



BOROUGH OF OCEANPORT PLANNING BOARD

REGULAR MEETING • AGENDA

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

SEPTEMBER 8, 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**
 - 7.1. Minutes of January 14, 2025
 - 7.2. Minutes of February 11, 2025
8. **Resolutions**
 - 8.1. PR-26-25 Resolution, Deborah Peterson, 164 Comanche Drive
 - 8.2. PR-26-26 Resolution, Jeffrey Timperman, 115 Sagamore Avenue
 - 8.3. PR-26-27 Resolution, Maarti DeFonce, 42 Cayuga Avenue
9. **Old Business**
10. **New Business**
 - 10.1. PB2026-10 Andrea Binford
Block 7, Lot 12
68 Tecumseh Avenue
Proposed second-story addition and new front porch to the existing non-conforming structure.
Maximum Principle Building Coverage, 37% permitted, 29.05% existing, 30.21% proposed
Maximum Impervious Coverage, 37% permitted, 53.22% existing, 54.26% proposed
 - 10.2. PB2026-08 Old Wharf Development, LLC
Block 121, Lot 1.01 & 2
298 & 306 East Main Street

Proposed construction of a nineteen (19) unit residential inclusionary development, with sixteen (16) townhomes and three (3) stacked units

11. **Petitions from the Public**
12. **Adjournment**



BOROUGH OF OCEANPORT PLANNING BOARD MINUTES • REGULAR MEETING

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

JANUARY 14, 2025 at 7:00 PM

1. **Call to Order:** Chairman Whitson called the January 14, 2025, Planning Board Meeting to order.
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act through adequate notice and electronic notification. Notice of this meeting, including the date, time, and location, was published on December 19, 2024, in the *Asbury Park Press* and the *Two River Times*, and was also posted on the Municipal Bulletin Board and the Borough website.
3. **Flag Salute:** The Chairman asked everyone to stand for the flag salute.
4. **Oaths of Office:** Mayor Thomas Tvrdik administered the Oath of Office to Planning Board members Darren Davis, James Kahle, and Leslie Barham-Widdis for their appointments as members of the Oceanport Planning Board. Following the swearing-in ceremony, the Mayor turned the meeting over to Planning Board Attorney Kevin Kennedy.

Christopher Widdis	Class I	1yr Term
Leslie Barham Widdis	Class IV	4yr Term
Darren Davis	Class IV	4yr Term
John Kahle	Class IV	4yr Term
David Gruskos	Alternate I	2yr Term
:		

5. **Roll Call:**

STATUS	NAME, TITLE	ARRIVED
PRESENT:	Councilwoman Patricia Cooper	
	Leslie Barham Widdis	
	Mike Dailey	
	Darren Davis	
	James Whitson	
	John Kahle	
	Kevin Calver	
ABSENT:	Christopher Widdis	
	Joseph Foster	
	Dave Gruskos	
	Lou Padula	

ALSO PRESENT: Stephanie Kramer, Deputy Clerk
Kevin Kennedy, Planning Board Attorney
William White, Borough Engineer

6. Election of Chairman:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	John Kahle
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, John Kahle, Kevin Calver
NAYS:	None
ABSTAIN:	James Whitson

Planning Board Attorney Kevin Kennedy opened the annual reorganization meeting and called for nominations for the position of Chairman for calendar year 2025. Councilwoman Patricia Cooper nominated James Whitson, and the nomination was seconded by Mr. Kahle. Hearing no further nominations, the nominations were closed and the Board proceeded to a roll call vote.

7. Election of Vice-Chairman:

RESULT:	ADOPTED (6 TO 0)
MOVER:	Darren Davis
SECONDER:	James Whitson
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, Kevin Calver
NAYS:	None
ABSTAIN:	John Kahle

Planning Board Attorney Kevin Kennedy called for nominations for the position of Vice Chairman for calendar year 2025. Darren Davis nominated John Kahle, and Chairman James Whitson seconded the nomination. Hearing no further nominations, the nominations were closed and the Board proceeded to a roll call vote.

8. Appointment of Board Secretary:

RESULT:	ADOPTED (7 TO 0)
MOVER:	
SECONDER:	
AYES:	
NAYS:	
ABSTAIN:	

This item was tabled.

9. Board Policy: Chairman Whitson stated that it is the Board's policy that no application will be heard

after 9:30 p.m. and no new testimony will be taken after 10:00 p.m., except at the discretion of the Board.

10. **Board Business:** Mr. Kennedy recommended that, for record-keeping purposes, the Board formally designate the *Asbury Park Press* and the *Two River Times* as the official newspapers for legal notices, consistent with the Borough's designations. A motion to approve the designation was made by Mr. Davis and seconded by Councilwoman Cooper. Chairman Whitson then called for a roll call vote. All were in favor.

1. **PR-25-01 Resolution approving 2025 meeting schedule:**

RESULT:	ADOPTED (7 TO 0)
MOVER:	John Kahle
SECONDER:	Councilwoman Patricia Cooper
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Kevin Calver
NAYS:	None
ABSTAIN:	None

Under Board Business, the Board reviewed the proposed 2025 meeting schedule. Chairman Whitson noted that the March 12 and November 12 meetings would be held on Wednesdays due to conflicts with other scheduled events. A motion to approve the 2025 meeting schedule was made by Mr. Kahle and seconded by Councilwoman Cooper.

2. **PR-25-02 Resolution appointing Board Attorney:**

RESULT:	ADOPTED (7 TO 0)
MOVER:	James Whitson
SECONDER:	John Kahle
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Kevin Calver
NAYS:	None
ABSTAIN:	None

Chairman Whitson opened nominations for Board Attorney. He nominated Kevin Kennedy, noting his appreciation for Mr. Kennedy's work and the preparation that goes into his resolutions. The nomination was seconded by Mr. Kahle. Hearing no further nominations, Chairman Whitson closed nominations and called for a roll call vote.

3. **PR-25-03 Resolution appointing Board Engineer/Planner:**

RESULT:	ADOPTED (7 TO 0)
MOVER:	James Whitson
SECONDER:	Darren Davis
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Kevin Calver
NAYS:	None

ABSTAIN:	None
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Chairman Whitson opened nominations for Board Engineer/Planner. Mr. White was nominated, and the nomination was seconded by Mr. Davis. Hearing no further nominations, Chairman Whitson closed nominations and called for a roll call vote.

11. Approval of Minutes:

1. **Minutes of Oct 22, 2024 7:00 PM:** This item was tabled for a later date.
2. **Minutes of Dec 10, 2024 7:00 PM:** This item was tabled for a later date.

12. Old Business:

1. **PR-25-04 Resolution of Approval, Netflix, Inc. Phase 1A:**

RESULT:	ADOPTED (7 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Kevin Calver
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Kevin Calver
NAYS:	None
ABSTAIN:	None

Under Old Business, Mr. Kennedy reviewed the draft resolution memorializing the Board's approval of Netflix's Phase 1A application. He summarized the proposed development, including the construction of sound stages, supporting buildings, site improvements, parking, landscaping, and security features, and explained the findings supporting the approval and the single variance granted for the height of the sound stage identification signs. The Board discussed revisions to the resolution, including clarification of the number of identification signs, removal of unnecessary language regarding the Reuse Plan goals, references to the revised plans, and various approval conditions. Mr. White clarified that the access gate at Sherrill Avenue between the storage building and Sound Stage 1 would be used only intermittently, consistent with the testimony presented. Applicant's counsel, Lisa John Basta, confirmed that the sign height variance applied only to eight sound stage identification signs and that the perimeter security wall details were reflected on the submitted exhibit. Following discussion, the Board agreed to incorporate the revisions into the resolution. A motion to approve the resolution, as amended, was made by Councilwoman Cooper and seconded by Mr. Calver.

2. **PR-25-05 Resolution of Approval, 293 Port Au Peck Ave:**

RESULT:	ADOPTED (5 TO 0)
MOVER:	Leslie Barham Widdis
SECONDER:	Mike Dailey
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson
NAYS:	None

ABSTAIN:	None
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Mr. Kennedy reviewed the resolution memorializing the Board's approval of the application for 293 Port-au-Peck Avenue for bulk variances to construct an addition to an existing single-family home. He noted the conditions of approval, including compliance with the Borough Engineer's stormwater management requirements, removal of the existing driveway encroachment, compliance with lighting recommendations to prevent adverse light spillover, and that any replacement of the existing nonconforming accessory shed, if removed or destroyed, must be in a zoning-compliant location unless further Board approval is obtained. A motion to approve the resolution was made by Ms. Barham-Widdis and seconded by Mr. Dailey.

13. New Business:

1. **1. PB2024-09 Bacci, John**
469 Driveway
Block 76, Lot 10

Proposed construction of a 1-story covered porch addition on the north-west corner of the dwelling which requires variance relief for the following:
-Maximum Impervious Coverage: 25% permitted, 24.11% existing, 26.9% proposed:

RESULT:	ADOPTED (7 TO 0)
MOVER:	Leslie Barham Widdis
SECONDER:	Darren Davis
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Kevin Calver
NAYS:	None
ABSTAIN:	None

- A-1 – Application.
- A-2 – Variance Plan prepared by Insight Engineering, dated November 7, 2024 (1 sheet).
- A-3 – As-Built Survey prepared by Insight Surveying, dated December 12, 2022 (1 sheet).
- A-4 – Architectural Plans prepared by Anthony Condouris, Architect, dated September 18, 2024 (2 sheets).
- A-5 – Review Memorandum prepared by Colliers Engineering & Design, dated December 10, 2024, last revised December 13, 2024.
- A-6 – Applicant's PowerPoint Presentation.

John Bacci of 469 Driveway, testified that they were seeking bulk variance approval to construct a 318-square-foot covered rear porch addition to the existing single-family home. The applicant explained that the addition would improve the functionality of the property by

providing year-round outdoor living space, reducing exposure to excessive sun and wind, and allowing direct access from the first floor. The applicant further testified that building coverage would increase from 24.11% to 26.9%, while impervious coverage would remain compliant through the removal of existing patio pavers. Mr. White confirmed that roof runoff would continue to drain toward the water and recommended a deed restriction prohibiting the future enclosure of the porch, which the applicant agreed to. Board members commented favorably on the presentation, confirmed that the addition would not increase the existing side yard setback encroachment, and discussed the proposed landscaping, fireplace, and porch design. No members of the public offered comments. A motion to approve the application was made by Ms. Barham-Widdis and seconded by Mr. Davis.

14. **Petitions from the Public:** There were no petitions from the public.

15. **Adjournment:**

RESULT:	ADOPTED (7 TO 0)
MOVER:	Darren Davis
SECONDER:	Mike Dailey
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Kevin Calver
NAYS:	None
ABSTAIN:	None



BOROUGH OF OCEANPORT PLANNING BOARD MINUTES • REGULAR MEETING

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

FEBRUARY 11, 2025 at 6:00 PM

1. **Call to Order:** The Chairman called the February 11, 2025, Planning Board Meeting to order.
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 25, 2025 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:** Chairman Whitson led attendees and Board members in the flag salute.

4. **Roll Call:**

STATUS	NAME, TITLE	ARRIVED
PRESENT:	Councilwoman Patricia Cooper Joseph Foster Leslie Barham Widdis Mike Dailey Darren Davis James Whitson John Kahle Lou Padula	
ABSENT:	Christopher Widdis Kevin Calver Dave Gruskos	

ALSO PRESENT: Stephanie Kramer, Temporary Planning Board Secretary
Kevin Kennedy, Planning Board Attorney

5. **Appointment of Temporary Board Secretary:**

RESULT:	ADOPTED (8 TO 0)
MOVER:	Councilwoman Patricia Cooper
SECONDER:	Joseph Foster
AYES:	Patricia Cooper, Joseph Foster , Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Lou Padula
NAYS:	None
ABSTAIN:	None

6. **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. Chairman Whitson made a motion to cancel the February 25, 2025 Planning Board Meeting due to no new applications. Mr. Foster seconded and all were in favor.

7. **Old Business:**

1. **PB2020-09 MPCC II, LLC - Request for Extension of Approval PR-20-29**

2 Crescent Place

Site Plan, bulk variances and design waiver to expand on-site parking facilities:

RESULT:	ADOPTED (8 TO 0)
MOVER:	Leslie Barham Widdis
SECONDER:	Joseph Foster
AYES:	Patricia Cooper, Joseph Foster , Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Lou Padula
NAYS:	None
ABSTAIN:	None

Mr. Kennedy introduced Salvatore Alfieri, Esq., of Cleary Giacobbe Alfieri Jacobs, attorney for the applicant. Mr. Alfieri explained that the applicant received site plan approval on November 10, 2020, to expand the on-site parking facilities to accommodate training activities conducted by its tenant, Saint Barnabas. The project was delayed due to the COVID-19 pandemic. Although the site plan approval does not expire, the applicant's statutory protection against zoning changes is limited. Accordingly, the applicant requested three retroactive one-year extensions through November 10, 2025.

Mr. Alfieri noted that the applicant had obtained CAFRA and Flood Hazard Area approvals from the New Jersey Department of Environmental Protection, completed the Crescent Place improvements authorized by the Borough Council, and received final approval from the Monmouth County Planning Board on January 6, 2025.

Ms. Barham-Widdis made a motion to approve the three retroactive one-year extensions through November 10, 2025, subject to all conditions of the prior approval remaining in full force and effect. Mr. Foster seconded the motion.

2. **PR-25-06 Resolution of Approval Extension of Approval for PR-20-29:**

RESULT:	ADOPTED (8 TO 0)
MOVER:	Leslie Barham Widdis
SECONDER:	Lou Padula
AYES:	Patricia Cooper, Joseph Foster , Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Lou Padula
NAYS:	None
ABSTAIN:	None

Before Mr. Alfieri left the meeting, Mr. Kennedy advised that, due to the anticipated cancellation of the Board's next meeting, he had prepared a resolution memorializing the extensions. With no objections from the Board, Mr. Kennedy read the resolution into the record. The resolution extended the applicant's statutory protection retroactively through November 10, 2025, with all other terms and conditions of the prior approval remaining in full force and effect. At Ms. Barham-Widdis's request, Mr. Kennedy agreed to correct the resolution to reflect the initial two-year protection period followed by three one-year extensions. Ms. Barham-Widdis made a motion to adopt the resolution subject to that correction. Mr. Padula seconded the motion.

3. **PR-25-07 Resolution of Approval of 469 Driveway:**

RESULT:	ADOPTED (6 TO 0)
MOVER:	Darren Davis
SECONDER:	John Kahle
AYES:	Patricia Cooper, Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle
NAYS:	None
ABSTAIN:	Joseph Foster , Lou Padula

The Board considered a resolution memorializing its approval of Application PR-25-07, Resolution of Approval of 469 Driveway, to construct a porch addition to an existing single-family home. Mr. Kennedy reviewed the conditions of approval, including the removal of 233 square feet of pavers from the existing rear patio to ensure compliance with the prevailing lot coverage requirements. The area from which the pavers are removed shall be permanently replaced with landscaping, stone, or another pervious material approved by the Board Engineer.

Mr. Kennedy advised that a sentence concerning whether an uncovered porch would count toward building coverage would be removed from the resolution based on Mr. White's clarification. The resolution would also provide that the porch shall not be enclosed without further formal approval from the Board. Mr. Davis made a motion to adopt the resolution as amended. Mr. Kahle seconded the motion.

8. **New Business:**

1. **None:**

9. **Petitions from the Public:** None.

10. **Adjournment:**

RESULT:	ADOPTED (8 TO 0)
MOVER:	Joseph Foster
SECONDER:	Lou Padula

AYES:	Patricia Cooper, Joseph Foster , Leslie Barham Widdis, Mike Dailey, Darren Davis, James Whitson, John Kahle, Lou Padula
NAYS:	None
ABSTAIN:	None

June 23, 2026
Revised September 1, 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. PB2026-10

68 Tecumseh Avenue - Block 7, Lot 12
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0392

Dear Board Members,

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

- Plan entitled "Topographic Survey of Property" prepared by Lakeland Surveying, dated June 19, 2026, consisting of one (1) sheet;
- Plans entitled "Addition-Alteration Clarke Residence", prepared by Jeremiah J Regan, AIA, dated September 20, consisting of three (3) sheets.

The subject property comprises a 10,000 square foot (0.23 acre) parcel situated within the R-3 Residential Zone. It is located on the south side of Tecumseh Avenue 1,200 feet west of Port Au Peck Avenue. The applicant proposes to add a porch on the front of the dwelling and add a second story.

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) Ordinance 390-13B(1)(a) prohibits the expansion of a non-conforming structure without a variance. The dwelling currently does not comply with the required front yard setback, side yard setback, Principal Building Coverage, and Impervious Coverage regulations.

- b) Minimum Lot Area – 12,000 SF required, 10,000 SF provided, pre-existing condition.
- c) Minimum Lot Width – 120 feet required, 100 feet provided, pre-existing condition.
- d) Minimum Front Yard Setback – 30 feet required, 25.2 feet existing, 22.53 feet proposed.
- e) Minimum Side Yared Setback, Principal Structure– 10 feet/25 feet combined required, the existing dwelling provides 9.9 feet/24.6 feet combined, the applicant proposes 7.9 feet/20.6 feet combined.
- f) Minimum Side Yared Setback, Accessory Structure– 10 feet required, the existing shed provides 0 feet.
- g) Maximum Principle Building Coverage – 25% permitted, 29.05% existing condition, the applicant proposes 30.21.
- h) Maximum Impervious Coverage – 37% permitted, 53.22% existing condition, 54.26% proposed.

The Municipal Land Use Law permits the granting of a hardship variance under either of two (2) following situations (C.40:55D-70c):

1. **Hardship c(1) - Physical Constraints** – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer based upon the existence of the following conditions:
 - a. Exceptional narrowness, shallowness, or shape of a specific piece of property;
 - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
2. **Flexible “c” or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

B. GENERAL COMMENTS

1. The applicant should provide testimony regarding the mitigation measures that will be implemented to address the additional impervious coverage.

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

Sincerely,

Colliers Engineering & Design, Inc.

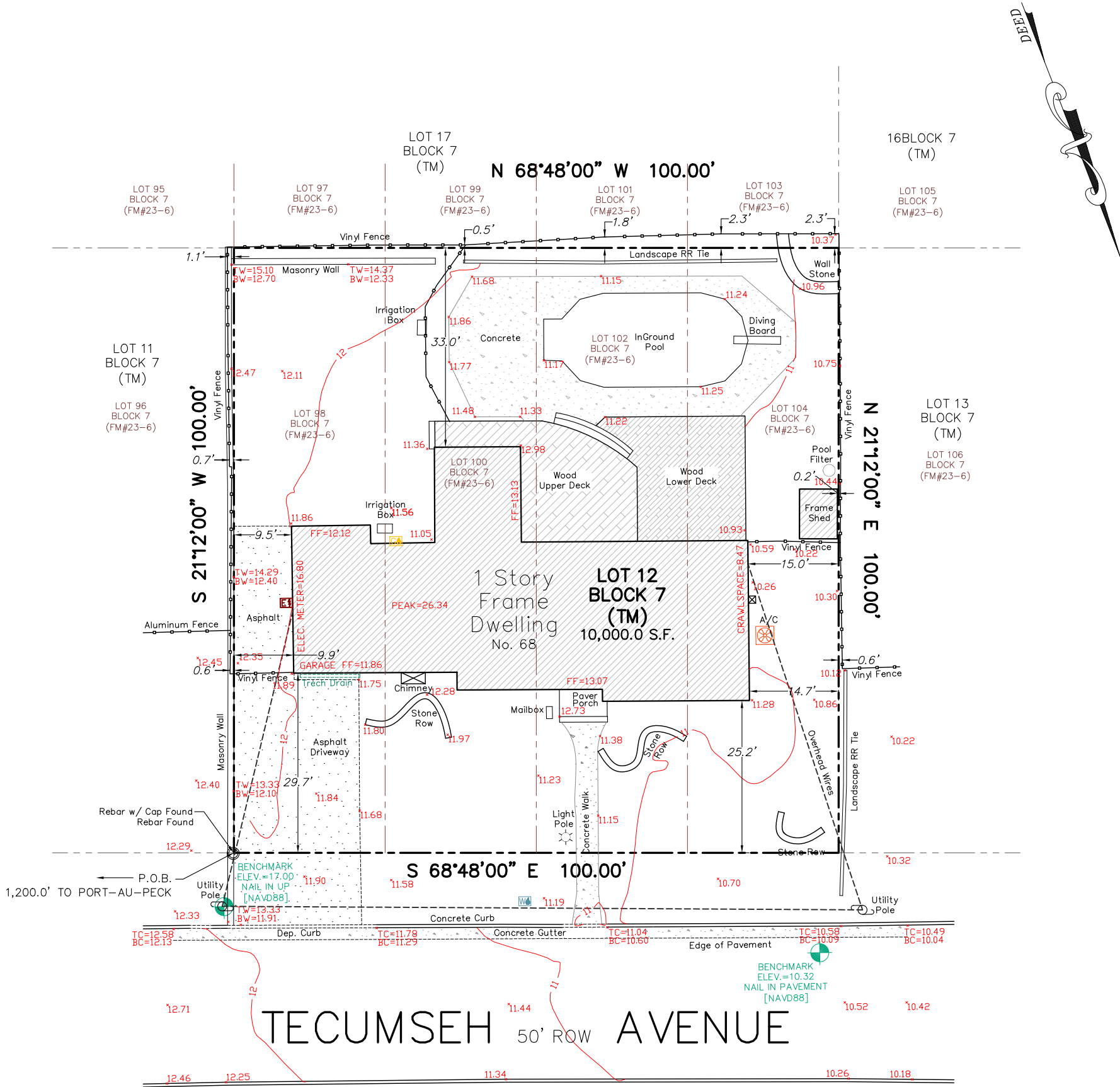


William H.R. White, III, P.E., P.P., CME, CFM
Oceanport Planning Board Engineer and Planner

WHW/

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Andrea Binford, Applicant (via email) Andrea.0919@hotmail.com
Ketih Arcomano, Esq, Applicant's Attorney (via email) keith@arcomanolaw.net
Jeremiah Regan AIA. (via email) jeremiahregan@aol.com

R:\PROJ\GOV\NJ\M-P\OPP\OPP0392 - 68 Tecumseh Ave\Correspondence\OUT\260901_whw_kramer__68_Tecumseh_App Review No. 1.docx



This survey certified to:
WALTER & ANDREA BINFORD

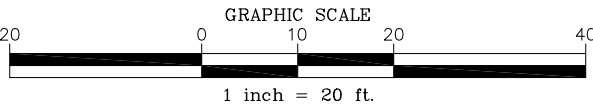
INTENDED TO BE Lots 98, 100, 102 and 104 Block 7 as shown on a certain map entitled, "Perfected and Amended, Map of Property known as PortauPeck, Monmouth County, New Jersey" filed in the Monmouth County Clerk's Office on November 11, 1920 as Map No. 23-6

This survey references:

- 1) Deed Book 4184 Page 795
- 2) Monmouth County Filed Map No. 23-6

Notes:

- 1) Field Survey Performed on 06/18/2025
- 2) Vertical Datum: NAVD88 | Horizontal Datum: assumed
- 3) Subject to documents of record
- 4) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
- 5) No attempt should be made to establish the physical location of boundary lines for the purpose of construction of permanent improvements by using published offsets or scaled distances hereon.
- 6) This survey depicts only those features which are both visible and above-ground. Underground features, e.g. underground utility lines, will require either the submission of plans detailing the location of same or the service of a private utility locator to mark out said underground utility lines.



