BK 8695, PG 5661; MAP ENTITLED "SUBDIVISION LOT 24, BLOCK 12, FOR LEONARD R. GUARDINO", FILED 10-05-1982 IN CASE N° 180-20; BOROUGH OF OCEANPORT TAX MAPS.

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

EXISTING LOCATION

B

S

I

Brunswick Surveying Incorporated
Licensed Land Surveyors
61 Stelton Road • Piscataway, New Jersey 08854
(732) 752-0100

PLAN OF SURVEY

Jeffrey T. Timperman
Meghan Timperman
Borough of Oceanport
Monmouth County, New Jersey
Block 12 Lot 24.02

I hereby certify this survey to:
Jeffrey T. Timperman and Meghan
Timperman; Monmouth Title
Agency, Inc.; Old Republic
National Title Insurance
Company; Francis S. Batcha, Esq.,
Advisors Mortgage Group, LLC,
ISAOA/ATINA

Drawn by TG Job No. 1673-17 Date 9/22/2017
Checked by RH Cart No. 24GA27940000 Dode 1"=20'

☒ **ROBERT M. HORVATH** N.J.L.S. 27476
☐ **JAY A. STUHL, JR.** N.J.L.S. 38762

Stephanie Kramer

From: Maarti DeFonce <mdefonce@connorcom.com>
Sent: Wednesday, July 22, 2026 12:33 PM
To: Construction Official
Cc: Renee Dalton; Carolyn Eckart; Stephanie Kramer
Subject: Re: Zoning Application ZA-26-00173

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.

Hi Michael,

Thank you for the response.

We are in attorney review on our house at this point, so time is definitely of the essence to go through the variance process.

Stephanie,

Can you please help me tell me what to do next?

Thank you,

Maarti

On Wed, Jul 22, 2026 at 11:02 AM <constructionofficial@oceanportboro.com> wrote:



Zoning Application: ZA-26-00173
Address: 42 CAYUGA AVE
B/L/Q: 27/2

Work Description: 12x24 shed construction

During hurricane Sandy we put a shed on our property that we thought was approved by the former town building official. However, as it turns out,

we needed a variance to put it where he said it was okay.,

Payment and Plan ACKNOWLEDGEMENT: yes,

Online PAYMENTS Now Being Accepted: yes

Use: (None)

Decision: Denied

Decision Comments: Dear Applicant,

I have completed the zoning review for your application regarding the 12' x 24' shed that has been installed at your property located at 42 Cayuga Avenue.

We are in receipt of your application and the as-built property survey prepared by Midstate Engineering, dated June 13, 2019. While my review indicates that your property remains compliant with the maximum allowable lot coverage, the location and physical dimensions of the shed do not comply with the Borough's Land Use Code.

Therefore, your zoning permit application is hereby DENIED for the following reasons:

Front Yard Location on a Corner Lot: Because your property is a corner lot, you effectively have two front yards. Accessory structures are prohibited from being located in a front yard. The survey shows the shed is currently located in the front yard, approximately 23.7 feet from the property line.

Rear Yard Setback: The structure appears to be located within the strict 10-foot rear yard setback required for accessory structures.

Maximum Height Limitation: While I was unable to confirm the exact measurement at this time, the structure visually appears to exceed the strict 15-foot maximum height limit for accessory structures in your zone.

Additional Note Regarding Utilities: It has also been noted that electricity has been run to this structure. Please be aware that electrical installations require Uniform Construction Code (UCC) permits and inspections, which cannot be issued or approved until the zoning issues are resolved.

Your Next Steps: As we discussed previously, because the shed is already in place and does not conform to the front yard, rear yard, or potential height requirements, you must apply to the Oceanport Planning/Zoning Board for variance relief if you wish to keep it in its current state and location.

I have copied our Planning Board Secretary, Stephanie Kramer, on this email. Please reply all or reach out to her directly at skramer@oceanportboro.com, and she will guide you through the variance application process and provide you with the necessary paperwork.