NO.	INITIALS	DATE	REVISIONS
-	-	-	-

**TOPOGRAPHIC
SURVEY OF PROPERTY**
Tax Lot 12 - Block 7
68 Tecumseh Avenue, Borough of Oceanport
Monmouth County, New Jersey

PROJECT NUMBER
251485

REFERENCE NUMBER
-

**Lakeland
Surveying**

Certificate of
Authorization
#24GA28090000

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670
Fx: (973) 625-4121 | www.LakelandSurveying.com

☒ MAJOR C. CIFONE, N.J. P.L.S. N.J. LIC. NO. 24GS04132900
☐ JEFFREY S. GRUNN, N.J. P.L.S. N.J. LIC. NO. 24GS04339900
☐ WILLIAM C. BUCHOK, N.J. P.L.S. N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

CLARKE RESIDENCE
68 TECUMSEH AVE
OCEANPORT, NJ
BLOCK-7 LOT-12
PROJECT-2531 DATE- 9-20-25

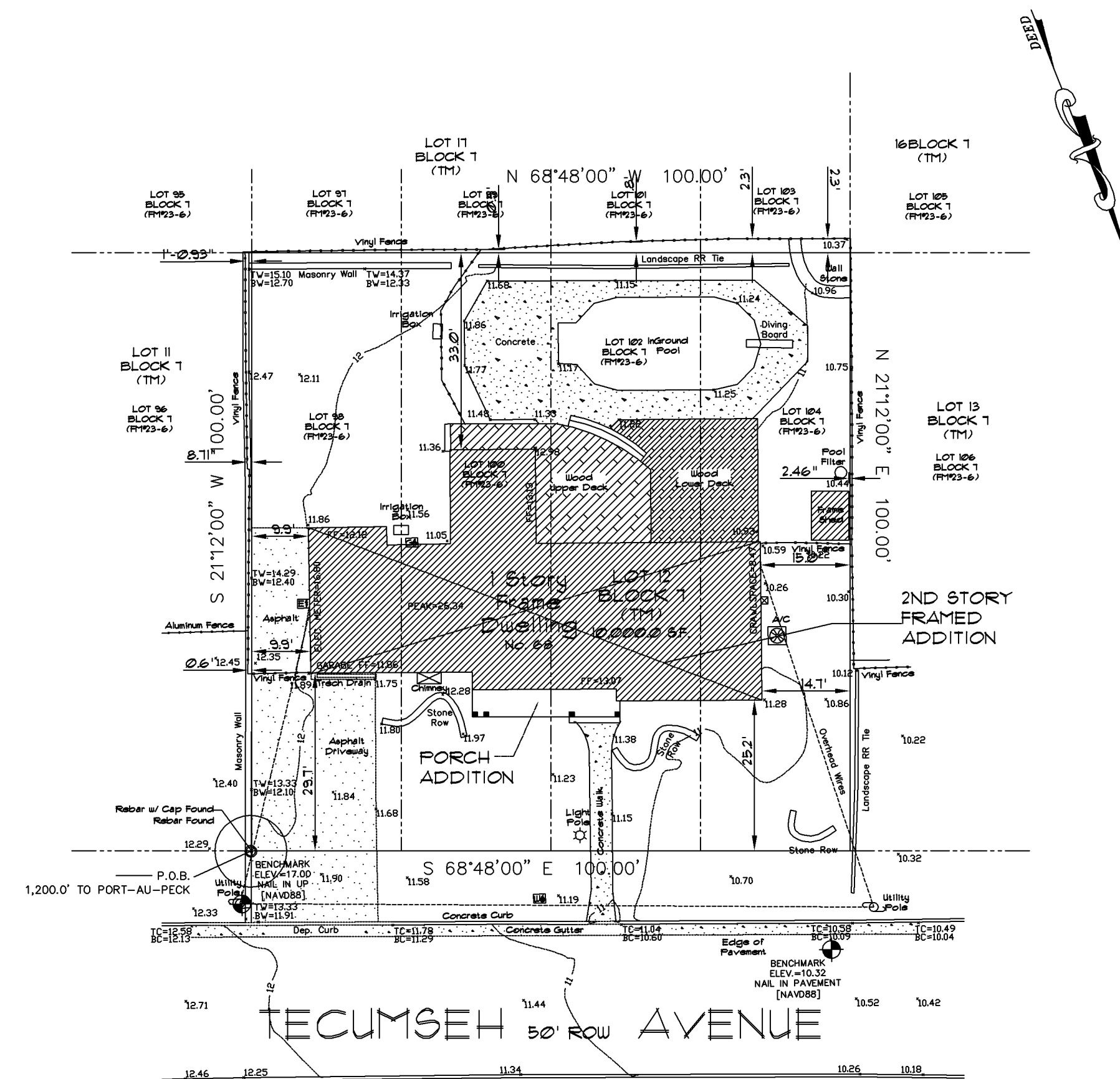
608 TEQUILA AVE BLOCK-1 LOT-12 RESIDENTIAL R-3 ZONE			
	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT AREA	12,000 SF	* 10,000 SF	N/C
LOT WIDTH	120'	* 100'	N/C
LOT DEPTH	100'	100'	N/C

FY9B 5Y9B	30'	25.2'	NC - (FIRST FLOOR) 232 - (SECOND FLR ADD.) 2253' - (PORCH ADD.) ** **
	10' / 25'	* 9.9' / 24.6' *	NC- FIRST FLOOR 1.9' / 20.6' (SECOND FLR ADD.) **
RY9B	25'	33.0'	N/C -(FIRST FLOOR) 310' -(SECOND FLR ADD.)

SY9B	10'	* 00'	N/C
RY9B	5'	400'	N/C

P.B. BC	25 %	* 2,905 SF / 29.05 %	** 3,021 SF / 30.21 %
A.B. BC	5 %	52 SF / 52 %	N/C
IC	31 %	* 5,322 SF / 53.22 %	** 5,476 SF / 54.26 %
BH	2 1/2 / 35'	1 / 16' - 0"	2 / 24' - 4"

BC (P.B.)	3,041	SF
BC (A.B.)	52	SF
DRIVEWAY	856	SF
WALKS	89	SF
STONE WALLS	117	SF
R.R. TIE WALL	26	SF
POOL	448	SF
POOL PATIO	777	SF
AC PAD	20	SF
	5,426	SF / 54.26 %



SCALE: 1" = 20'-0"

SCALE AS	DRAWN BY MH	CHECKED BY JJ
PROJECT NO 2531		DATE 9-20-25
DRAWING NO V-1 1 OF 3		



EXIST. GARAGE

EXIST. GREAT ROOM

EXIST. DINETTE

EXIST. KITCHEN

EXIST. SUNROOM

EXIST. DECK

EXIST. PATIO

EXIST. BATH

EXIST. LAUND.

EXIST. BEDROOM

EXIST. DINING

EXIST. HALL

EXIST. FOYE

EXIST. CLOS.

W.I.C.

BEDROOM 13'-6" X 9'-0"

PROPOSED PORCH ADDITION

Dimensions:

- Overall Width: 31'-4"
- Overall Depth: 42'-0"
- Garage Width: 12'-8"
- Great Room Width: 10'-0"
- Dining Width: 14'-2"
- Kitchen Width: 15'-0"
- Bedroom Width: 16'-0"
- Bedroom Depth: 16'-0"
- Garage Depth: 13'-0"
- Great Room Depth: 24'-0"
- Dining Depth: 17'-8"
- Kitchen Depth: 21'-0"
- Bedroom Depth: 24'-0"
- Garage Depth: 13'-0"
- Great Room Depth: 24'-0"
- Dining Depth: 17'-8"
- Kitchen Depth: 21'-0"
- Bedroom Depth: 24'-0"

P R O P O S E D
F I R S T F L O O R P L A N

Architectural floor plan of a 2-story house. The plan includes a large ROOF DECK on the left, a BALCONY (6'-0" x 4'-0") at the top center, and a MASTER BEDROOM (16'-0" x 14'-4") with a W.C. and a closet. The central area contains a HALL, two BATHS, a L.A.V., and a UPPER FOYER with stairs. The right side features three BEDROOMS: #1 (12'-0" x 12'-0"), #2 (13'-0" x 12'-0"), and #3 (12'-0" x 12'-0"). The plan also shows various closets (CLO.), a linen closet (LIN.), and a roof deck (ROOF DECK). Overall dimensions are 27'-0" wide, 48'-0" deep, and 75'-0" high.

P R O P O S E D
SECOND FLOOR PLAN

JEREMIAH J. REGAN, A.I.A.
A R C H I T E C T
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NEW JERSEY LIC A1-00726
MARYLAND LLC 8060-A

PROJECT TITLE
ADDITION • ALTERATION
CLARKE RESIDENCE

68 TECUMSEH AVE
OCEANPORT, NJ
BLOCK-7 LOT-12

SUBJECT

EXISTING CONDITIONS

[illegible]

V-2
2 OF 3



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MARYLAND LIC 8360-A

PROJECT TITLE

ADDITION • ALTERATION
CLARKE RESIDENCE

68 TECUMSEH AVE
OCEANPORT, NJ
BLOCK-7 LOT-12

SUBJECT
ELEVATIONS

[illegible]

August 7, 2026

VIA EMAIL

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

Application No. PB2026-08
Review No. 1 – 298 & 306 East Main Street
Block 121, Lots 1.01 & 2
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0393

Dear Board Members,

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

- Plans entitled "Boundary & Topographic Survey" prepared by InSite Surveying, LLC, dated May 19, 2026, consisting of one (1) sheet;
- Report entitled "Traffic Impact and Parking Assessment, Proposed Residential Development" prepared by Dynamic Traffic, LLC, dated April 30, 2026;
- Plans entitled "Preliminary and Final Major Site Plan for 298 & 306 East Main Street" prepared by InSite Engineering, LLC, dated May 20, 2026, consisting of eighteen (18) sheets;
- Plans entitled "New Construction for: Old Wharf Development" prepared by Monteforte Architectural Studio, LLC, dated May 6, 2026, consisting of nine (9) sheets;
- Report entitled "Stormwater Management Report for 298 & 306 East Main Street" prepared by InSite Engineering, LLC, dated May 20, 2026; and
- Letter Report entitled "Report on Subsurface Soil and Foundation investigation, Proposed 3 Story Building, Block 121, Lots 1.01 & 2" prepared by Carlin Simpson & Associates LLC, last revise August 2, 2023.

The subject property is a 1.72 Ac parcel located west side of East Main Street just opposite the Intersection with Bridgewaters Drive, in the Residential Multi-Family Waterfront Zone (RMW). The parcel is bounded north and east by East Main Street, west by a tributary to Oceanport Creek and to

the south by Oceanport Gardens. The Old Wharf Inn and a residential home previously existed on the tract. The applicant proposes construction of two multi-family structures containing nineteen (19) residential units comprised of 16 townhomes and three (3) stacked units.

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

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

A. Variances

1. The Zone requires a minimum setback from the Mean High-Water line of 150 feet. The applicant's design provides 77.3' from the Mean High-Water line to the closest structure (390-21.5(W3.a.4).
2. The RMW zone requires sidewalks on both sides of public or private streets. The applicant only proposes sidewalk on the south side of the private road (21.5(W)(9)(b)[1].

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 affect a piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
2. **Flexible "c" or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

B. General Comments

1. The applicant should provide a detailed description of the type of units, ownership, and if there will be a homeowner's association.

2. Testimony shall be provided as to the height of each building as the Architectural plans indicate that Building B exceeds the permitted height of 45 feet.
3. The parcels are situated within the AE8 Flood Zone. Clarification is required regarding the layout and elevation of the entry level for Building B, as well as the potential need for flood venting.
4. The applicant is requested to confirm whether NJAWC will require a "Hot Box" for the incoming water service. If required, please specify its proposed location.
5. The improvements will disturb portions of the paver sidewalk along East Main Street. These areas and any settled area of the sidewalk shall be reconstructed with matching materials.
6. Structural Designs and computations shall be provided for all retaining walls that are signed and sealed by a New Jersey Professional Engineer.

C. Landscaping

1. Street trees are required at 50-foot intervals along East Main Street, in accordance with Ordinance Chapter 371. The East Main Street frontage measures 498.67 feet; when divided by the required 50-foot spacing, this results in a requirement of 9.97, or 10 street trees. Currently, the proposal includes seven trees at 2-1/2" caliper. Please revise the plan to include three additional street trees along East Main Street to meet the ordinance requirements.
2. The zone requires a 10' wide strip of buffer plantings adjacent to Lot 3.01, it appears additional plantings need to be provided.
3. Revise General Landscape Notes – C, to comply with Section §371-2 C. (2), (d) [3] – Replacement trees shall be monitored by the applicant for 2 years. Plants shall be replaced as necessary.
4. Specify the number of trees that will be planted as replacements for those being removed.
5. Please recalculate the total number of replacement trees required, taking into consideration the proposed trees.
6. It is recommended to include a Planting Note specifying that vertical Goose Exclusion Fencing should be installed prior to, or on the same day as, wetland plant installation. Additionally, incorporate guidance to install horizontal exclusion measures, such as netting, stringlines, or flags, above the wetland planting, in conjunction with the Goose Exclusion Fencing.

7. The following comment relate the Landscape Plan:

- a. Plant label missing on group of *Ilex glabra*.
- b. Ginkgo trees aren't native to New Jersey and are not recommended. Suitable substitution may be *Quercus palustris* 'Pringreen' – Green Pillar Pin Oak.
- c. Indicate and label Mean Low Water, Mean High Water and Mean Sea Level Water line on plan.
- d. Plant wetland specific plants in bands parallel to the water edge, in direct relation to Mean Low Water, Mean Sea Level and Mean High Water lines:
- e. *Spartina alterniflora*, *Juncus roemerianus* and *Schoenoplectus robustus* should be planted between Mean Sea Level to Mean High Water, below elevation 1.75'.
- f. *Spartina patens*, *Distichlis spicata*, and *Juncus gerardii* should be planted above the daily average High Water mark, above elevation 1.75'.
- g. One group of *Spartina patens* may be too far upland to be successful.
- h. *Panicum amarum*, *Panicum vergatum* are suitably located.
- i. Indicate protective geese exclusion fencing on plan.
- j. CED suggests incorporating horizontal netting or stringlines & flags directly above new plantings, to discourage geese landing within planted areas.
- k. Provide evergreen hedge at a height of 4 ft. adjacent to the surface parking, as a screen to East Main Street. Section §390-21.5(W) (10) (c).
Provide shade trees at uncovered off-street parking, in accordance with Section §390-21.5(W) (10) (d) of 1 tree per 3 parking spaces. 13 spaces divided by 3 equals 4.33 trees.
Add to compliance chart on C300 – Site Layout Plan.

D. Lighting

1. The height of the lighting fixture pole and mounting height of light fixture shall be called out on the details.
2. Please note that municipal streetlights must be protected throughout the construction process.
3. The existing street lighting on East Main Street was not included in the lighting level calculations performed onsite.

G. Traffic and Circulation

1. Access to the site is planned through East Main Street, featuring one ingress-only driveway located opposite Bridgewaters Drive, as well as a full-movement driveway situated at the western boundary of the site. Testimony will be provided regarding the safety of the left turn movement into the one-way driveway.

2. Our office takes no exception to the trip generation estimates made utilizing Land Use Codes 215 – Single-Family Attached Housing and 220 – Multifamily Housing (Low-Rise) within the Institute of Transportation Engineers' publication, *Trip Generation Manual, 12th Edition*. It is noted that the maximum of 10 peak hour trips falls below the significance threshold recognized by both ITE and NJDOT of 100 peak hour trips.
3. The proposed 24-foot drive aisle adjacent to the parking area meets the Ordinance requirement for accommodating two-way traffic.
4. The proposed parking supply consists of 60 spaces, each measuring 9 feet by 18 feet. This exceeds the number of spaces required by RSIS and meets the minimum dimensional standards set forth in the Ordinance.

E. Stormwater Management and Grading

1. The proposed development will disturb approximately 1.72 acres and result in a net increase of approximately 0.23 acres of impervious surface, while reducing regulated motor vehicle surface (MVS) by approximately 0.22 acres. Because the area of disturbance exceeds one acre, the project qualifies as a major development pursuant to N.J.A.C. 7:8 and is therefore subject to the Green Infrastructure Standards (N.J.A.C. 7:8-5.3), Groundwater Recharge Standards (N.J.A.C. 7:8-5.4), Stormwater Runoff Quality Standards (N.J.A.C. 7:8-5.5), and Stormwater Runoff Quantity Standards (N.J.A.C. 7:8-5.6).
2. The project is exempt from the groundwater recharge requirements of N.J.A.C. 7:8-5.4 based on the site's location within the PA-1 Metropolitan Planning Area, as stated in the Stormwater Management Report.
3. The project is not subject to the stormwater runoff quality requirements of N.J.A.C. 7:8-5.5, as regulated motor vehicle surface (MVS) is reduced within both subwatersheds and no net increase in MVS is proposed.
4. The on-site drainage area is divided into two sub-watersheds. Watershed 1 drains to the existing storm sewer system within East Main Street drains; and Watershed 2 drain to Oceanport Creek. Under proposed conditions, the drainage area tributary to Oceanport Creek increases, while the drainage area tributary to East Main Street is decreased.
5. The SWM Report concludes that the increases in runoff to Oceanport Creek are *de minimis* because the site represents a small percentage of the overall contributing watershed. However, please note the following:
 - a. N.J.A.C. 7:8 does not provide an exemption from the stormwater runoff quantity requirements based on the project's relative size within the overall watershed.

- b. The postconstruction increases of approximately 1.9 cfs, 3.3 cfs, and 6.7 cfs for the future 2-, 10-, and 100-year storm events, respectively, are not insignificant and require additional justification.
 - c. The site is located within FEMA Flood Zone AE, which remains a regulated flood hazard area.
- 5. Additional analysis should be provided to demonstrate that the proposed increases in discharge will not adversely affect local drainage conditions or increase flood stages during non-peak tidal conditions. The applicant should demonstrate that peak discharges occur when tidal conditions control the receiving system and provide supporting hydraulic analyses, as necessary.
- 6. Additional analysis should be provided to demonstrate that the proposed increases in discharge will not adversely affect local drainage conditions or increase flood stages during non-peak tidal conditions. The applicant should demonstrate that peak discharges occur when tidal conditions control the receiving system and provide supporting hydraulic analyses, as necessary.
- 7. The proposed outfall discharges to Oceanport Creek at invert elevation 2.0 feet. Given the tidal influence of the creek and the low outfall elevation, the applicant should revise the storm sewer hydraulic calculations to evaluate tailwater, backwater, and surcharge conditions and demonstrate the effects of downstream tidal elevations on the upstream storm drainage system.
- 8. The project does not include Green infrastructure BMPs. The Stormwater Management Report should be revised to demonstrate how green infrastructure (GI) measures were evaluated and incorporated to the maximum extent practicable in accordance with N.J.A.C. 7:8-5.3. The report should also provide a clear justification as to why GI practices cannot feasibly be utilized to address stormwater runoff quantity and reduce the increased discharge directed to Oceanport Creek.
- 9. The applicant proposes High Density Polyethylene (HDPE) to collect and convey postconstruction runoff to the proposed outfall. The pipe calculations utilize a weighted runoff coefficient. Please provide supporting calculations.
- 10. The SWM report shall be revised to address off-site stability per the NJ Soil erosion and sediment Control. We defer further review to the Freehold Soil Conservation District.
- 11. The access road is designed with a swale along its centerline. Between Station 0+70 and 2+55, the swale has a slope of only 0.5%, which may lead to ponding because of the minimal gradient. It is recommended that this section be reevaluated to consider increasing the slope and thereby improve drainage.

12. The sidewalk is located on the north side of Building B and is incorporated into the driveways of each unit. Additional spot grades shall be provided that demonstrate a maximum of 2% cross slope on the sidewalk area.
13. Detailed grading is needed on the north side of Building A around the stairs and terraced landscaping. Top and bottom of wall shots shall be provided. The applicant shall verify if the change in elevation from the front porch down to the landscaping meets or exceeds 30" which would trigger the requirement of a guard.
14. The proposed retaining wall adjacent to Lot 3.01 appears to impede runoff that presently flows onto the subject property. It is important that the potential for water accumulation resulting from this effect be appropriately addressed.
15. Contour 6, located at the rear and side yard adjacent to the playground on Lot 3.01, extends across the subject property. The current proposed grading plan does not appear to address this condition.
16. The slope of the southern portion of the public access path exceeds 5% and thus requires handrails or regrading to reduce the slope.
17. The grass area located at the eastern end of Building A currently has a slope that exceeds a 3:1 ratio. It is recommended that this area be re-graded to reduce the slope to within acceptable parameters.
18. Individual grading plans will be prepared for each HC ramp to ensure accessibility compliance.

F. Miscellaneous

1. The Paver Sidewalk detail shall be revised to 6" DGA subbase, 1" stone dust setting bed, and polymerized sand in the joints.
2. Please provide Construction Details for fencing and guardrails associated with the retaining walls.
3. The detail for the concrete apron shall be revised to 6" thick.
4. Sign details should be provided for Handicap parking spaces, EV spaces and "Public Access Parking".

5. A portion of the retaining wall adjacent to Lot 3.01 meets or exceeds the 30" height and requires a guard.
6. The "T" and "MB" symbols should be added to the Legend.
7. The street addresses shall be approved by the appropriate Borough Official.

A. Additional Agency Approvals

1. This Application is subject, but not limited to, the following outside agency approvals or letter of no jurisdiction:
 - a. NJDEP;
 - b. Oceanport Fire Marshal;
 - c. Two River Water Reclamation Authority;
 - d. New Jersey American Water;
 - e. Freehold Soil Conservation District;
 - f. New Jersey Natural Gas; and,
 - g. JCP&L.

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)
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Old Wharf Development, LLC

Block 121; Lots 1.01 & 2; 298 & 306 East Main Street, Borough of Oceanport, Monmouth County, New Jersey

Preliminary & Final Major Site Plan with Bulk “c” Variance Relief

June 2026

NARRATIVE DESCRIPTION OF PROPOSED PROJECT

Old Wharf Development, LLC (“Applicant”), seeks Preliminary & Final Major Site Plan Approval with Bulk “c” Variance Relief to permit the construction of a nineteen (19) unit residential inclusionary development, with sixteen (16) townhomes and three (3) stacked units, a set aside of four (4) units (21%) is provided along with typical and ancillary residential improvements (“Application”) at the property identified as Block 121, Lots 1.01 & 2 located at 298 & 306 East Main Street (the “Property”). Currently, the Property is a vacant paved lot, and is 75,121 square feet in area, and located in the Borough’s RMW (Residential Multi-Family Waterfront) Zone. Multi-Family uses are permitted in the RMW Zone.

Relief Sought

In addition to the Preliminary & Final Major Site Plan Approval, the Applicant seeks Bulk “c” Variance Relief, pursuant to N.J.S.A. 40:55D-70(c), for the following:

1. Bulk Requirements

- a. To permit Applicant to provide a sidewalk on one side of the street, whereas Oceanport Municipal Code § 390-21.5(W)(9)(b) requires sidewalks be provided on both sides of each private or public street.
- b. To permit a mean high waterline setback of 77.3 feet, whereas Oceanport Municipal Code § 390-21.5(W)(3)(a)[4] requires a minimum mean high waterline setback of 150 feet.

Standard and Justification for Bulk “c” Variance Relief

The Board has the power to grant “c(1)” or so-called “hardship” variances from zoning ordinance requirements pursuant to N.J.S.A. 40:55D-70c(1), which provides:

Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of [the MLUL] would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an

appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship;

The Board has the power to grant “c(2)” or so-called “flexible” variances from zoning ordinance requirements pursuant to N.J.S.A. 40:55D-70c(2), which provides:

where in an application ... would be advanced [and advances the purposes of the MLUL] by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of [the MLUL]...

Pursuant to the last unlettered paragraph of N.J.S.A. 40:55D-70: “No variance or other relief may be granted ... without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.”

The requested Bulk “c” variance relief may be granted by the Planning Board under either the “c(1)” or “c(2)” standards as both the “hardship” and “flexible” variance standards are met. The Applicant respectfully submits that the benefits of the deviations substantially outweigh any detriment and the relief can be granted without substantial impairment to the zone plan or public good. With respect to the sidewalk variance, the unique physical characteristics of the site — including its unique lot geometry, topographic conditions, and proximity to existing natural features — render the construction of sidewalks on both sides of the street impractical, while a single sidewalk will fully and safely accommodate anticipated pedestrian circulation. With respect to the mean high waterline setback variance, the configuration of the subject property is such that strict compliance with the 150-foot setback requirement would render the site effectively unbuildable or would force development into a location that is demonstrably less suitable from an environmental and planning standpoint. Most units in this Application comply with the setback. Additionally, this Application is consistent with the development pattern, and grading and elevation after construction within the setback will be a safe and efficient use of the Site.

This Application advances the purposes and objectives of the MLUL which are enumerated at N.J.S.A. 40:55D-2, as noted above, thus satisfying the so called “positive criteria.”

This Application also satisfies the “negative criteria” required for the requested relief. The Application poses no detriment to the public good and an approval of the Application will not substantially impair the intent and purpose of the Township’s zone plan and zoning ordinance. The proposed construction will bring a permitted use in the RMW to a presently underutilized property and enhance aesthetics of the Borough of Oceanport and promote desirable residential development in Oceanport. The benefits of the requested variance relief far outweigh the detriment, which the Applicant submits is none. Professional Planning testimony will be provided at the hearing in further support of the requested Bulk “c” variance relief.



ENVIRONMENTAL IMPACT STATEMENT

for

298 & 306 EAST MAIN STREET

Located at

BLOCK 121; LOTS 1.01 & 2

In

**BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ**

Has been prepared for

**OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028**

On

May 20, 2026

InSite Project No. 26-2522-02

**Eric R. Ballou, PE
NJPE 42827**

InSite Engineering, LLC

InSiteEng.net | 732-531-7100 | InSite@InSiteEng.net

☒ **HEADQUARTERS:**
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Wall, NJ 07719

☐ **REGIONAL OFFICE (NORTH NJ):**
165 Chestnut Street, Suite 200
Allendale, NJ 07401

☐ **REGIONAL OFFICE (SOUTH NJ):**
20 N Main Street, Suite 2B
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APPENDIX A

Exhibits:

1. Tax Map
2. USGS Map
3. Soils Map
4. FEMA Map

INTRODUCTION

This report is being submitted as part of the development application for 298 & 306 East Main Street, located on Block 121 Lots 1.01 & 2 as shown on Sheet 8 of the Official Tax Map of the Borough of Oceanport, Monmouth County, New Jersey. This Impact Statement has been prepared in accordance with the requirements of Chapter 390-79(C) of the Borough's Code. This report provides statements regarding the environmental aspects of the project and the anticipated impacts as a result of the development.

PROJECT LOCATION

The project site is located at 298 & 306 East Main Street, Oceanport, New Jersey. The project site is bound by East Main Street to the north and east, a commercial property to the south and Oceanport Creek to the west. The existing site was previously developed but the previous buildings have been demolished.

PROJECT DESCRIPTION

The project proposes nineteen mixed-income residential units, an asphalt drive aisle and parking. Other site improvements include utilities, lighting, and landscaping. The existing tract is 1.72 Acres with pavement, concrete, and a former building foundation. The remaining portion of the site is wooded or open space.

INVENTORY OF ENVIRONMENTAL CONDITIONS

SEWER FACILITIES

The site is within the sewer service area of Two Rivers Water Reclamation Authority. There is an existing sanitary main located on site that also runs along East Main Street. The project proposes a new sewer main within the proposed drive aisle that will connect to the existing system via a doghouse manhole.

WATER SUPPLY

According to NJDEP's GeoWeb, the site is in the service area of New Jersey American Water Company – Coastal North, PWID NJ1345001.

InSite Engineering, LLC

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WATER QUALITY

There are no predicted adverse impacts associated with a degradation of surface water quality. The project complies with stormwater quality regulations by a decrease in regulated motor vehicle surface impervious area.

SURFACE AND SUBSURFACE HYDROLOGY

There are two existing drainage patterns on site. A portion of the site flows directly into the Oceanport Creek, and the other flows into a stormwater inlet located within East Main Street which ultimately drains into the Oceanport Creek. The proposed drainage patterns will remain the same as the existing conditions. A portion of the site will continue to drain to the existing stormwater system within East Main Street. The remaining runoff from the site is collected by drainage inlets proposed within the drive aisle and conveyed to the proposed outfall that drains into the Oceanport Creek, which is a tidal influenced water body directly tributary to the Shrewsbury River.

AIR QUALITY

There are no predicted adverse impacts associated with air quality with this project. The proposed development will not require any air permits from the New Jersey Department of Environmental Protection.

TRAFFIC VOLUME, NOISE, AND FLOW

A new residential road is proposed to service the nineteen mixed-income residential unit development. The volume of traffic will be typical of a residential neighborhood, where most people leave for work in the morning and arrive home around 5 PM. There are no predicted adverse impacts associated with noise and the speed limit will be 25 mph.

LIGHTING CONDITIONS AND LEVELS

The lighting plan has been designed to minimize the potential for glare and to avoid off-site disturbance. The lighting plan provides the minimum illumination for the new street only.

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NOISE

The State of New Jersey has promulgated noise standards, which generally dictates that noise levels are to be kept below 65 decibels during daytime and 50 decibels at night. Noise sources that may arise from the project will occur during two time periods: a temporary construction period and a post construction operational period.

The project will restrict construction activity to the hours between 7 am and 6 pm on weekdays and Saturday. Construction noise during this time period can typically be higher than that of the project operations, and as a rule is greater in the earlier stages of the project. Construction noise is considered temporary since it ends with the completion of the project construction.

DEMOGRAPHY

The proposed project is well suited for the existing property and zoned for a residential use. The use is complementary to the surrounding area.

GEOLOGY

According to NJDEP's Geologic Map of New Jersey, the subject site is located within the Hornerstown Formation bedrock geology region which typically contains glauconite sand, fine-to medium-grained. The site is also within the Coastal Plains physiographic province. This is not a bedrock geology that is known to be associated with acidic soils. Acidic soils should not impact the subject development.

SOILS AND SOIL PROPERTIES

The existing soil classifications for the site are based on the USDA NRCS Web Soil Survey. The survey is useful at the planning level to draw general conclusions about the suitability of a site for certain land uses. Based on the NRCS data, the site consists of the following soil type:

<u>SOIL NAME</u>	<u>HYDROLOGIC GROUP</u>
EkaAr - Elkton loam, 0 to 2 percent slopes, (hydic)	C/D

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HocA – Holmdel sandy loam, 0 to 2 percent slopes	C
ShrA – Shrewsbury sandy loam, 0 to 2 percent slopes (hydric)	B/D

TOPOGRAPHY

A portion of the site slopes from the center of the property to the north and east, towards East Main Street. The other portion of the site slopes from the center of the property to southwest, towards Oceanport Creek. The elevations onsite range from approximately elevation 7 in the middle of the site to elevation 0 at the Oceanport Creek, while East Main Street varies from approximately elevation 6.8 to elevation 5.

SLOPES

There are steep slopes present near the bank of the Oceanport Creek. There are no proposed steep slopes. Proposed slopes will not exceed a maximum 3H:1V rate and any such areas will be stabilized in accordance with Soil Erosion and Sediment Control Standards.

VEGETATION

There are no predicted adverse impacts associated with vegetation for the subject site as no forested areas are proposed to be cleared. Approximately 7,700 SF of riparian wetlands onsite will be restored. Additionally, approximately 6,645 SF of coastal wetlands onsite will be restored.

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REGULATED WETLANDS

According to Letter of Interpretation, File No. 1338-03-0007.1 FWW 210001 dated February 4, 2022, there are freshwater wetlands and coastal wetlands present on the Property. A Freshwater Wetlands General Permit 6 and a Freshwater Wetlands General Permit 11 were submitted congruently to fill the isolated wetlands and construct a stormwater outfall structure on the Property, respectively.

WILDLIFE AND WILDLIFE HABITATS

According to the Natural Heritage Program Letter, dated February 18, 2026, habitat for threatened and endangered bird species is identified on the Property. These identified species include state-threatened, Black-crowned Night-heron, and state-endangered, Least Tern. However, the landscape Project Version 3.3 maps the location of Least Tern as limited to Oceanport Creek and the location of Black-crowned Night-heron as limited to a small portion of the southwestern area of the Property. The property has been previously developed. Areas on the Property adjacent to Oceanport Creek are historically paved with asphalt and are not suitable to support habitat for threatened and endangered species. The proposed project includes the restoration of the previously disturbed coastal wetlands and riparian zone. The restoration of these areas will greatly improve these disturbed environmentally sensitive areas and will create areas on the Property that will be suitable to support habitats for threatened and endangered species including the two species noted above, ultimately enhancing the existing conditions of the Property.

WATERCOURSES

There are no water features located on site. The project site is adjacent to the Oceanport Creek.

WATERFRONT / SHORELINE FEATURES

Historically, the Property has not supported a water-dependent use. No waterfront development is proposed along Oceanport Creek other than a public access walkway.

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HISTORIC SITE AND ACHAEOLOGICAL RESOURCES

According to the NJDEP's NJ-GeoWeb, the Property is not classified as a historic property, within historic district, or within a historic archaeological site grid. In addition, the Property is not identified as a historic site on the New Jersey and National Register of Historic Places. The proposed development is not anticipated to impact historic or archaeological resources.

DISPOSAL OF WASTE AND TOXIC OR HAZARDOUS MATERIALS

The Borough of Oceanport is responsible for the proper disposal of solid waste. No toxic or hazardous materials will be generated for this residential development.

FLOOD AND FLOOD HAZARD AREAS

According to FEMA's Effective FIRM entitled "FIRM - Flood Insurance Rate Map (FIRM), Monmouth County, New Jersey (All Jurisdictions)," Map Number 34025C0184H, dated 6/15/22, the site is located within the Zone AE flood zone with a flood hazard elevation of 8. The FEMA map and the record survey reference the NAVD88 vertical datum.

ELEVATION AT TWO-FOOT CONTOURS

Existing and proposed elevations are at one-foot interval contours.

ASSESSMENT OF THE ANTICIPATED IMPACT OF THE PROJECT

DRAINAGE

The proposed development will decrease motor vehicle surfaces to improve water quality. The slight increase in flows to Oceanport Creek for the 2-year, 10-year, and 100-year storm events are de minimis and will not create negative downstream impacts, therefore, no additional stormwater management improvements are required. The development is exempt from groundwater recharge requirements by residing in the PA-1 Metropolitan Planning Area.

STREAM ENCROACHMENTS

Proposed site improvements will not require a stream encroachment permit from the NJDEP.

FLOOR PLANS

See architectural plans for proposed elevations. No flood proofing measures are required on-site.

AIR QUALITY

The proposed residential development does not involve construction of a new air emissions source and will otherwise adhere to all state, local, and federal regulations governing air quality. In addition, given that the development complies with the Traffic Rule, it is not anticipated that there will be any violation of any Air Quality standard.

PEDESTRIAN AND VEHICULAR TRAFFIC

A Traffic Impact and Parking Assessment (TIPA) dated April 30, 2026, was prepared by Dynamic Traffic and is enclosed with this application. The TIPA analyzed the existing roadway and current traffic conditions in the site vicinity, traffic volumes that will be generated by the development, and existing and future driveway and roadway capacities. The conclusion of the study determined that “the adjacent street system of the Borough of Oceanport is not anticipated to experience any significant degradation in operating conditions with the development of the site. The site driveways are located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate the Project’s needs.” In light of the foregoing, the proposed project is not anticipated to result in the operation of any roadway in excess of Level of Service D. In addition, and shown on the Permit Plan, three (3) onsite parking spaces will be provided for each Type I unit and two (2) onsite parking spaces for the Type II unit. The onsite parking spaces will be located within the proposed garages and driveways associated with each residential townhouse. In addition, 11 surface parking stalls, including three (3) electric vehicle parking spaces for a total of 58 parking stalls, will be constructed. The proposed development will comply with the Traffic Rule at N.J.A.C. 7:7-16.12.

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NOISE

The State of New Jersey has promulgated noise standards, which generally dictates that noise levels are to be kept below 65 decibels during daytime and 50 decibels at night. Noise sources that may arise from the project will occur during two time periods: a temporary construction period and a post construction operational period.

The project will restrict construction activity to the hours between 7 am and 6 pm on weekdays and Saturday. Construction noise during this time period can typically be higher than that of the project operations, and as a rule is greater in the earlier stages of the project. Construction noise is considered temporary since it ends with the completion of the project construction.

ARTIFICIAL LIGHT

See lighting and lighting notes and details plans.

DEMOGRAPHY

The proposed project is well suited for the existing property and zoned for a residential use. The use is complimentary to the surrounding area.

SOLID AND HAZARDOUS WASTES

The Property does not contain any hazardous waste nor does the proposed project involve handling or disposal of hazardous waste. Solid waste produced by the residents will be appropriately removed from the site by either private or public waste and recycling services. The proposed development will comply with the Solid and Hazardous Waste Rule at N.J.A.C. 7:7-16.14.

LISTING OF ALL UNAVOIDABLE ADVERSE IMPACTS

- Existing tree and vegetation removal

STEPS TO MINIMIZE AND MITIGATE ENVIORNMENTAL DAMAGAE

- Proposed landscaping, including trees and shrubs
- Coastal Wetland mitigation
- Implementing Soil Erosion Control Measures

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ALTERNATIVES

Alternatives to the proposed project were taken into consideration, such as the no-building option. However, this would not allow the applicant to meet the goal of redeveloping the current lot and providing affordable housing. As the property was previously developed and there are minimal environmentally sensitive areas on the property, other alternative development would not impact the environment any less. The no-building alternative would result in a loss in tax revenue and infrastructure improvements in the Borough of Oceanport. Therefore, the no build alternative was rejected.

SOIL EROSION

In accordance with the Soil Erosion and Sediment Control Act, soil erosion measures will be incorporated into the design and graphically depicted on the Soil Erosion and Sediment Control Plans. These measures consist of, but are not limited to:

- Sediment Barriers and Silt Fences
- Stabilized Construction Access
- Topsoil Stockpiles
- Temporary and Permanent Stabilization
- Downstream Stability

An application will be filed with the Freehold Soil Conservation District for the plan to be certified.

REVIEW AGENCIES

Following is a list of the agencies from which approvals, permits and licenses must be obtained for the proposed development:

- Borough of Oceanport Planning Board
- Monmouth County Planning Board
- Freehold Soil Conservation District
- New Jersey Department of Environmental Protection
- New Jersey American Water Company
- Two Rivers Water Reclamation Authority

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CONCLUSION

In summary, the proposed improvements will result in minimal environmental impact on the property or the surrounding area. The proposed project is well suited to the existing property, the use is permitted and complimentary to the surrounding area. Alternate design concepts are always possible; however, the impacts to the environment in this case would be the same as proposed.

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APPENDIX A

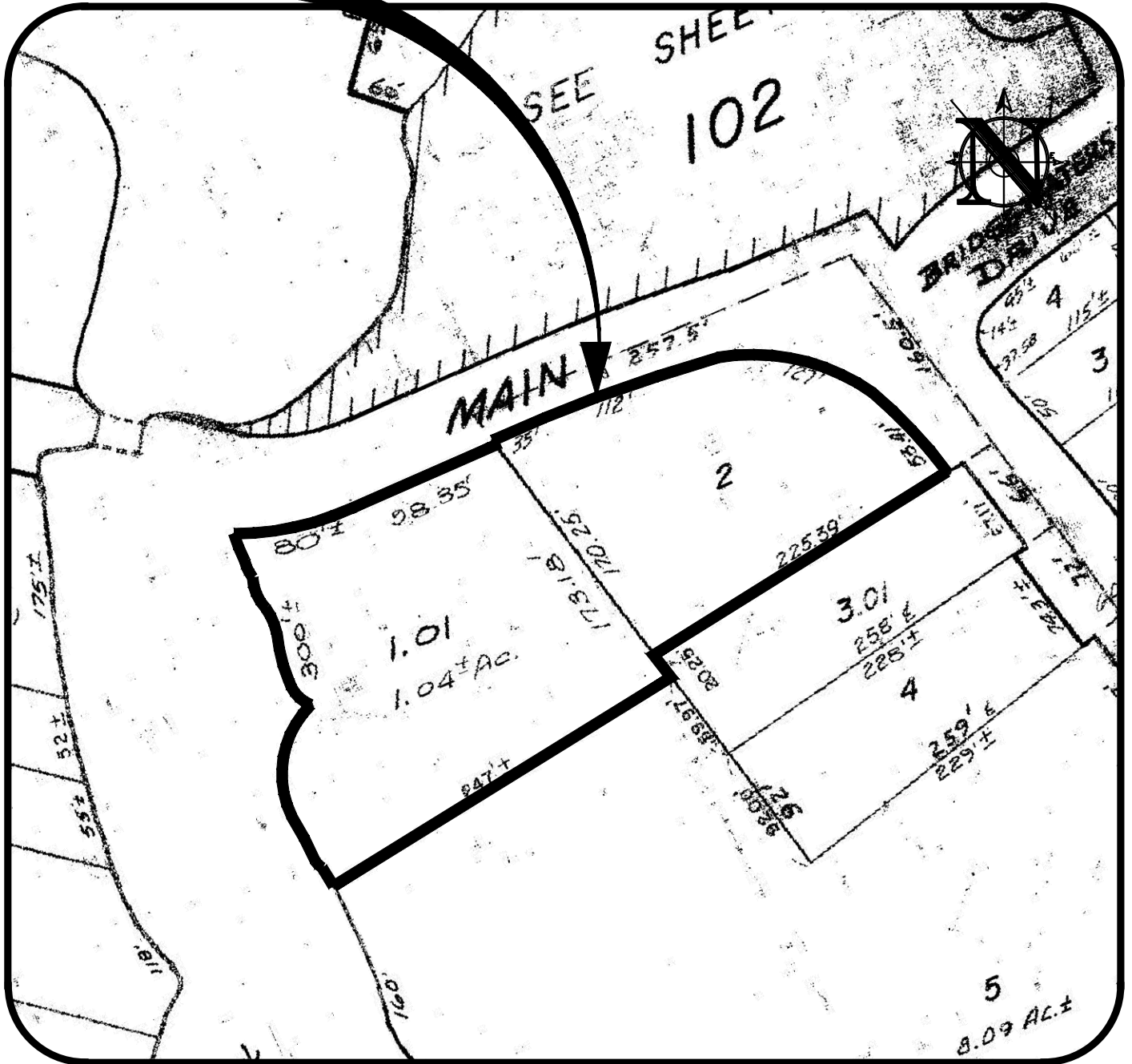
Exhibits:

- 1. Tax Map**
- 2. USGS Map**
- 3. Soils Map**
- 4. FEMA Map**

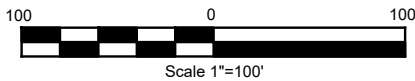
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SITE



PLAN



TAX MAP EXHIBIT



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 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
 732-531-7100 (Ph)
 732-531-7344 (Fax)
 InSite@InSiteEng.net www.InSiteEng.net

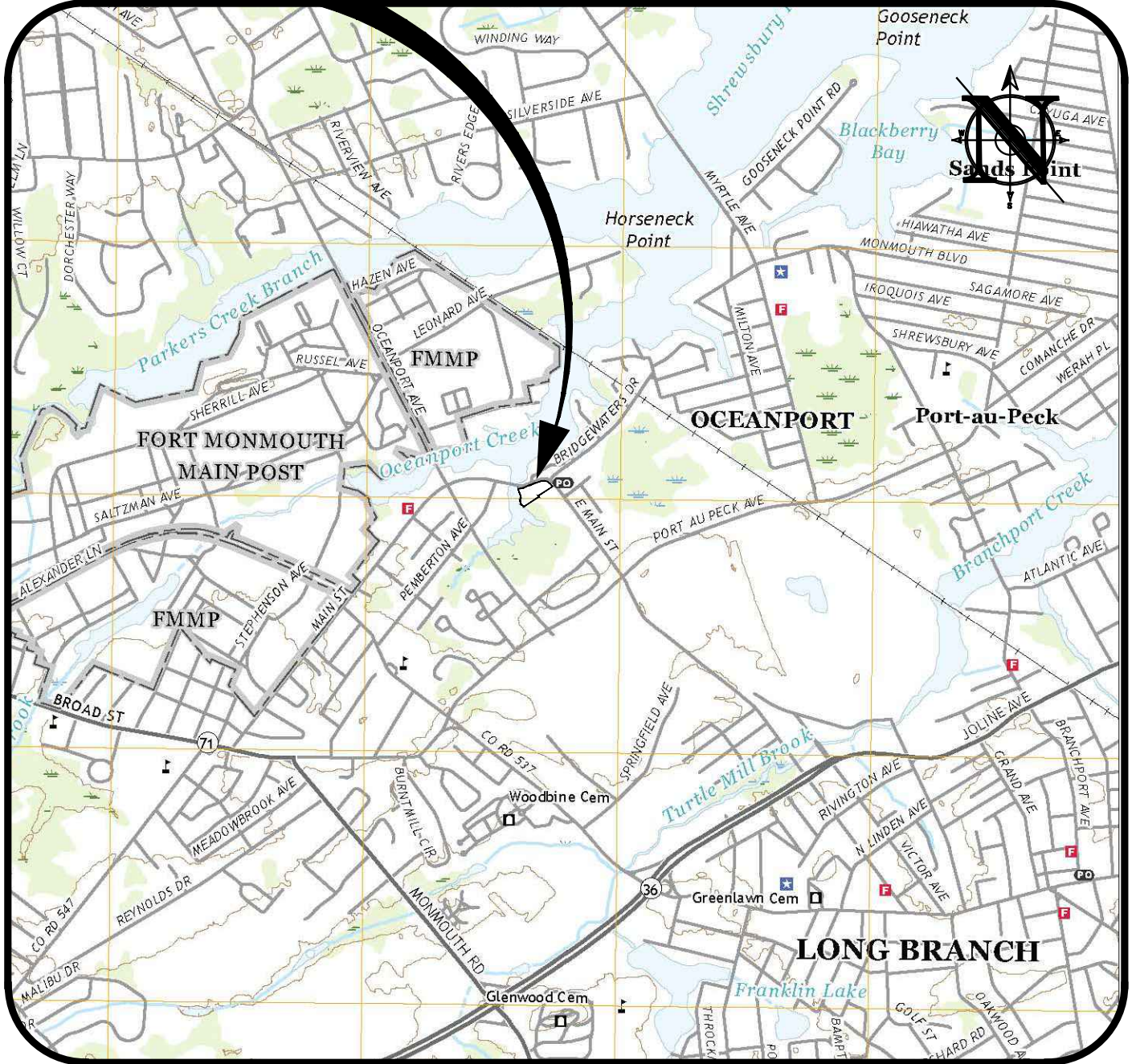
Site Location:
 298 & 306 E. Main Street
 Borough of Oceanport, Monmouth County, NJ
 Block: 121 Lots: 1.01 & 2