Please note that because the unpermitted work has already been performed, it is

imperative that you begin the variance process promptly to avoid any further code enforcement actions. If the Board denies the variance, the structure will need to be relocated or altered to achieve full compliance with the zoning ordinance.

If you have any further questions regarding this denial, please feel free to reach out to me.

Regards,

Michael Thulen Jr. Zoning Officer / Construction Official Borough of Oceanport
910 Oceanport Way Oceanport, NJ 07757
constructionofficial@oceanportboro.com

[Update Notification Preferences](#)

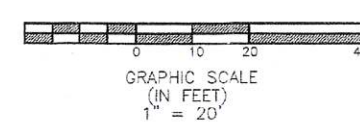
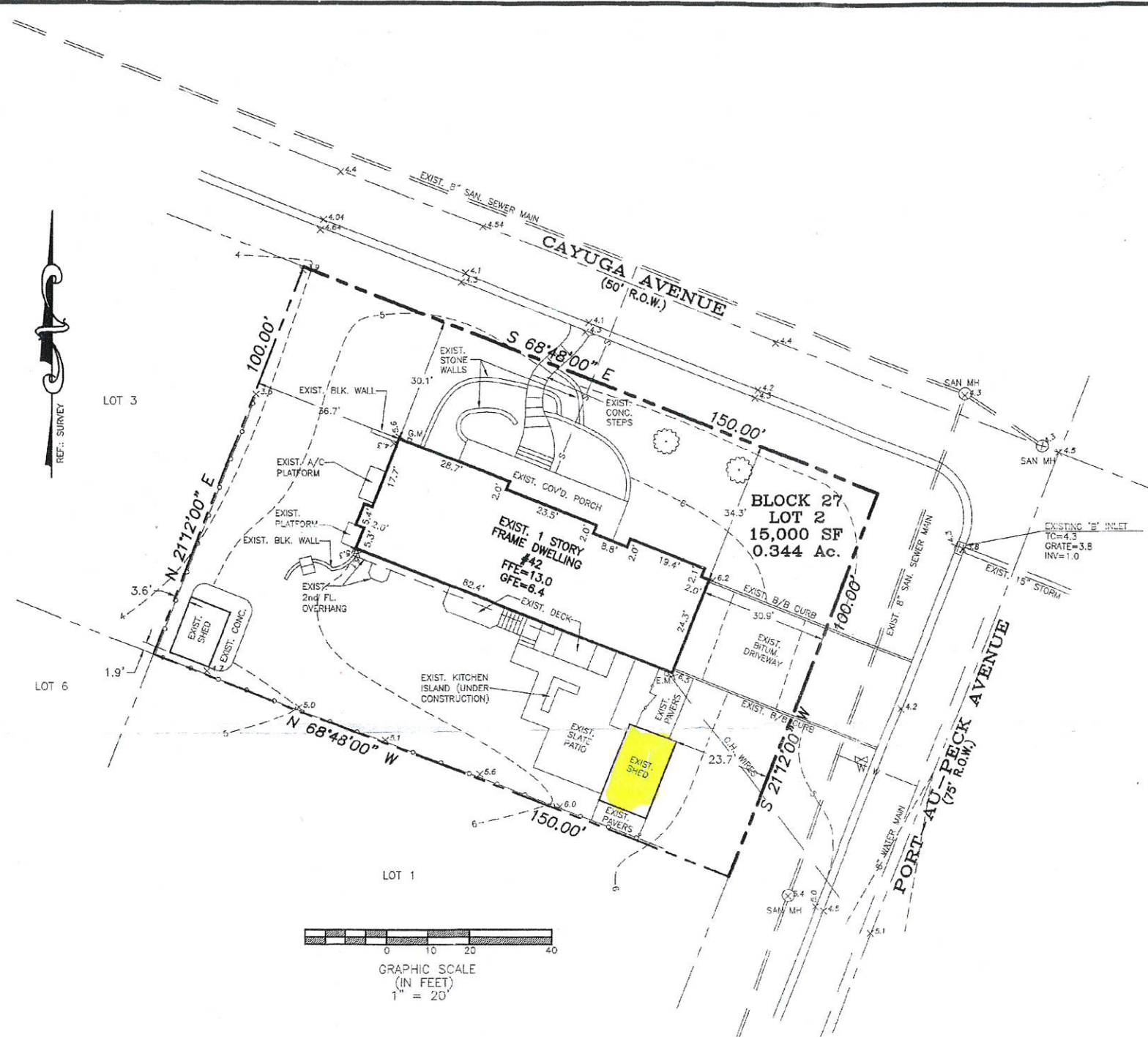
Please do not respond to this email. For assistance, contact the municipality directly.