Reference:
 Borough of Oceanport- Tax Map
 Sheet: 8
 Dated: February 13, 2009

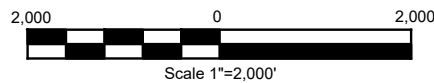
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 26-2522-02
Drawing No.
 26-2522-02r0
Date
 January 22, 2026

Revisions

SITE



PLAN



USGS MAP EXHIBIT



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
 732-531-7100 (Ph)
 732-531-7344 (Fax)
 InSite@InSiteEng.net www.InSiteEng.net

Site Location:
 298 & 306 E. Main Street
 Borough of Oceanport, Monmouth County, NJ
 Block: 121 Lots: 1.01 & 2

Reference:
 US Geological Survey
 Long Branch West Quadrangle- 2019

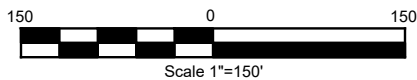
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 26-2522-02
Drawing No.
 26-2522-02r0
Date
 January 22, 2026

Revisions

SITE



PLAN



Soils Legend

EkaAr— Elkton loam, 0 to 2 percent slopes (hydric)

HocA— Holmdel sandy loam, 0 to 2 percent slopes

ShrA— Shrewsbury sandy loam, 0 to 2 percent slopes (hydric)

SOIL MAP EXHIBIT



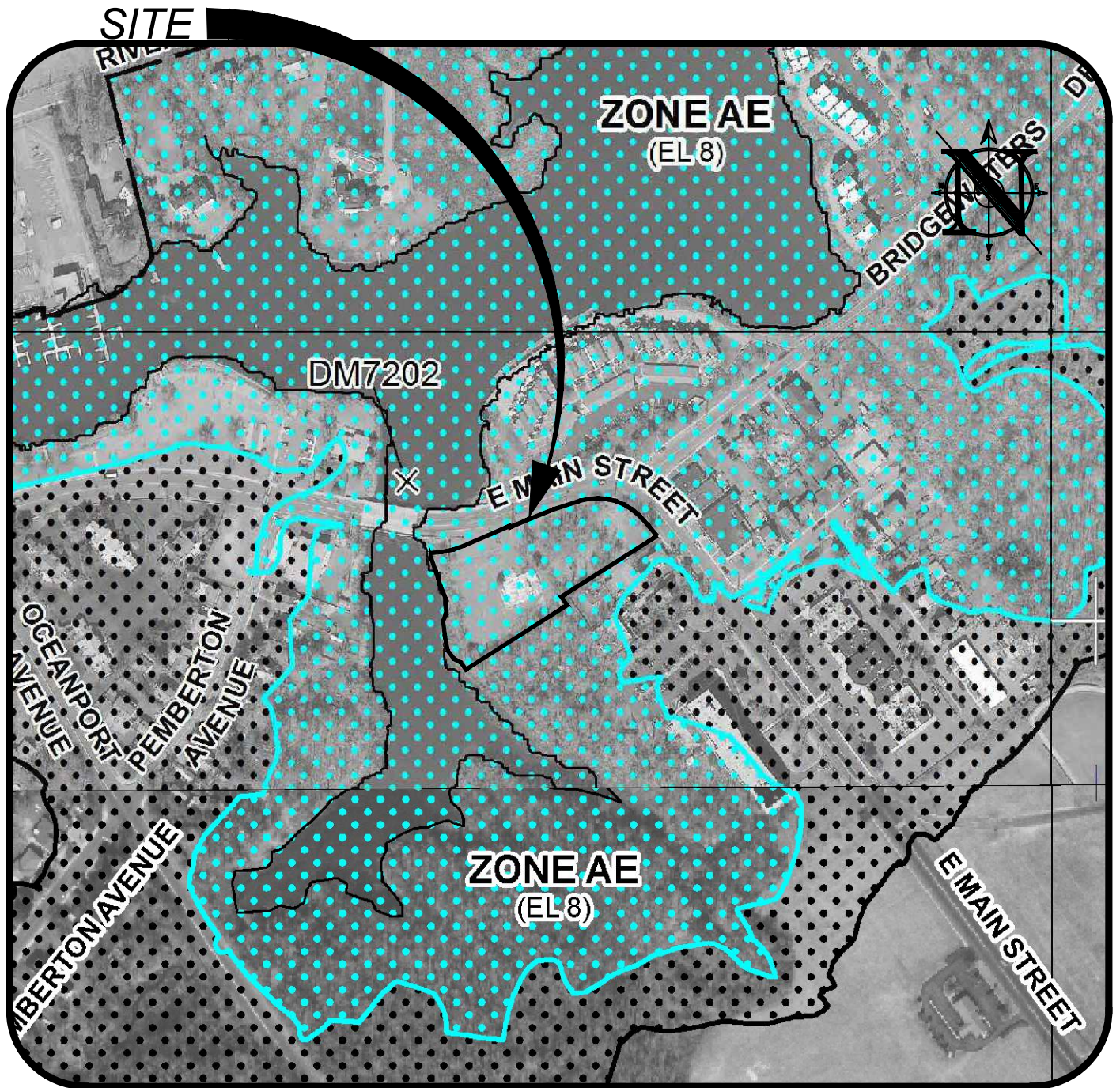
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 732-531-7344 (Fax)
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Site Location:
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 Borough of Oceanport, Monmouth County, NJ
 Block: 121 Lots: 1.01 & 2

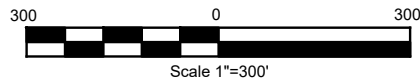
Reference:
 United States Department of Agriculture
 Natural Resources Conservation Service
 Web Soil Survey

InSite Project No.
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Drawing No.
 26-2522-02r0
Date
 January 22, 2026

Revisions



PLAN



EFFECTIVE FEMA EXHIBIT



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

Site Location:

298 & 306 E. Main Street
 Borough of Oceanport, Monmouth County, NJ
 Block: 121 Lots: 1.01 & 2

Reference:

Federal Emergency Management Agency
 Flood Insurance Rate Map
 Map No. 34025C0184H
 Date: June 15, 2022

InSite Project No.

26-2522-02

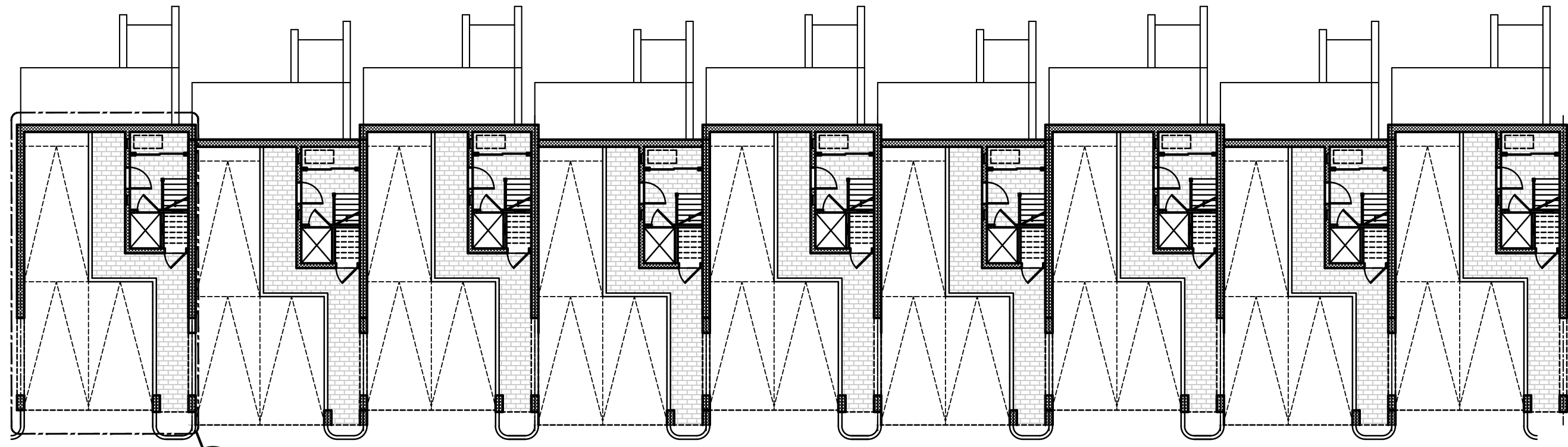
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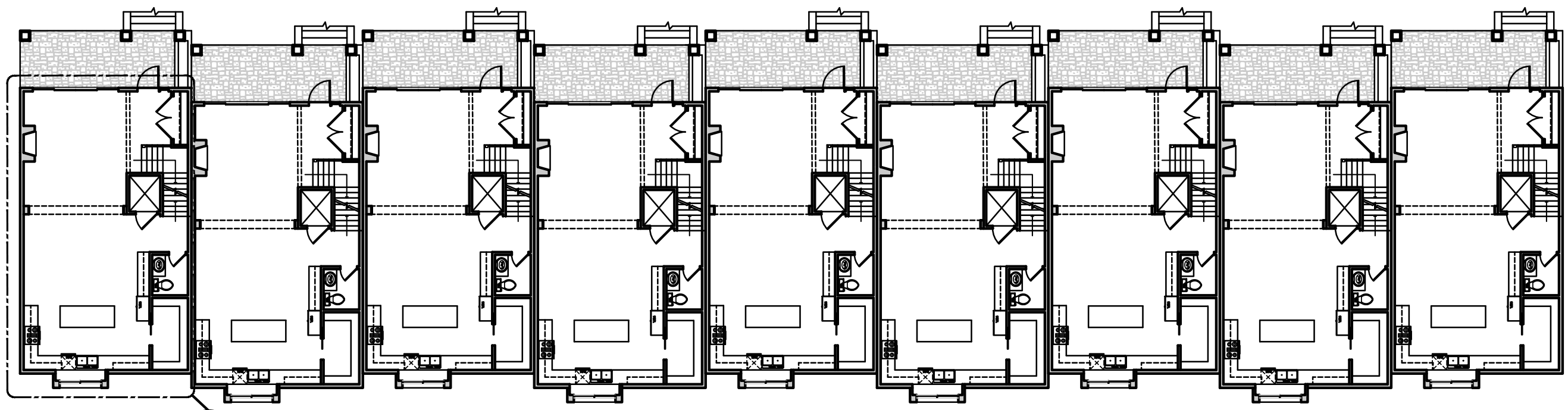
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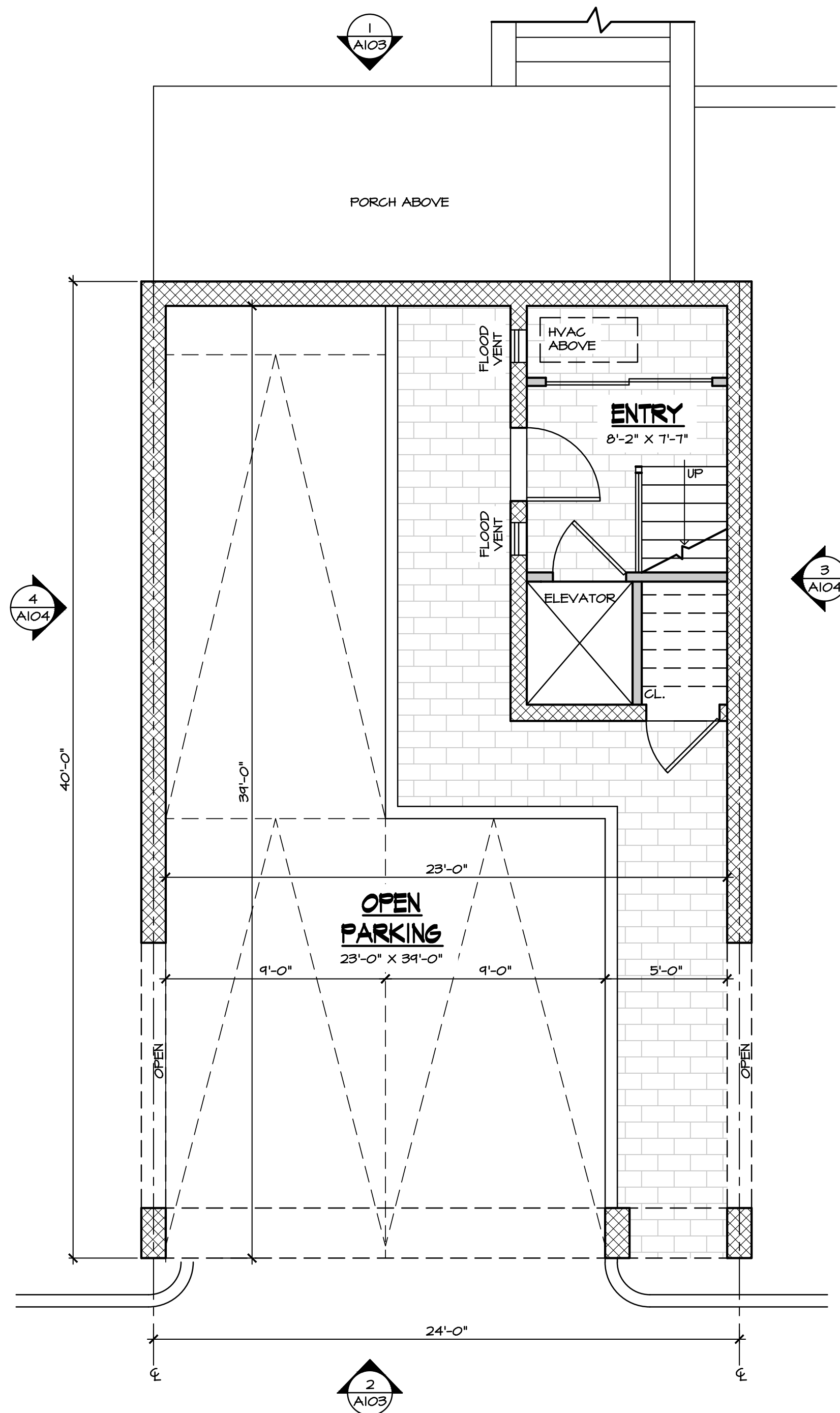
Revisions



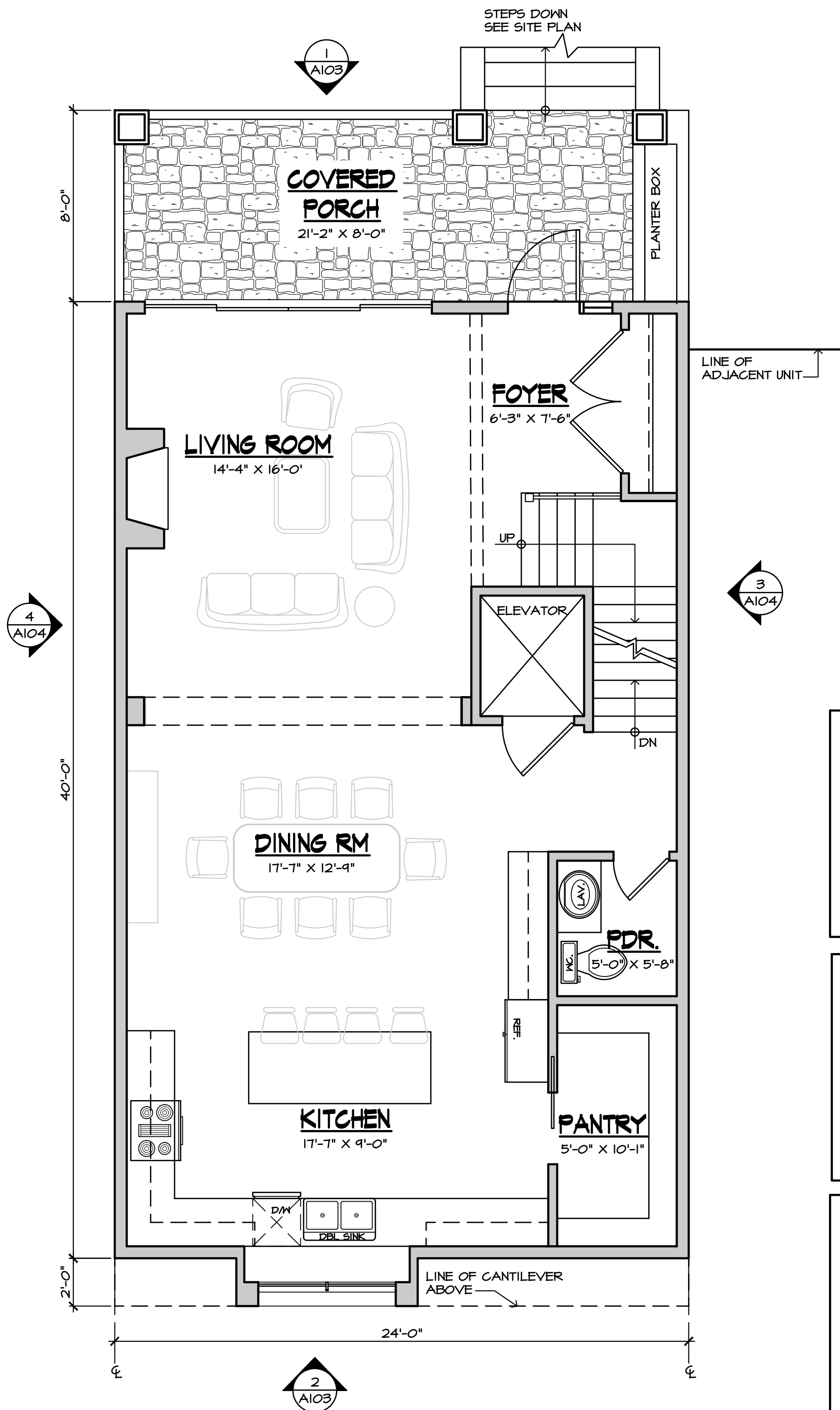
BUILDING 'A'-ENTRY LEVEL
1/16"=1'-0"



BUILDING 'A'-FIRST FLOOR PLAN
1/16"=1'-0"



TYPICAL UNIT ENTRY LEVEL PLAN



TYPICAL UNIT FIRST FLOOR PLAN

SQUARE FOOTAGE BUILDING 'A'	
9 TOWNHOMES EACH WITH: 3 BEDROOMS / 3½ BATHS	
ENTRY LEVEL	1,521 SF.
FIRST FLOOR	8,190 SF.
SECOND FLOOR	8,460 SF.
THIRD FLOOR	5,517 SF.
TOTAL CONDITIONED AREA	23,688 SF.

SQUARE FOOTAGE PER UNIT BUILDING 'A'	
ENTRY LEVEL	169 SF.
FIRST FLOOR	910 SF.
SECOND FLOOR	940 SF.
THIRD FLOOR	613 SF.
TOTAL CONDITIONED AREA	2,632 SF.

FLOOD VENT CALCULATIONS	
ENTRY FLOOR SQUARE FOOTAGE PER UNIT: 169 SF.	
169/200 SF= 1 VENTS REQUIRED (2 PROVIDED PER UNIT)	
THESE CALCULATIONS FOR USE W/ A SMART VENT APPLICATION ONLY. SUPPLY 8"x16" STAINLESS STEEL SMART VENT CERTIFIED FOR 200 SF. OF ENCL. AREA EACH. MODEL # 1540-510 (U.O.N.)	
THE DESIGN OPENINGS WILL PROVIDE FOR EQUALIZATION FOR HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR AUTOMATIC ENTRY & EXIT OF FLOODWATERS AS SPECIFIC IN SECTION 2.6.2.2 OF THE ASCE 24	

A | BUILDING "A" TYPICAL UNIT PLANS

1/4"=1'-0"
**NOT FOR CONSTRUCTION UNLESS SIGNED
& SEALED BY ARCHITECT & APPROVED
BY ALL AGENCIES HAVING JURISDICTION**

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studio LLC

JAMES J. MONTEFORTE, AIA

NY LIC. #026417-1
PA LIC. #RA017093
FL LIC. #AR0016221
NJID LIC #21D00028300

NEW CONSTRUCTION FOR:

OLD WHARF DEVELOPMENT

248 & 306 EAST MAIN STREET OCEANPORT, NJ

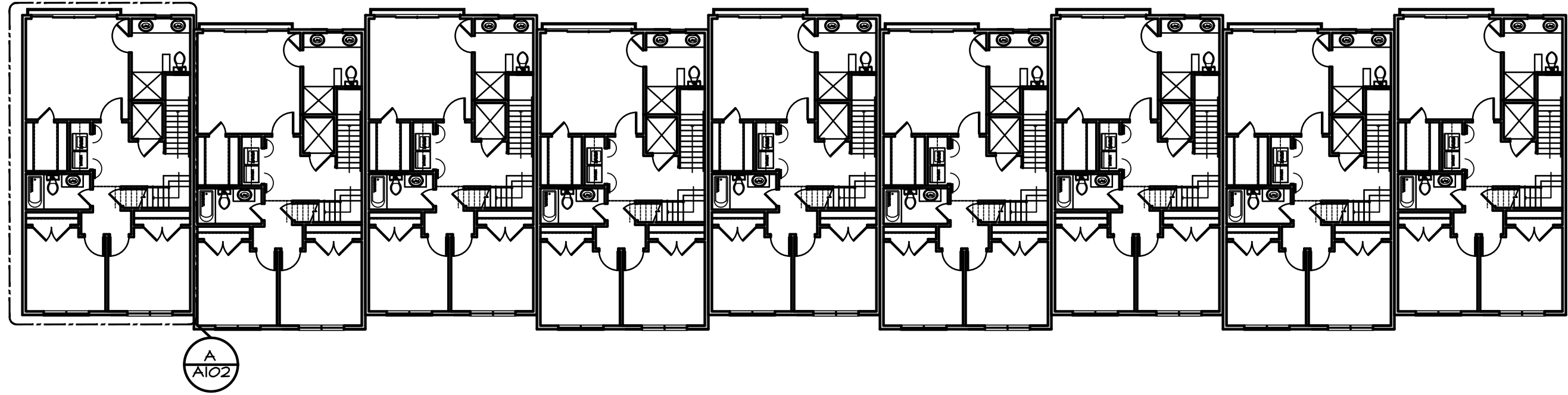
LOTS: 101 & 2

BLOCK: 121

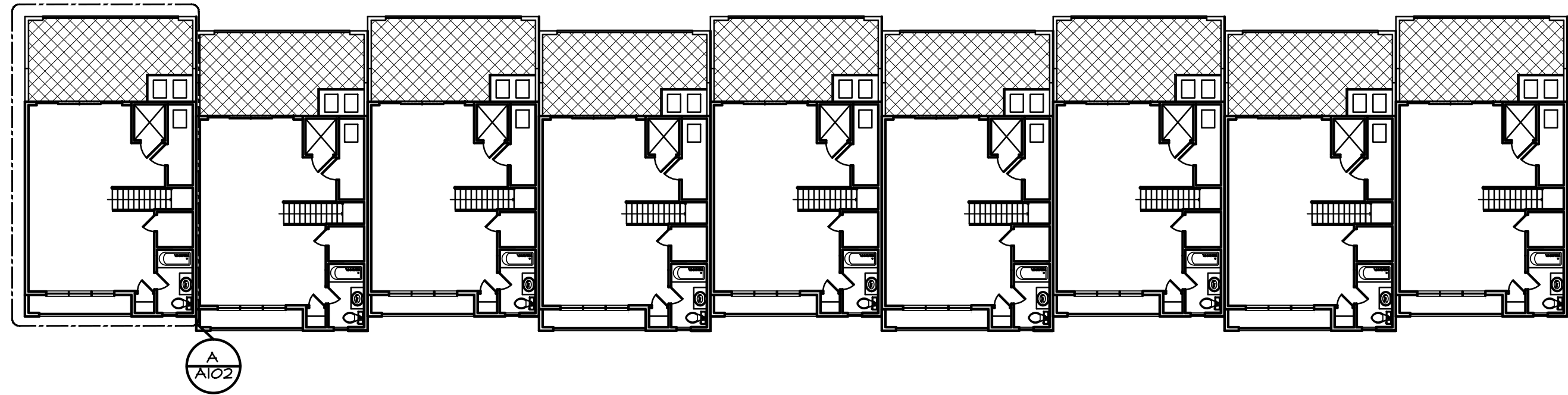
REVISIONS:	DATE:	DRAWN BY:	CHECKED BY:	JOB NO.	DATE:
		JJM	MG	2552	5.6.26

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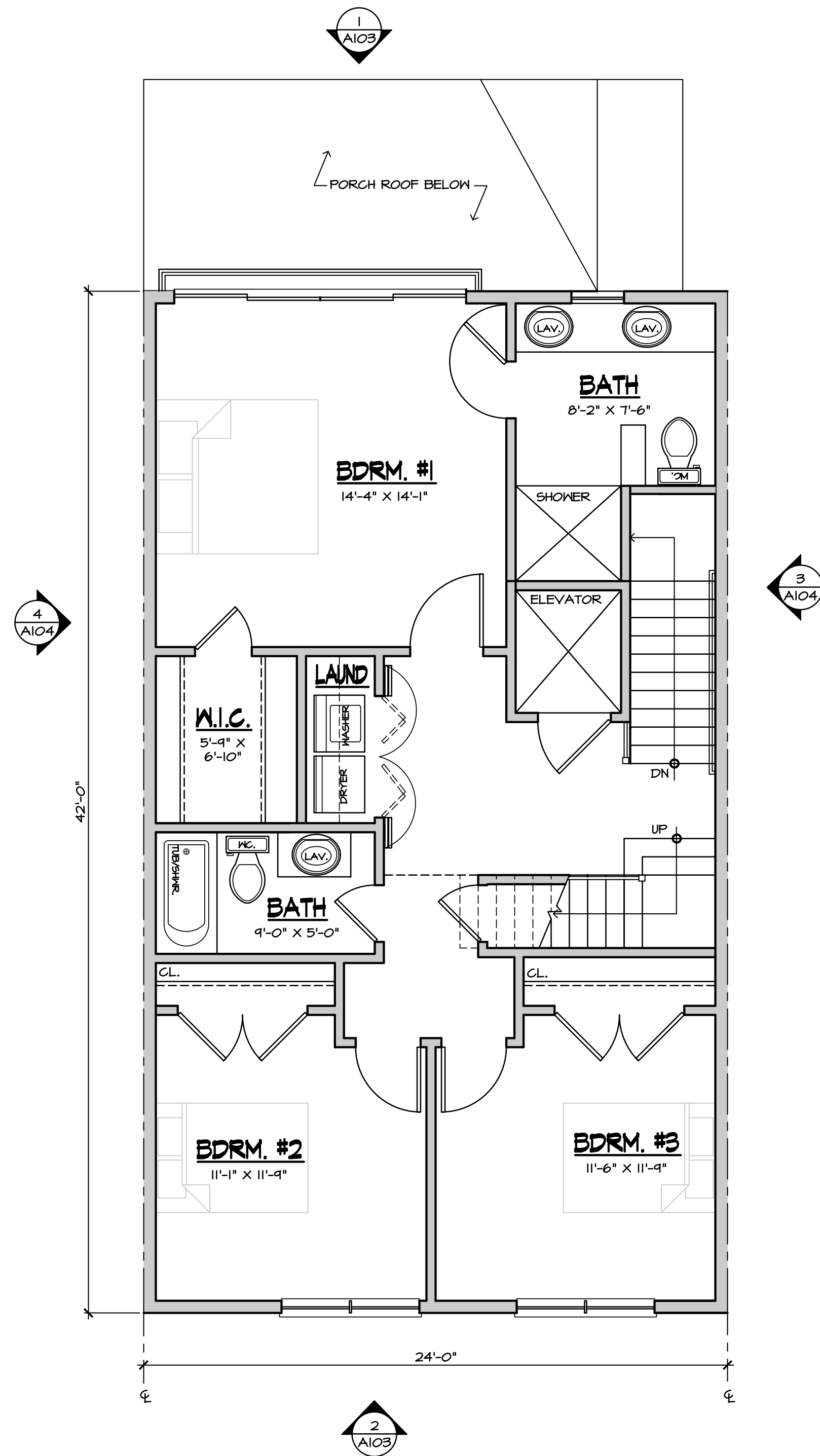
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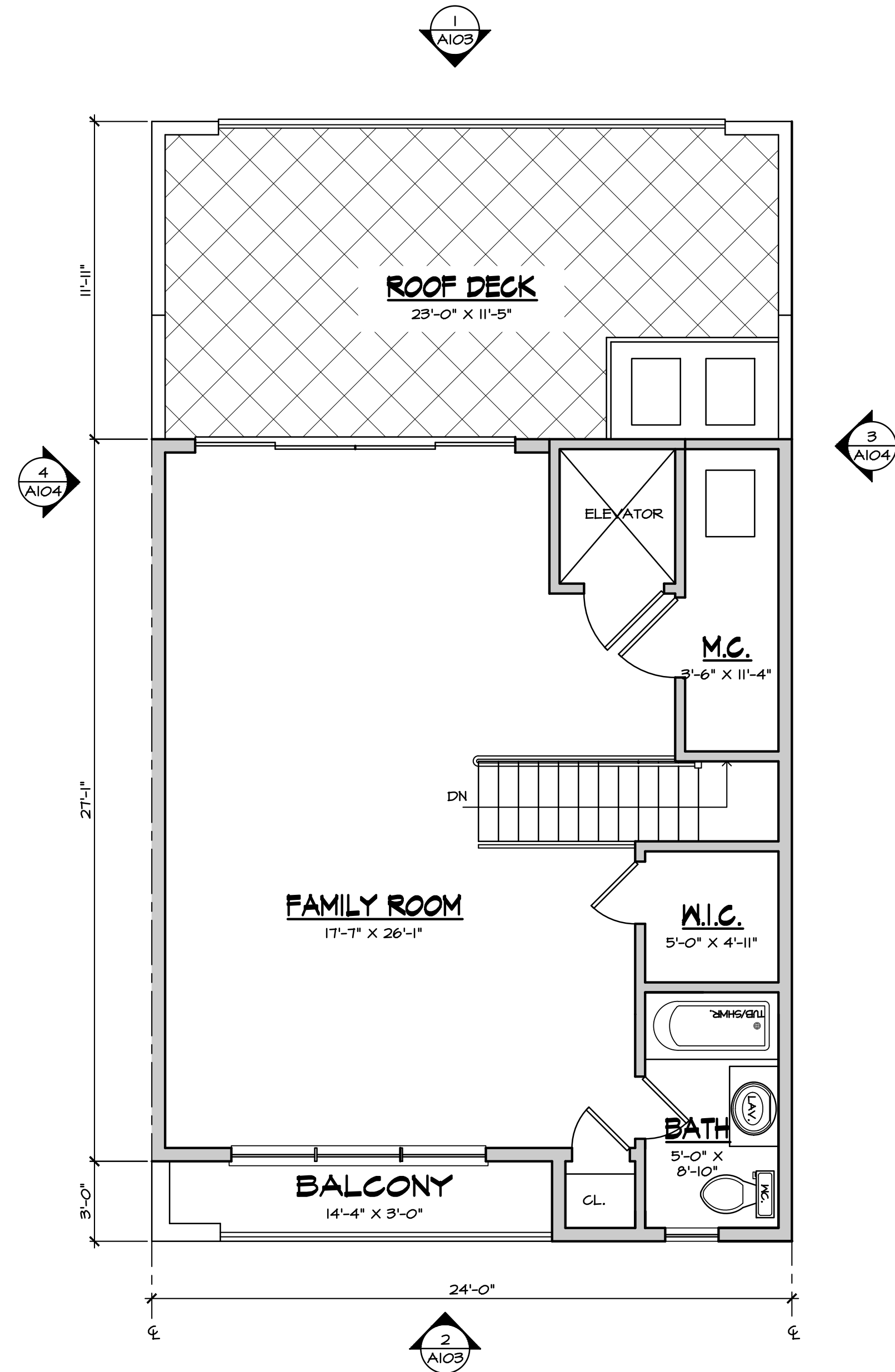
BUILDING "A" SECOND FLOOR
1/16"=1'-0"



BUILDING "A" THIRD FLOOR PLAN
1/16"=1'-0"



SECOND FLOOR PLAN



THIRD FLOOR PLAN

A BUILDING "A" TYPICAL UNIT PLAN

1/4"=1'-0"

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• NY LIC. #026417-1
• PA LIC. #RA017093
• FL LIC. #AR0016221
• NJID LIC #21ID00028300

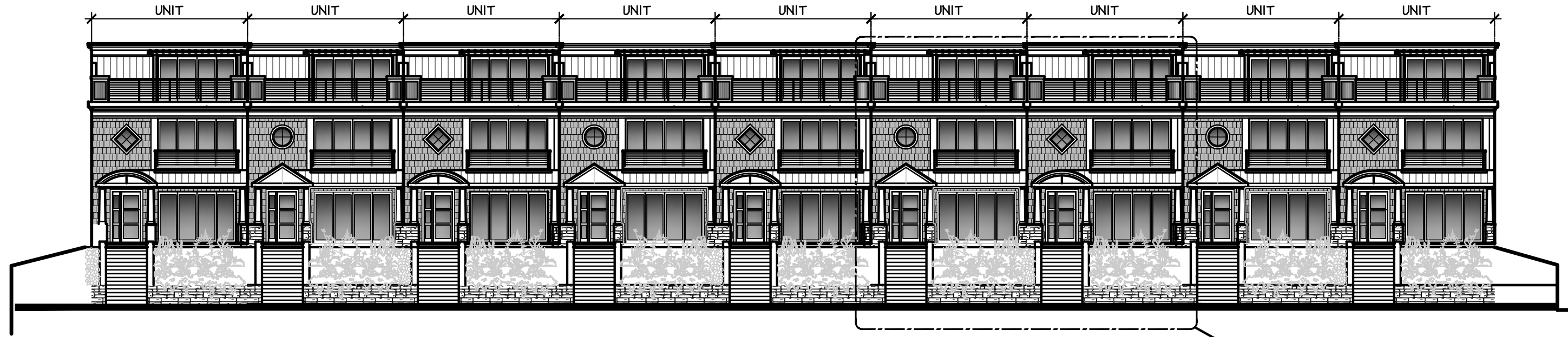
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OLD WHARF DEVELOPMENT
248 & 306 EAST MAIN STREET OCEANPORT, NJ
LOTS: 1, 01 & 2 BLOCK: 121

DATE	REVISIONS

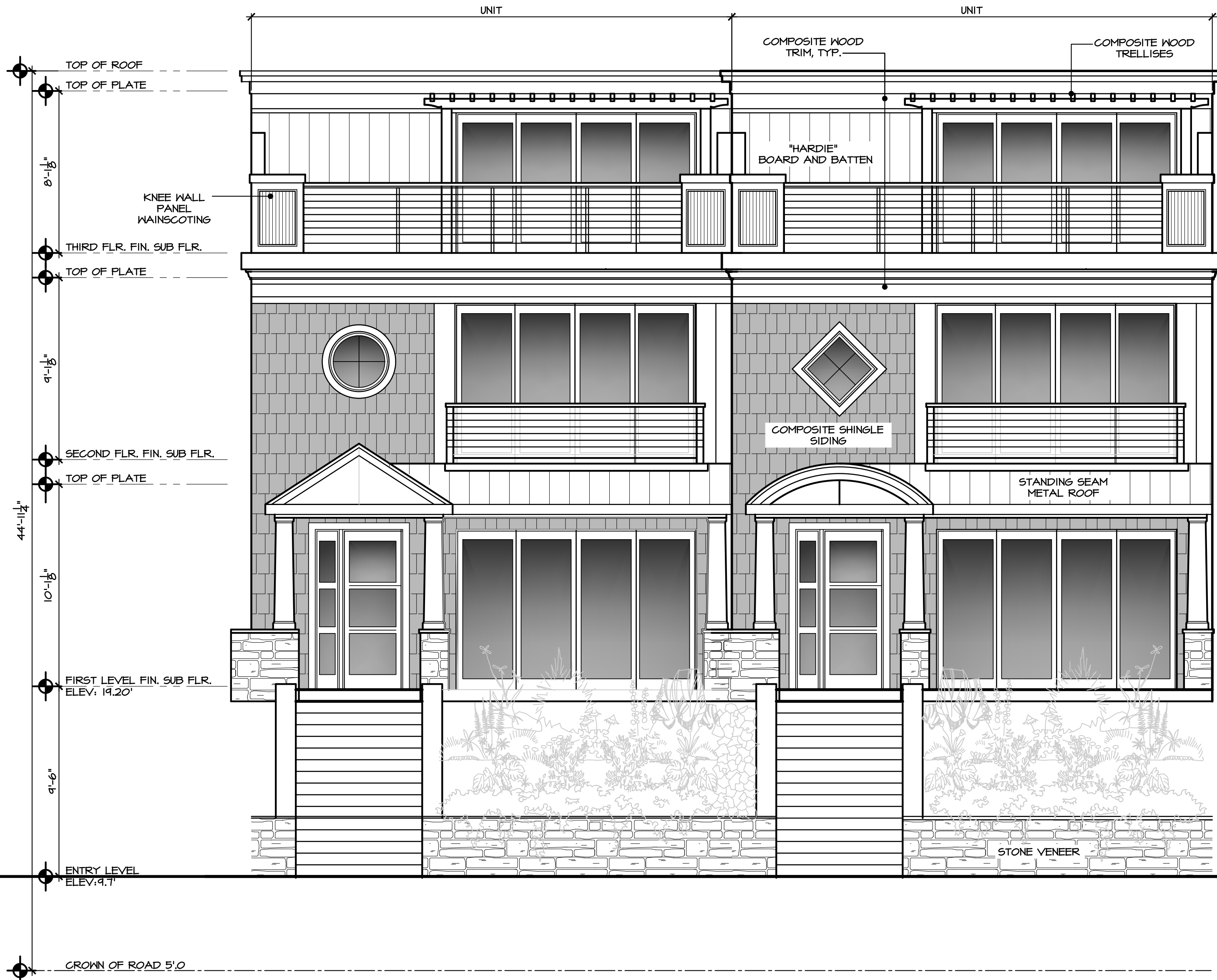
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CHECKED BY: MG
JOB NO. 2552
DATE: 5.6.26

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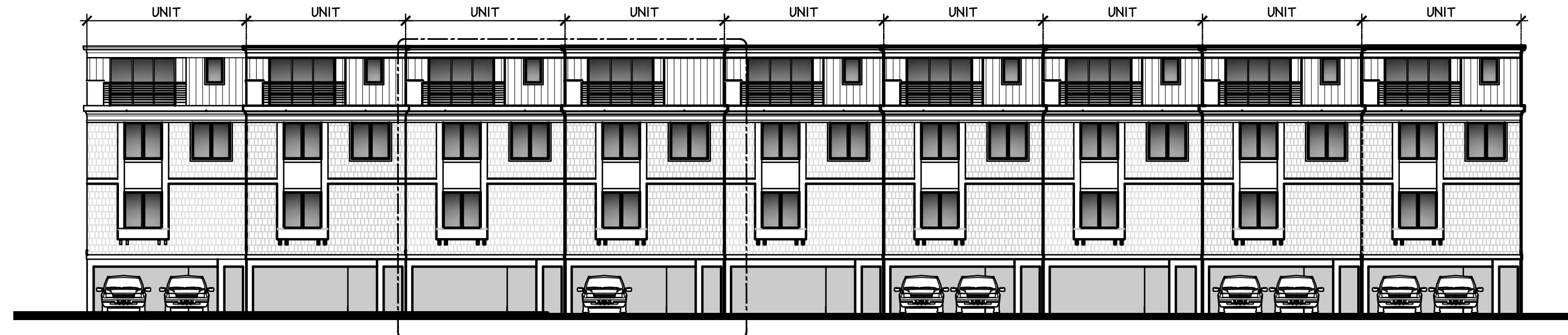
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architectural
studio LLC
733 STATE HWY. 35, OCEAN TOWNSHIP, NJ 07712, 732.988.1900



BUILDING "A" FRONT ELEVATION
1/16" = 1'-0"



1 BUILDING "A" TYP. FRONT UNIT ELEVATION 1/4" = 1'-0"



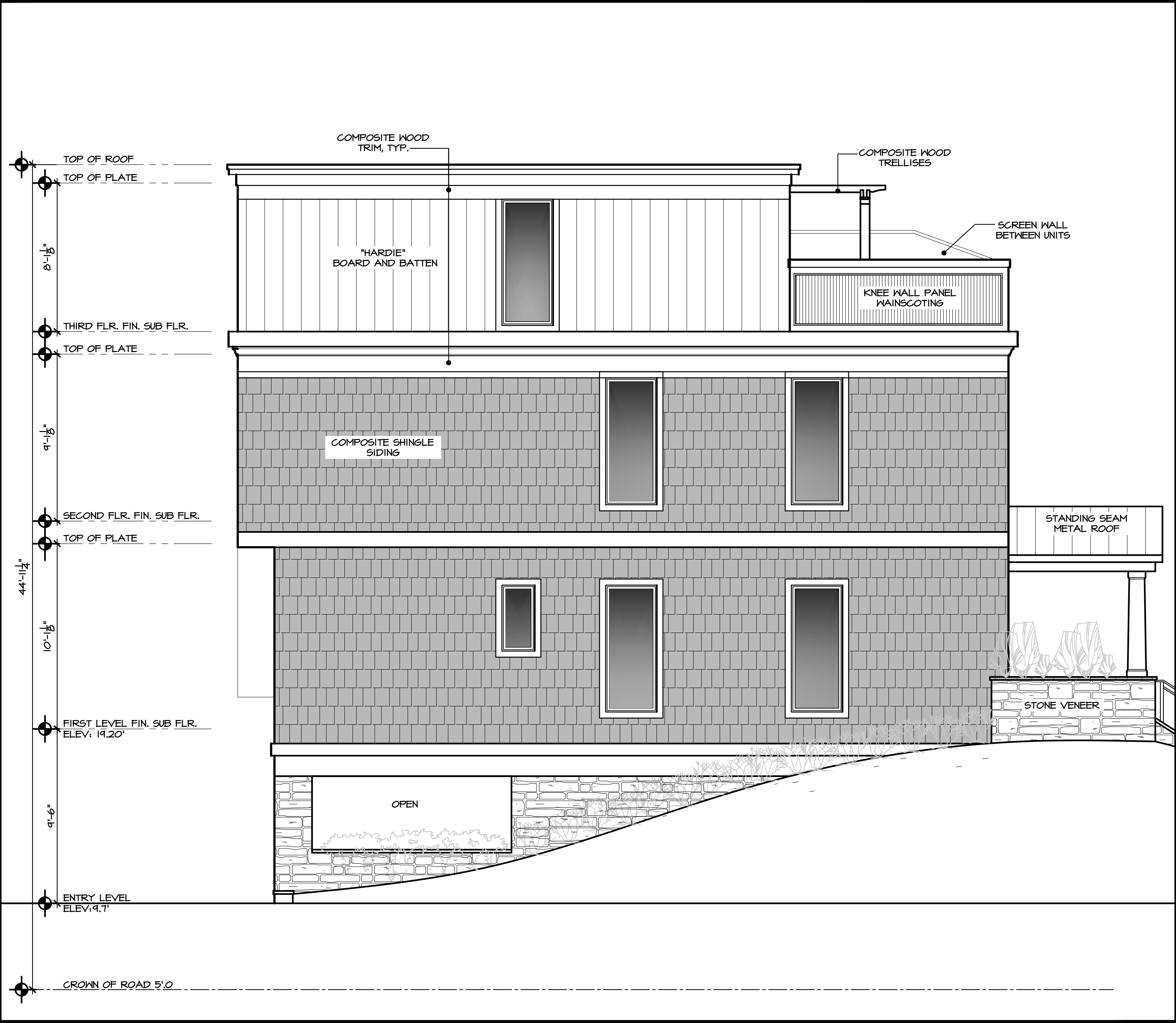
BUILDING "A" REAR ELEVATION
1/16" = 1'-0"