SDL Portal – Spatial Data Logic 2023

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Maarti DeFonce
Principal, Connor Communications

m: 973-207-1932



- LEGEND**
- AS BUILT CONTOUR
 - AS BUILT SURFACE DRAINAGE
 - EXISTING TREE
 - x 99.0 AS BUILT SPOT ELEVATION

- "AS-BUILT" GENERAL NOTES**
- DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS (STRUCTURES, ETC.) ARE SCHEMATIC ONLY AND ARE PROVIDED TO GIVE THE REVIEWER A CLEARER OVERALL PICTURE OF THE SITE AND THE SURROUNDING TOPOGRAPHY AND PHYSICAL FEATURES.
 - THIS IS AN "AS-BUILT" POOL GRADING PLAN, AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A BOUNDARY SURVEY.
 - THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENT.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
 - OUTBOUND INFORMATION IS BASED ON A SURVEY PREPARED BY OTHERS. TOPOGRAPHY AND IMPROVEMENT LOCATION BY MIDSTATE ENGINEERING, INC. ON 05/31/19.
 - THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
 - NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
 - PROPERTY KNOWN AND DESIGNATED AS LOT 2 OF BLOCK 27, SITUATED IN THE BOROUGH OF OCEANPORT TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY.
 - OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.

LOT COVERAGE:

EXISTING:			
DWELLING	2,217 S.F.	LOT AREA = 15,000 S.F.	
DRIVEWAY	733 S.F.		
PORCH	345 S.F.	EXIST. BLDG. COVERAGE	
FRONT WALK	120 S.F.	2,217 S.F.	
DECK (218 S.F.)	—0— S.F.	15,000 S.F. = 14.78%	
SHEDS	392 S.F.	EXIST. LOT COVERAGE	
REAR SLATE PATIO	631 S.F.	4,539 S.F.	
PAVER AREAS (201 S.F.)	101 S.F.	15,000 S.F. = 30.26%	
SUBTOTAL	4,539 S.F.		

NO.		REVISIONS		DATE	DRAWN	CHECKED
"AS-BUILT" SURVEY OF PROPERTY PREPARED FOR "DeFONCE" 42 CAYUGA AVENUE LOT 2 OF BLOCK 27 (ZONE R-9) TAX MAP SHEET NO. 6 SITUATED IN BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY						
MIDSTATE ENGINEERING INC. ENGINEERS, SURVEYORS & PLANNERS 82 WALNUT HILL LANE FREEHOLD, NEW JERSEY 07728 (732) 308-4226 (FAX) 732-308-4190 CERT. OF AUTHORIZATION NO. GA277692	DATE	06/13/19				
	SCALE	1" = 20'				
	DRAWN	JC				
	CHECKED	CDL				
CHESTER DILORENZO PE,LS,PP PE & LS LICENSE NO. 28906 PP LICENSE NO. 2871		FILE NO.	10665			
		SHEET	1 OF 1			

August 3, 2026

Dear Oceanport Variance Committee,

My name is Chris Maida, and I am the adjacent neighbor to Chris and Maarti DeFonce, whose shed is the subject of this variance application.

The DeFonce family installed the shed during the reconstruction of their home following Hurricane Sandy. The shed is located approximately five feet from my driveway and has had no negative impact on my property. It does not obstruct any views from my home, and, if anything, it provides additional privacy between our properties.

Because the shed is partially screened by the DeFonces' fence, it is barely visible from my property. I have no concerns regarding its location and fully support their request for a variance.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Maida", with a stylized, flowing script.

Chris Maida