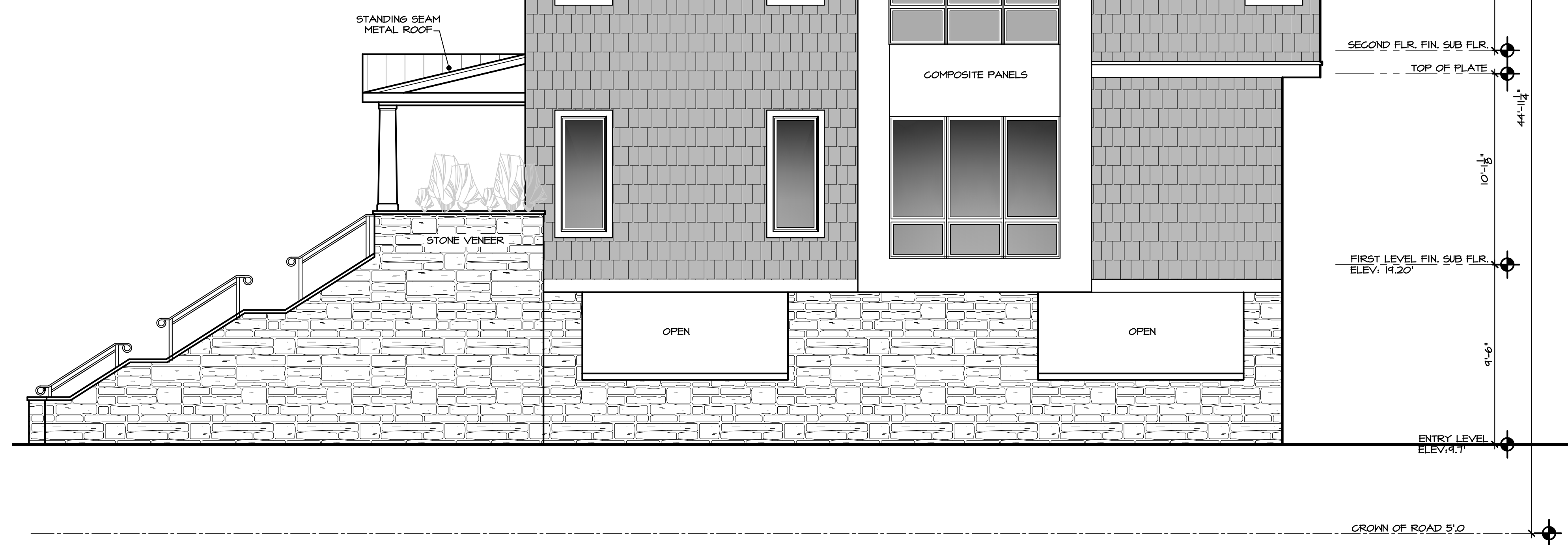
2 BUILDING "A" TYP. REAR UNIT ELEVATION 1/4" = 1'-0"

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3 BUILDING "A" EAST ELEVATION 1/4"=1'-0"



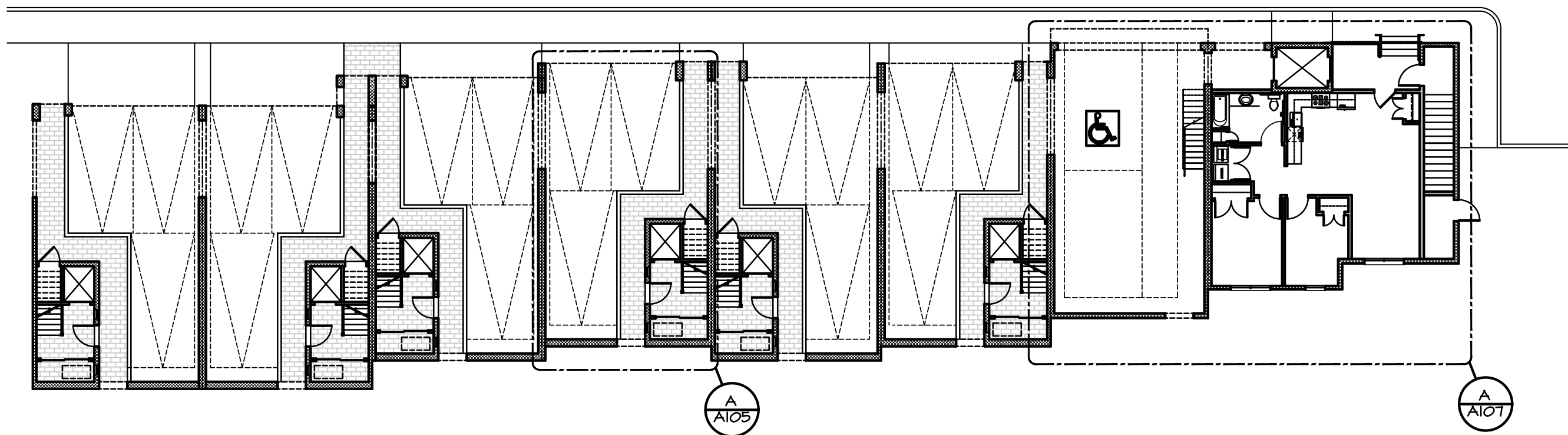
4 BUILDING "A" WEST ELEVATION 1/4"=1'-0"

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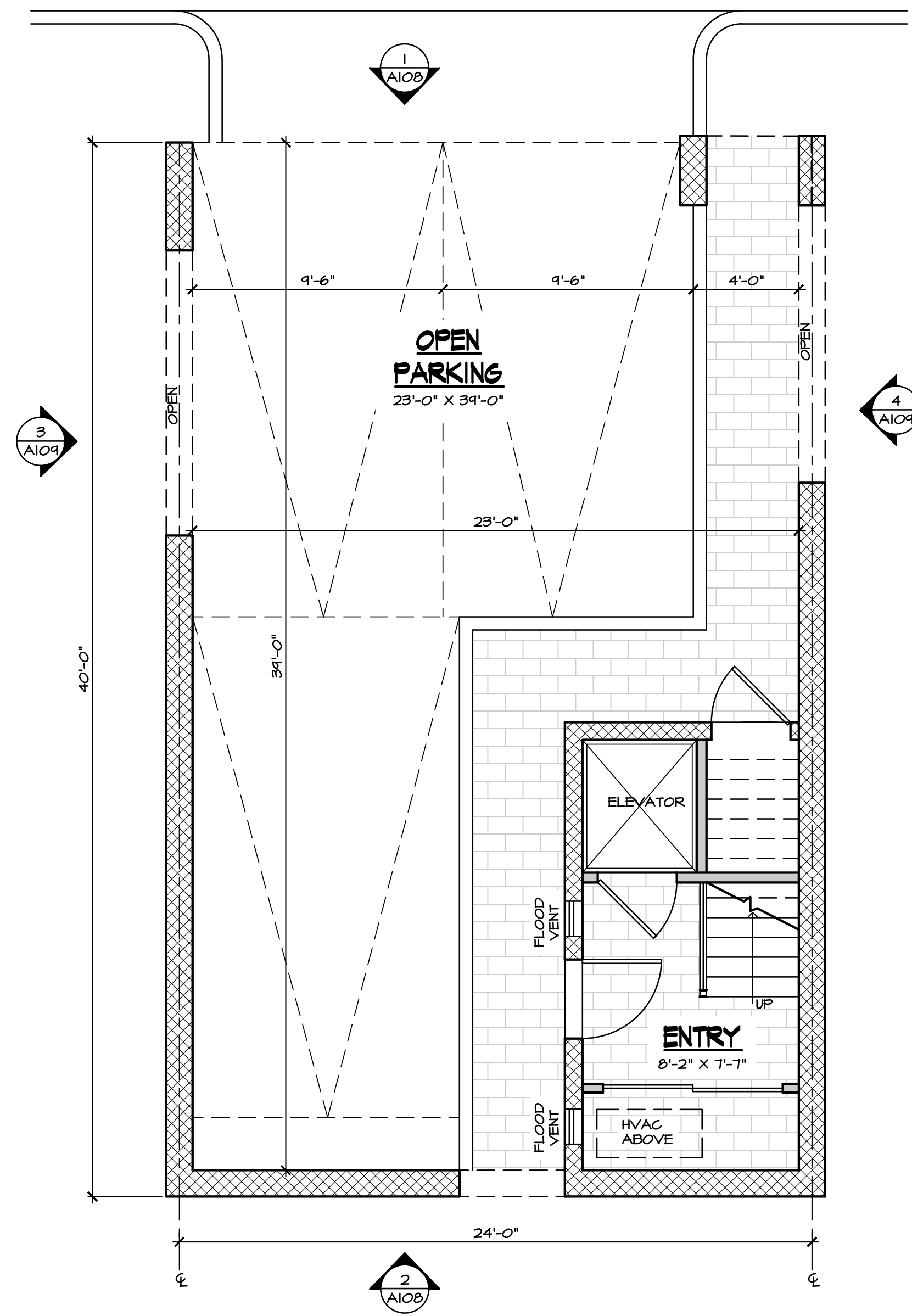
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DATE:	REVISIONS:

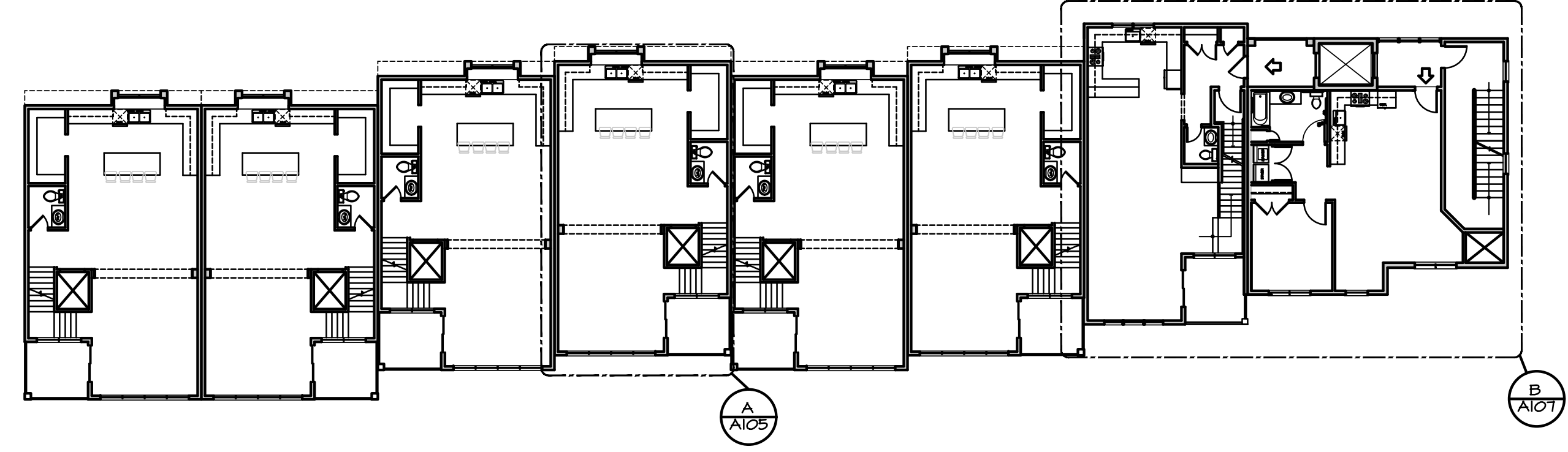
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CHECKED BY:	MG
JOB NO.	2552
DATE:	5.6.26



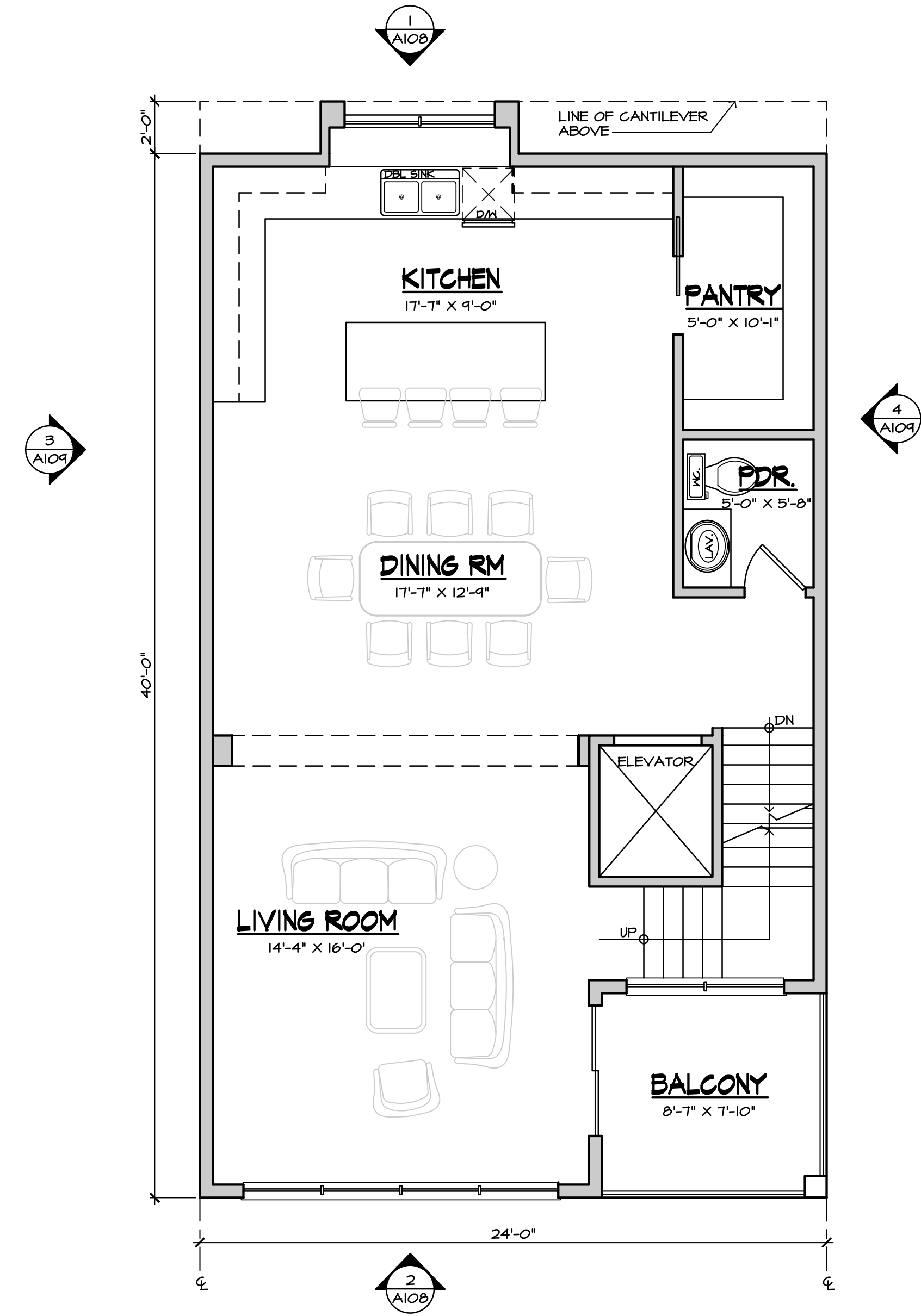
BUILDING 'B'-ENTRY LEVEL
1/16"=1'-0"



TYPICAL UNIT ENTRY LEVEL PLAN



BUILDING 'B'-FIRST FLOOR PLAN
1/16"=1'-0"



TYPICAL UNIT FIRST FLOOR PLAN

BUILDING 'B' MATRIX	
6 PROTOTYPICAL TOWNHOMES 3 BEDROOMS / 3 1/2 BATHS	
ENTRY LEVEL	164 SF.
FIRST FLOOR	855 SF.
SECOND FLOOR	440 SF.
THIRD FLOOR	613 SF.
TOTAL CONDITIONED AREA	2,577 SF.
LAFFORDABLE TOWNHOUSE 3 BEDROOMS / 2 1/2 BATHS	
FIRST FLOOR	832 SF.
SECOND FLOOR	881 SF.
TOTAL CONDITIONED AREA	1,713 SF.
3 AFFORDABLE APARTMENTS 2 BEDROOMS / 1 BATH.....813 SF. (1ST FLR)	
1 BEDROOM / 1 BATH.....741 SF. (2ND FLR)	
2 BEDROOMS / 1 BATH.....1,064 SF.(3RD FLR)	

SQUARE FOOTAGE BUILDING 'B'	
ENTRY LEVEL	1,014 SF.
FIRST FLOOR	6,775 SF.
SECOND FLOOR	7,262 SF.
THIRD FLOOR	4,741 SF.
TOTAL CONDITIONED AREA	19,792 SF.

FLOOD VENT CALCULATIONS	
ENTRY FLOOR SQUARE FOOTAGE PER UNIT: 164 SF.	
164/200 SF= 1 VENTS REQUIRED (2 PROVIDED PER UNIT)	
THESE CALCULATIONS FOR USE IN A SMART VENT APPLICATION ONLY. SUPPLY 8"x16" STAINLESS STEEL SMART VENT CERTIFIED FOR 200 SF. OF ENCL. AREA EACH, MODEL # 1540-510 (U.O.N.)	
THE DESIGN OPENINGS WILL PROVIDE FOR EQUALIZATION FOR HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR AUTOMATIC ENTRY & EXIT OF FLOODWATERS AS SPECIFIED IN SECTION 2.6.2.2 OF THE ASCE 24	

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JAMES J. MONTEFORTE, AIA

NY LIC. #026417-1
PA LIC. #RA017093
FL LIC. #AR0016221
NJID LIC #21D00028300

NEW CONSTRUCTION FOR:

OLD WHARF DEVELOPMENT

248 & 306 EAST MAIN STREET OCEANPORT, NJ

LOTS: 101 & 2

BLOCK: 121

REVISIONS:

DATE:					
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DRAWN BY: JJM

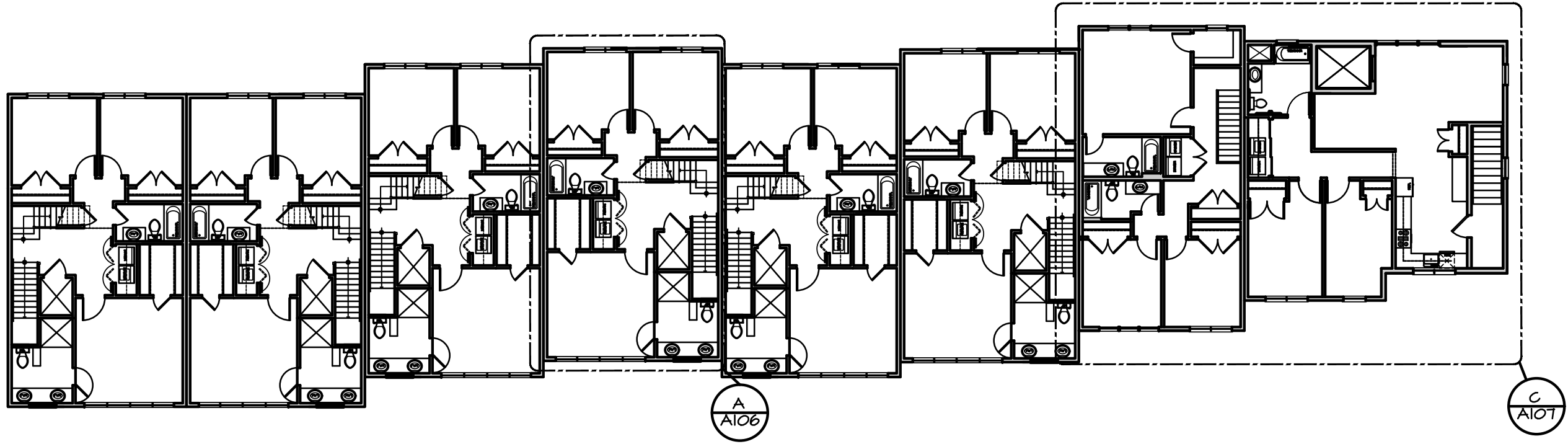
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JOB NO. 2552

DATE: 5.6.26

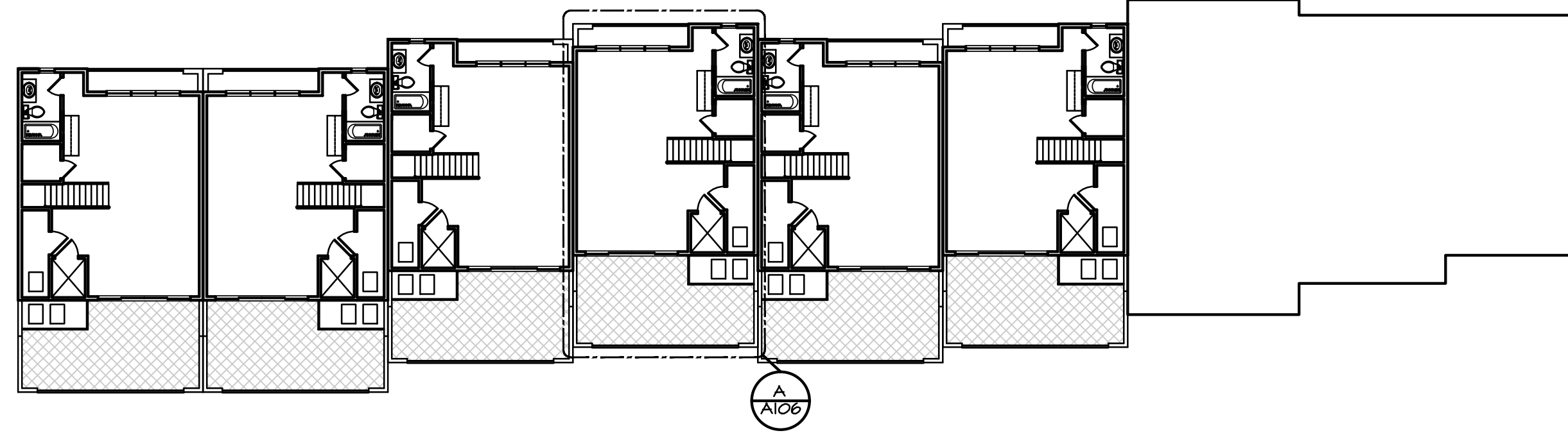
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105



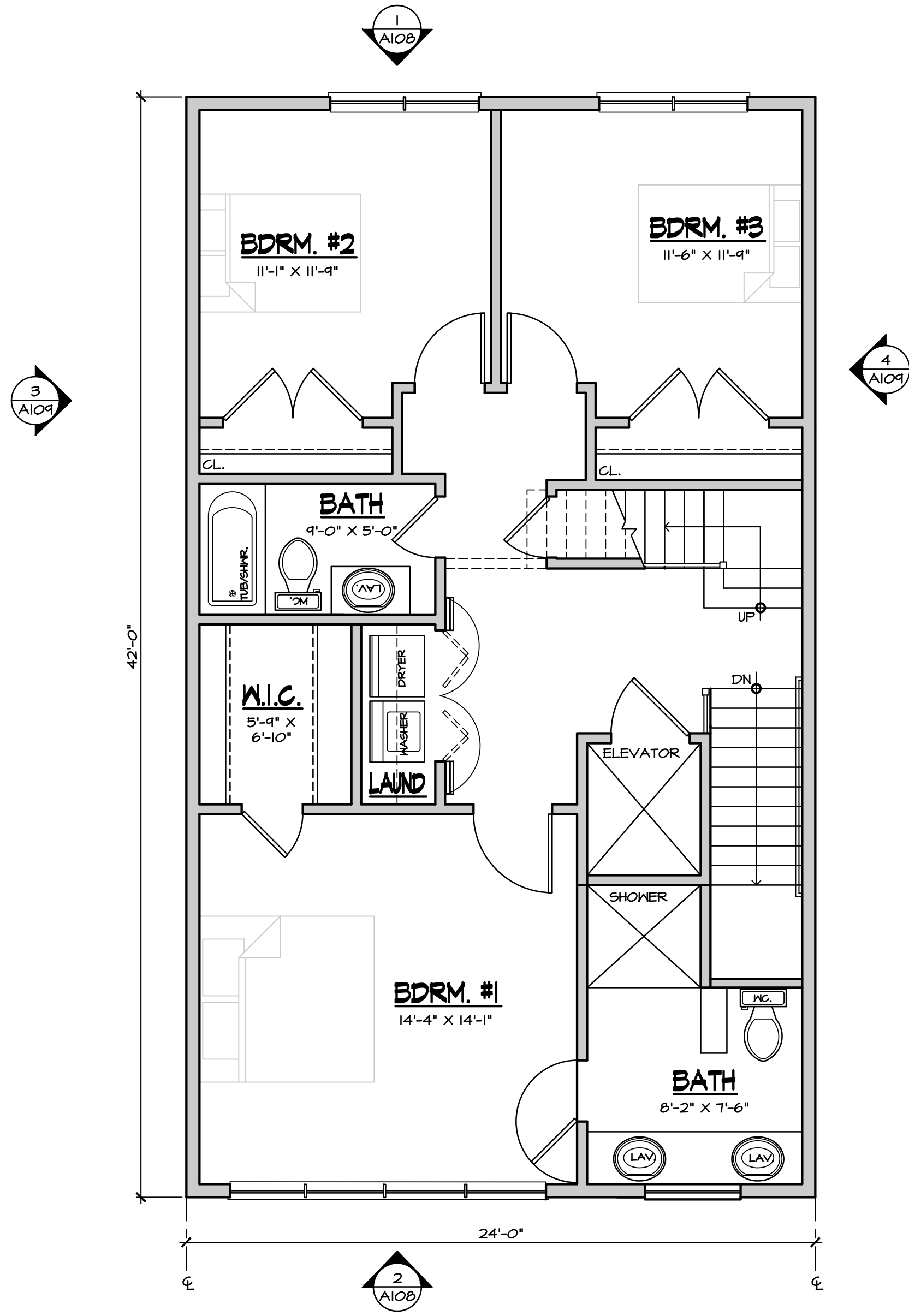
BUILDING "B" SECOND FLOOR

1/16"=1'-0"

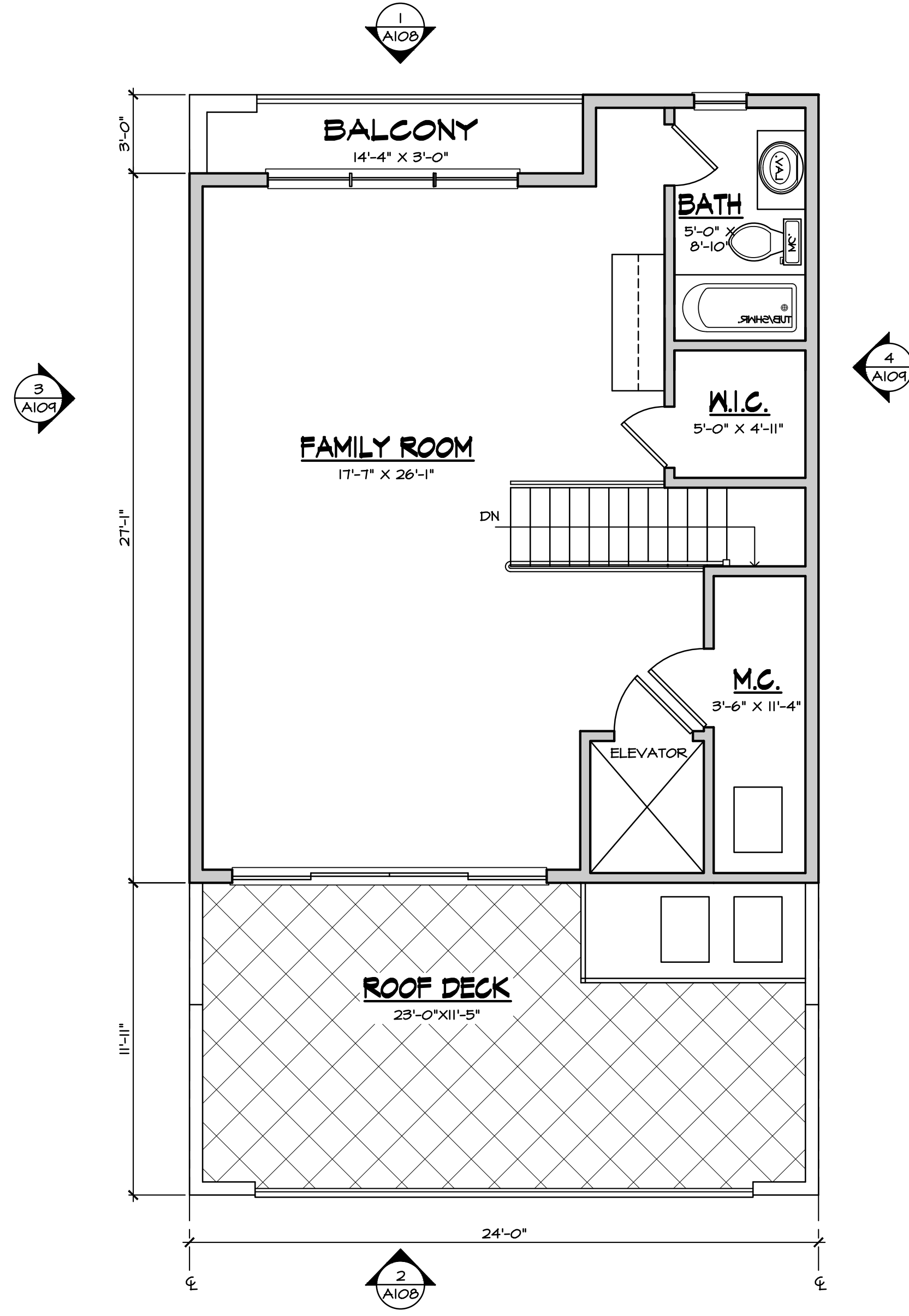


BUILDING "B" THIRD FLOOR PLAN

1/16"=1'-0"



SECOND FLOOR PLAN



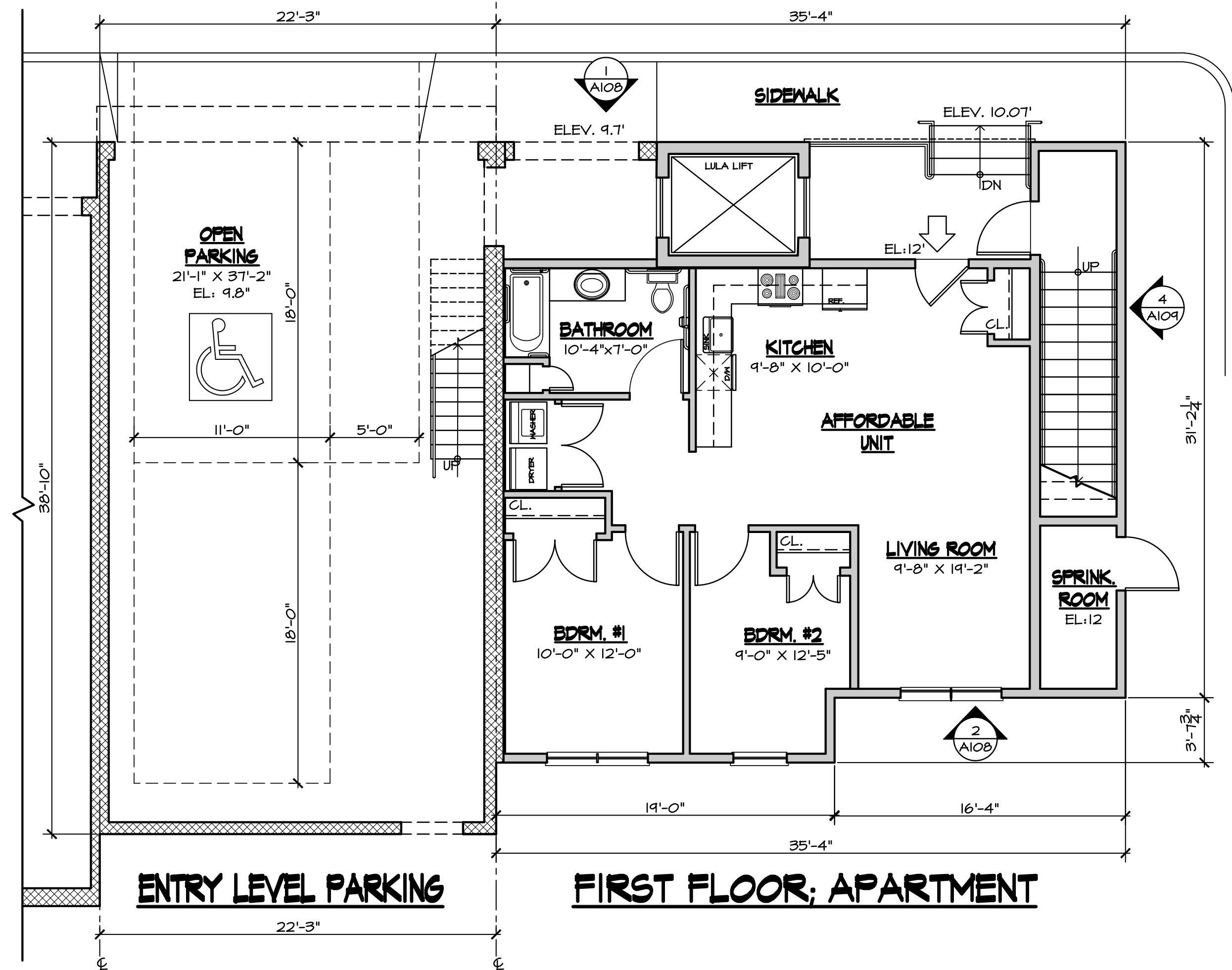
THIRD FLOOR PLAN

A BUILDING "B" TYPICAL UNIT PLAN

1/4"=1'-0"

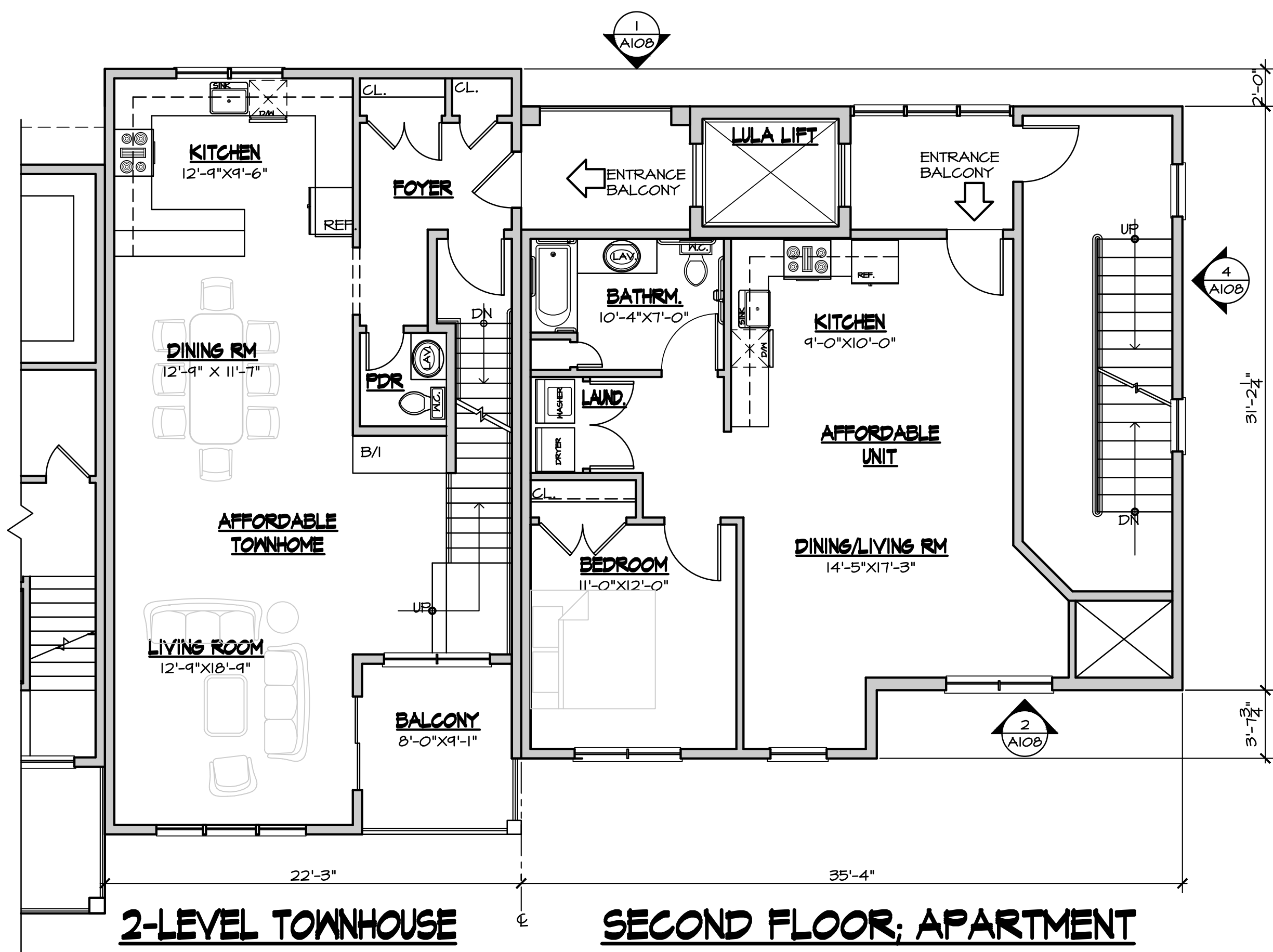
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& SEALED BY ARCHITECT & APPROVED
BY ALL AGENCIES HAVING JURISDICTION

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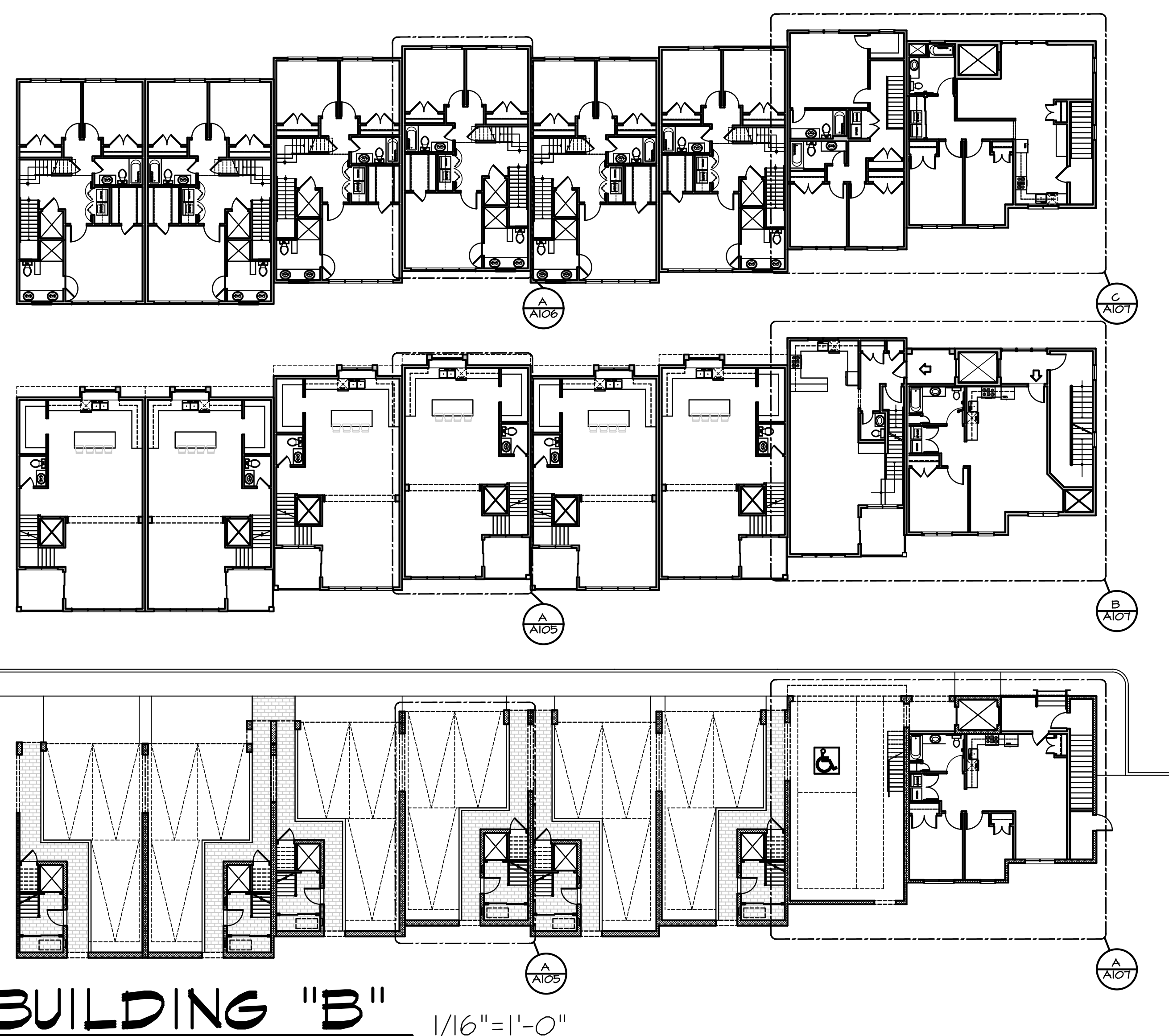
A BUILDING "B" AFFORDABLE UNITS

3/16"=1'-0"



B BUILDING "B" AFFORDABLE UNITS

3/16"=1'-0"



C BUILDING "B" AFFORDABLE UNITS

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• NJID LIC #21ID00028300

NEW CONSTRUCTION FOR:
OLD WHARF DEVELOPMENT
248 & 306 EAST MAIN STREET
OCEANPORT, NJ
BLOCK: 121
LOTS: 101 & 2

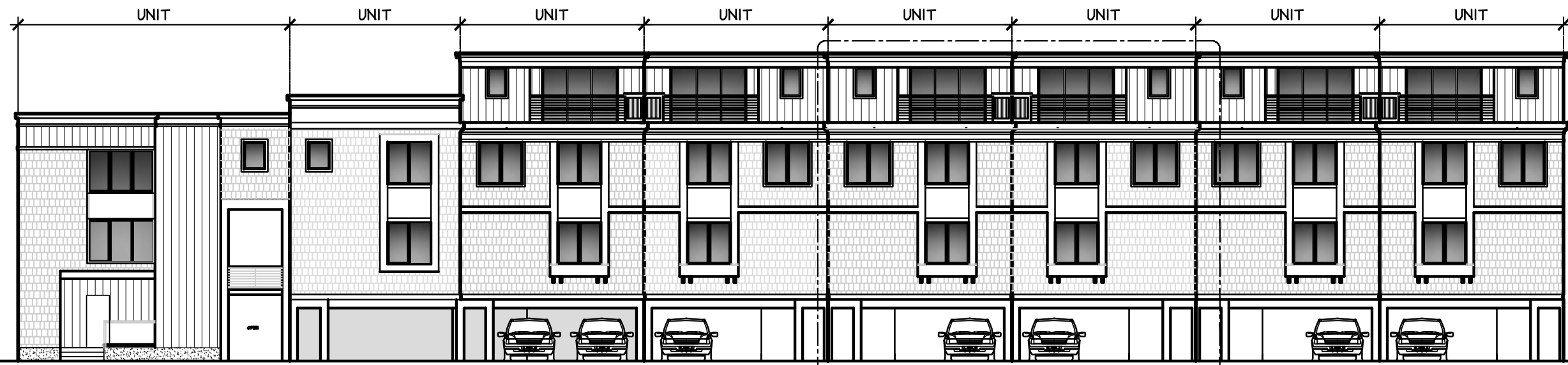
REVISIONS:

DATE:	
DRAWN BY:	JJM
CHECKED BY:	MG
JOB NO.	2552
DATE:	5.6.26

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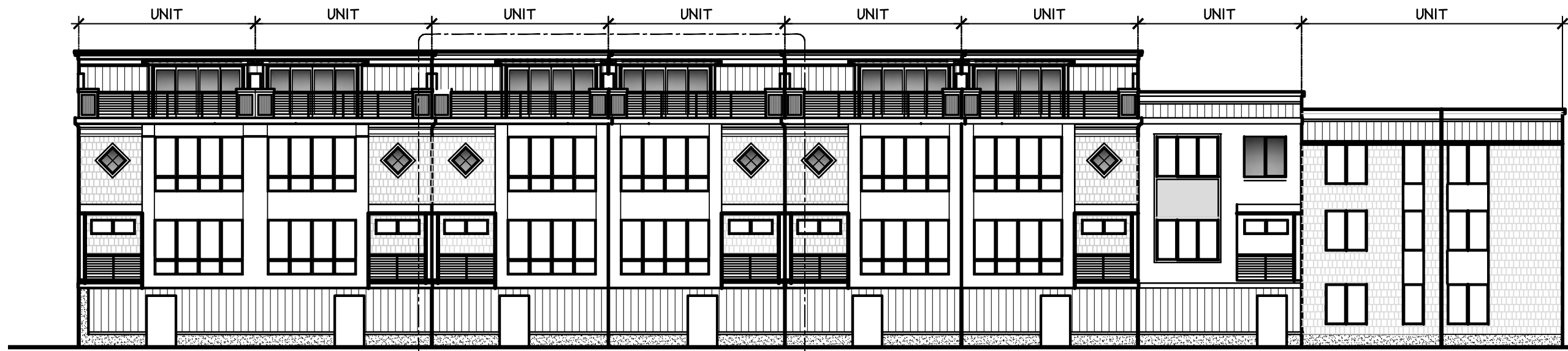
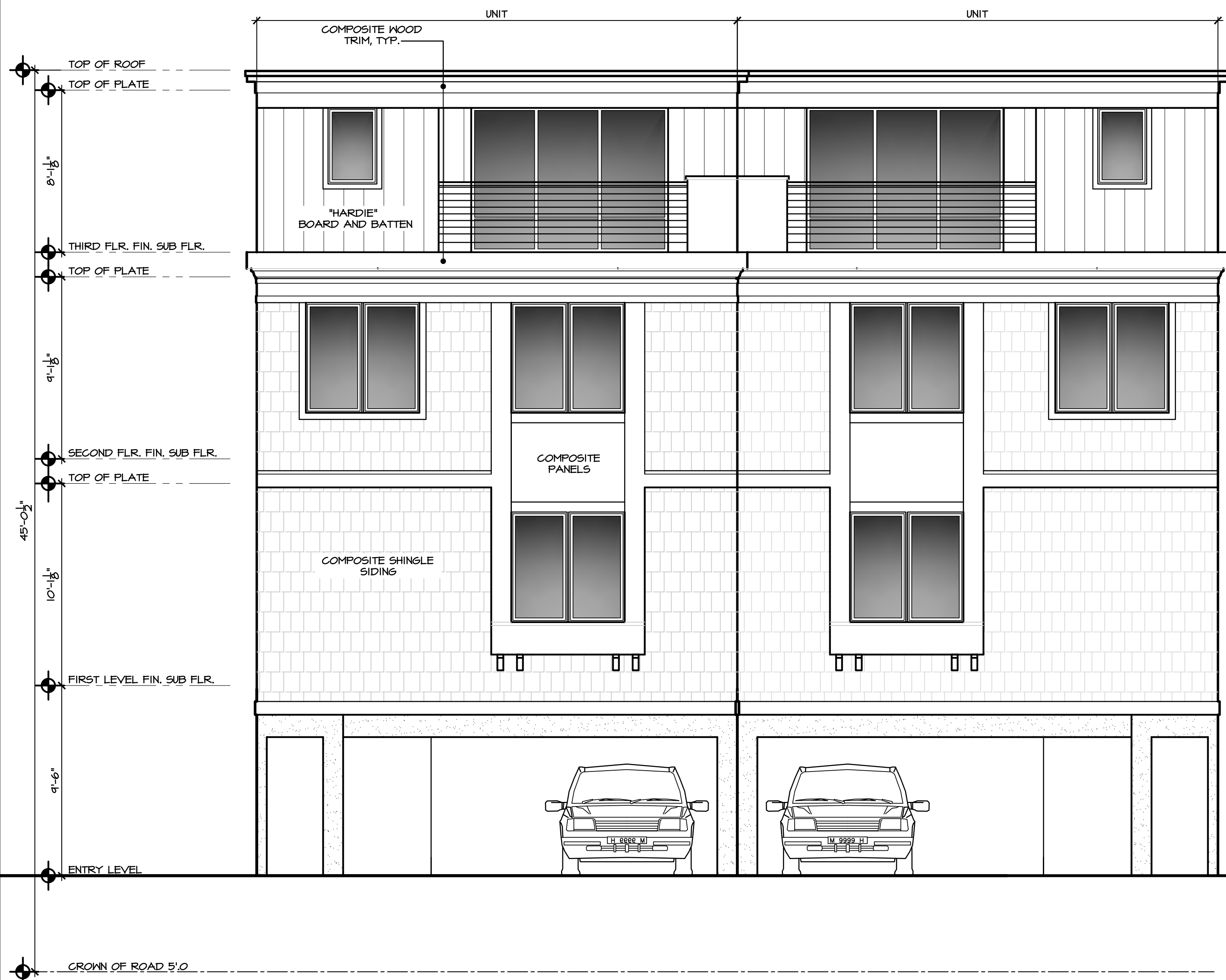
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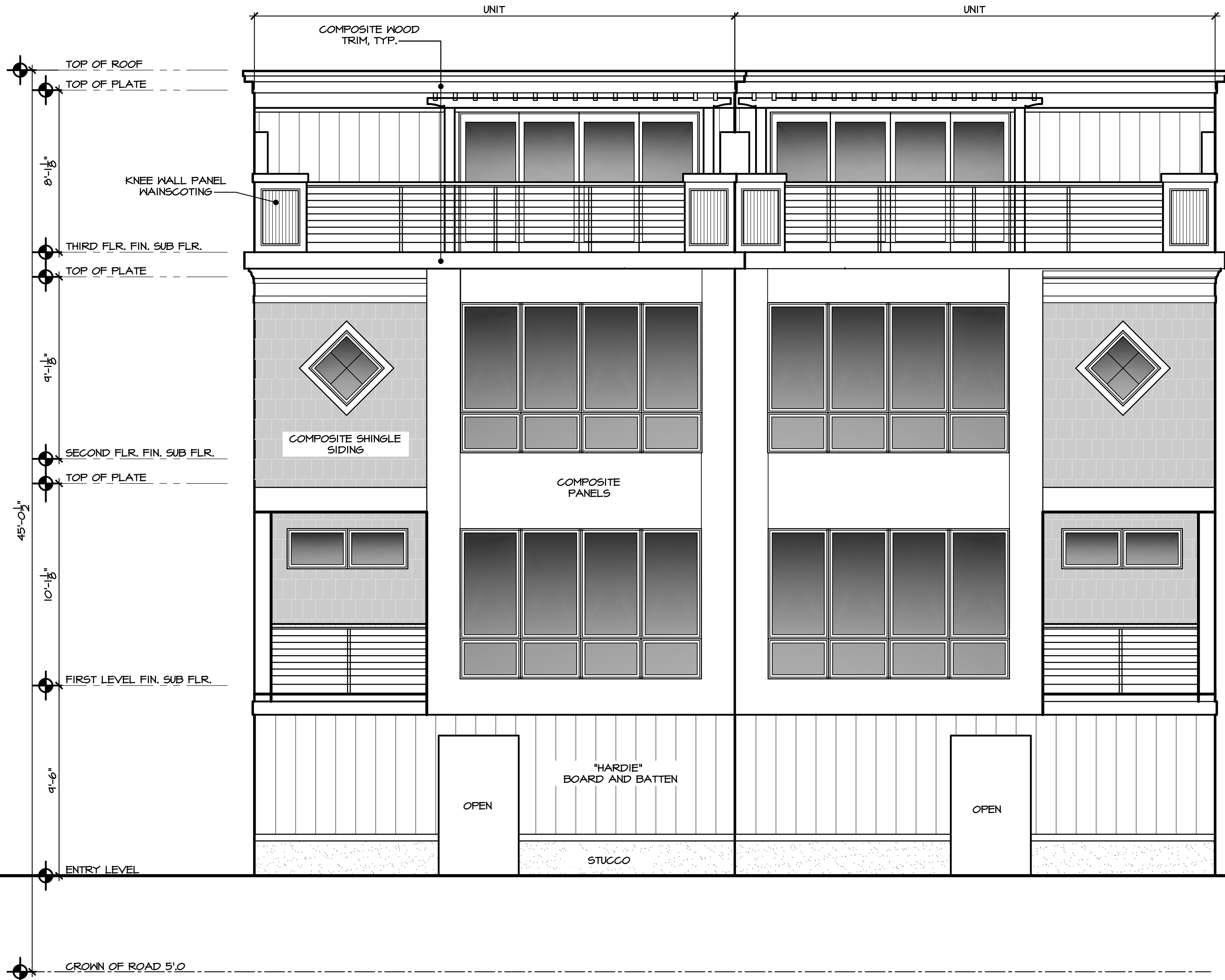
BUILDING "B" FRONT ELEVATION

1/16"=1'-0"



BUILDING "B" REAR ELEVATION

1/16"=1'-0"



2 BUILDING "B" TYP. REAR UNIT ELEVATION

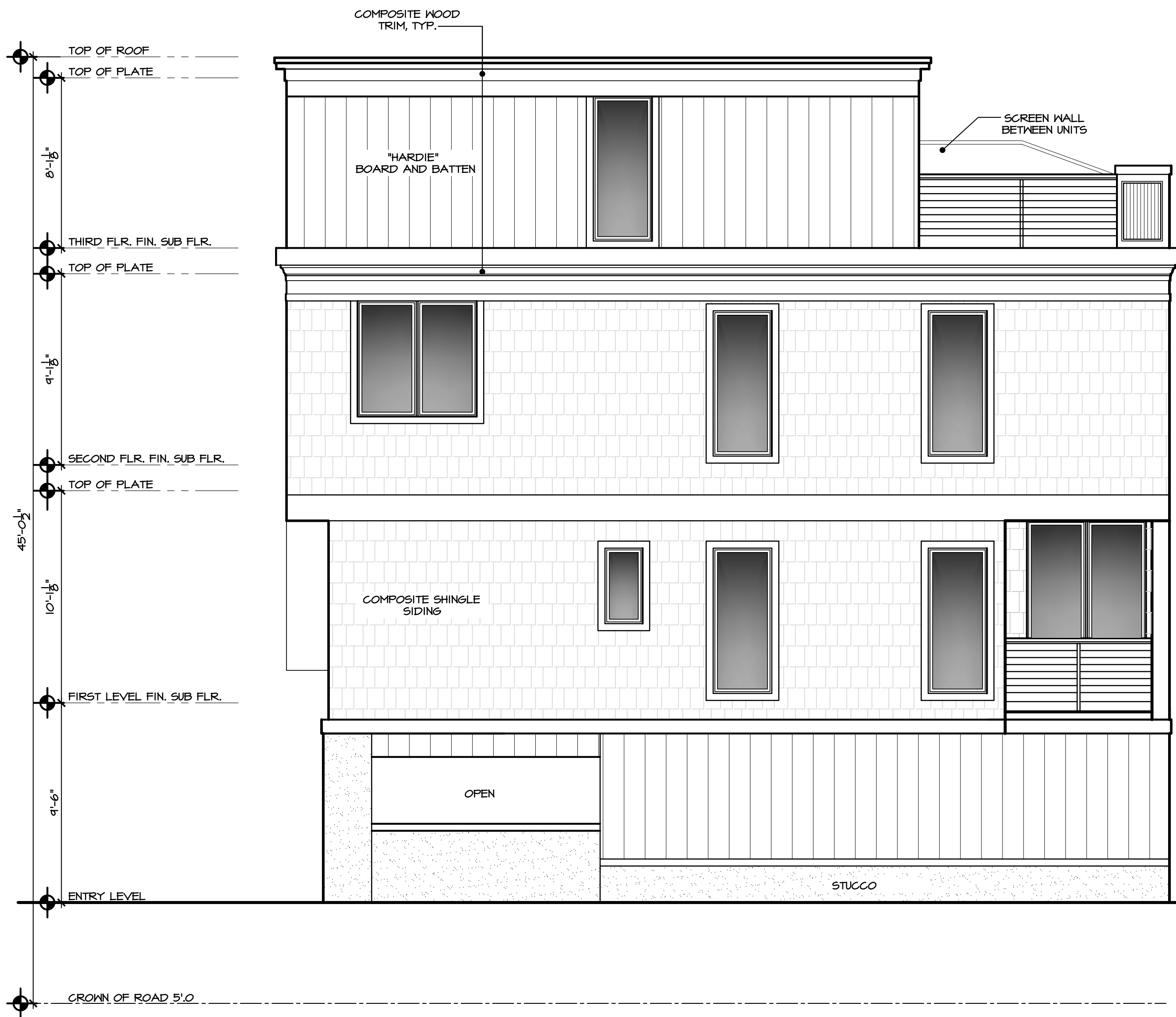
1/4"=1'-0"

1 BUILDING "B" TYP. FRONT UNIT ELEVATION

1/4"=1'-0"

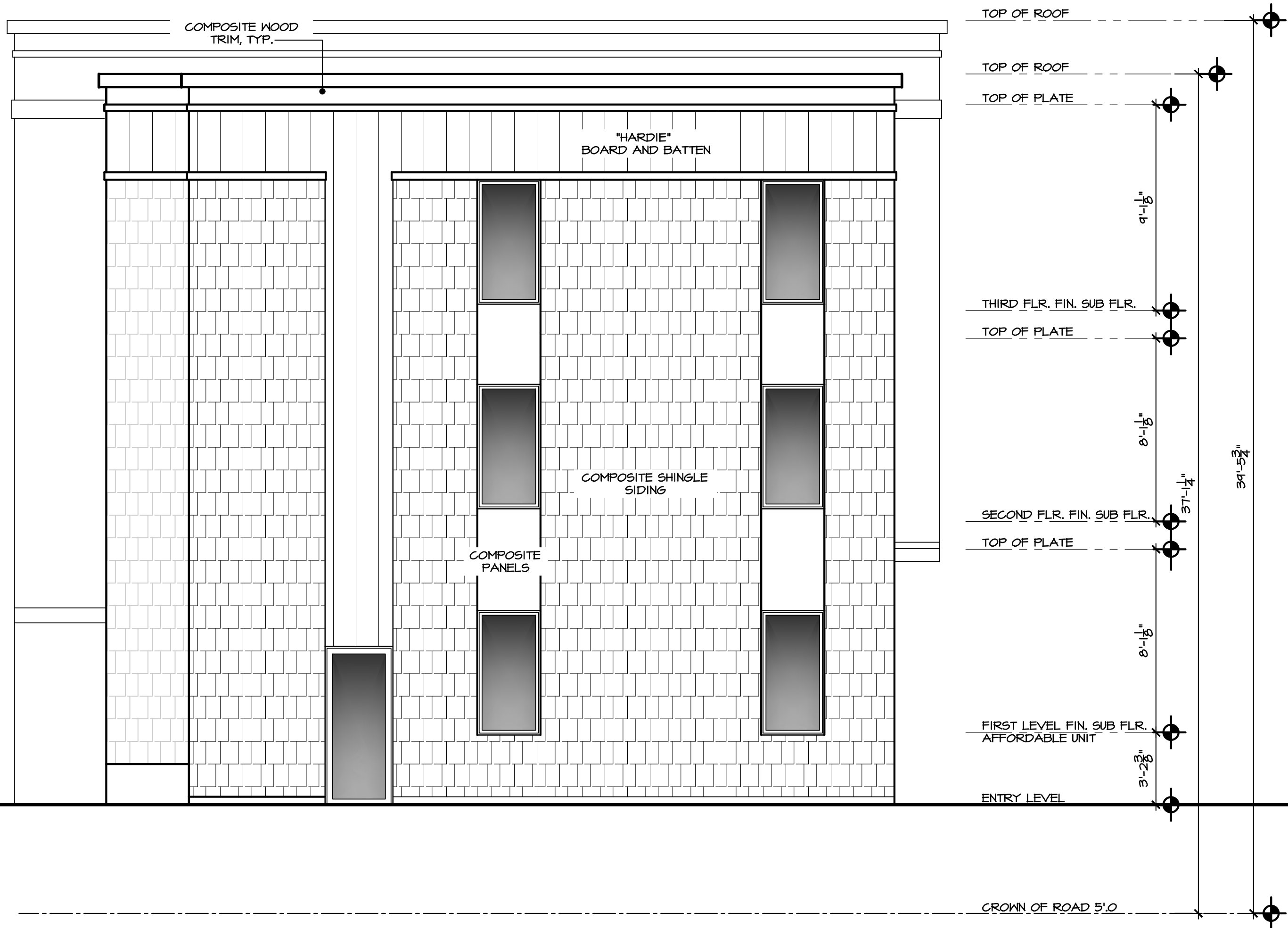
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3 BUILDING "B" RIGHT ELEVATION

1/4"=1'-0"



4 BUILDING "B" LEFT ELEVATION

1/4"=1'-0"

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REVISIONS:

DATE:

DRAWN BY: JJM

CHECKED BY: MG

JOB NO. 2552

DATE: 5.6.26

NEW CONSTRUCTION FOR:

OLD WHARF DEVELOPMENT

248 & 306 EAST MAIN STREET OCEANPORT, NJ

LOTS: 1.01 & 2 BLOCK: 121

JAMES J. MONTEFORTE, AIA

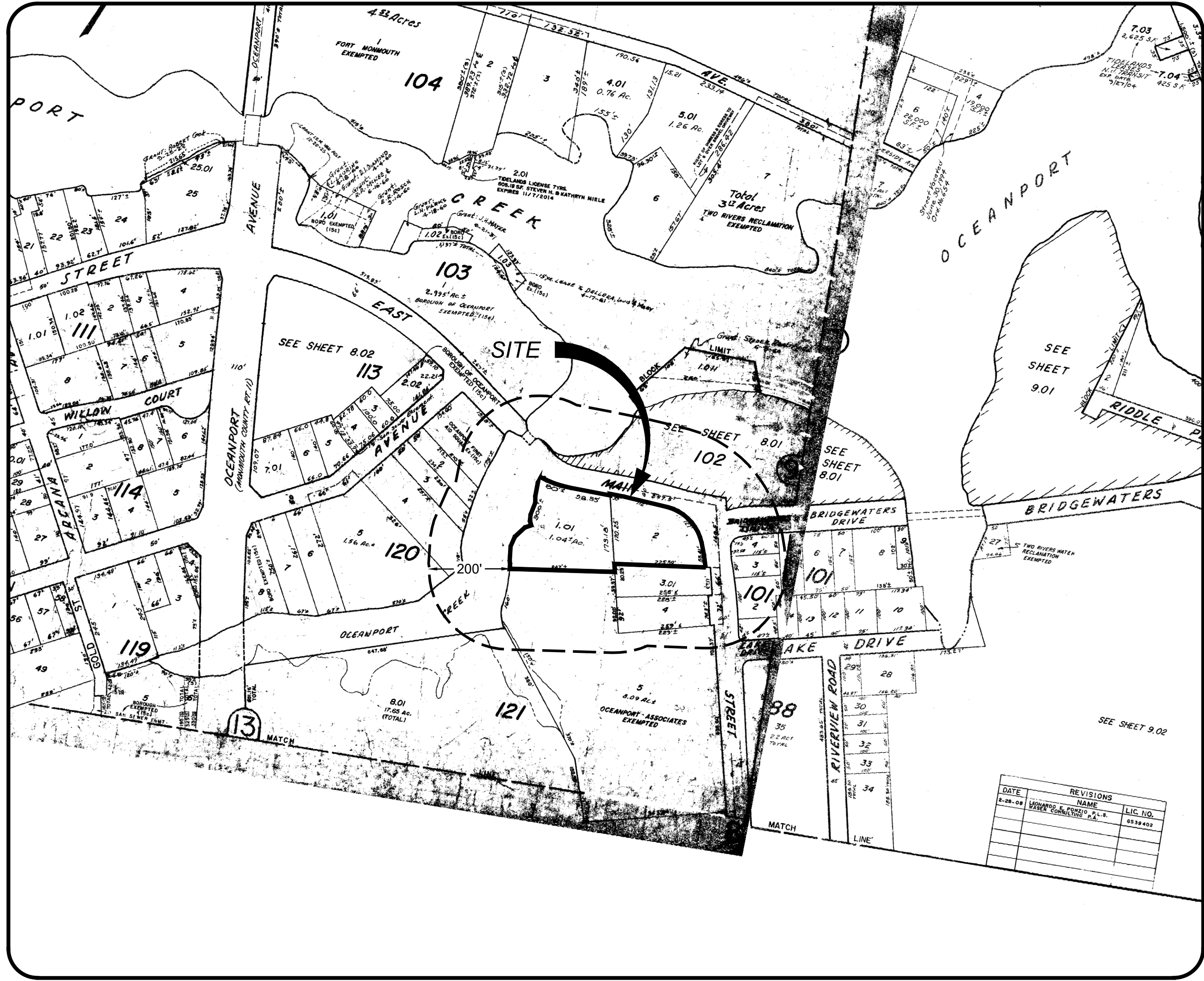
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- NY LIC. #026417-1
- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

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733 STATE HWY. 35, OCEAN TOWNSHIP, NJ 07712, 732.988.1900

***PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
298 & 306 EAST MAIN STREET***



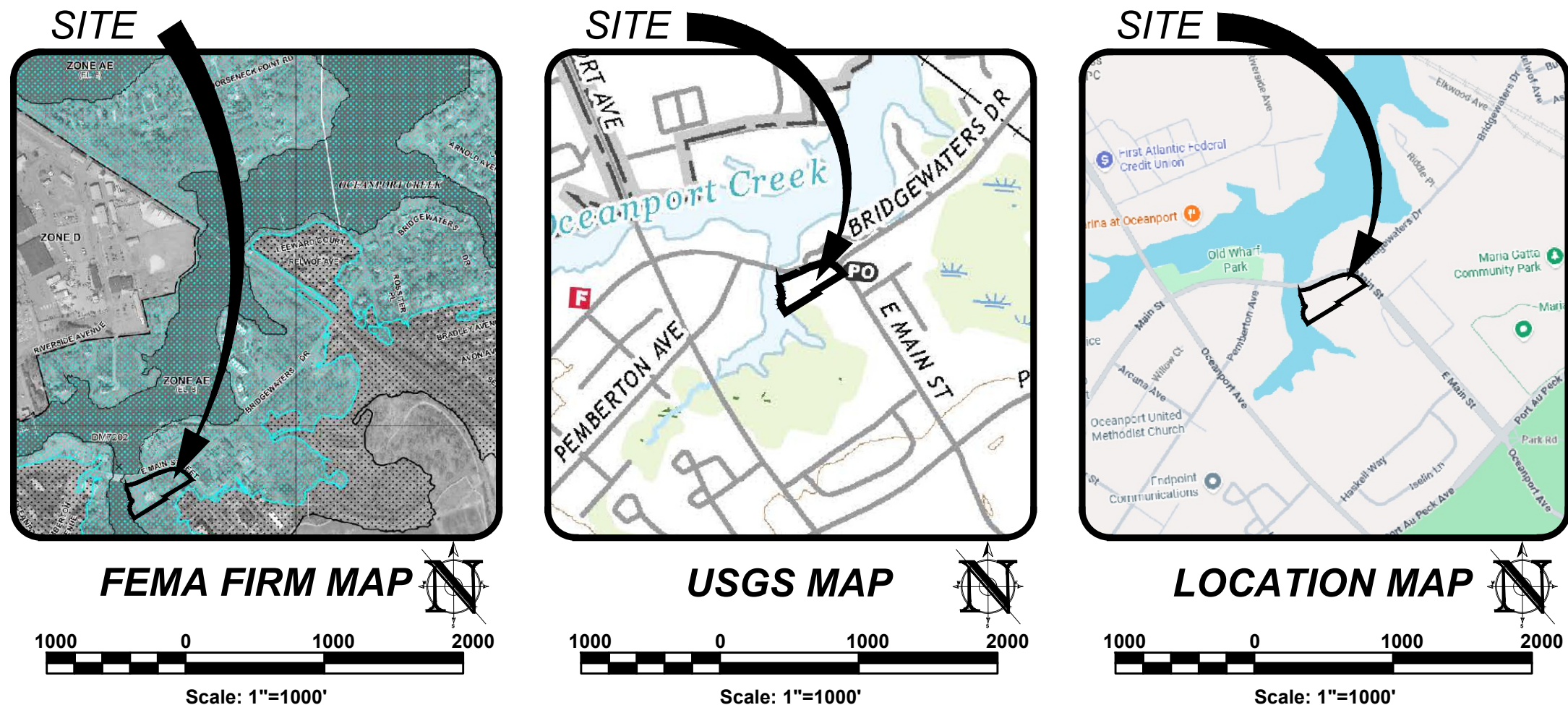
TAX MAP

200 0 200 400

Scale: 1"=200'

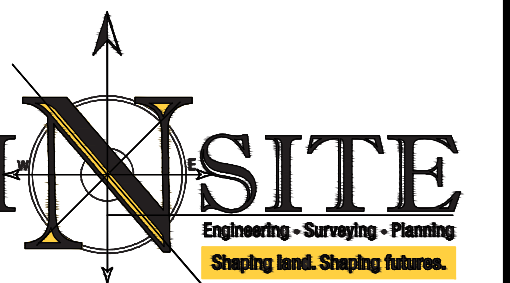
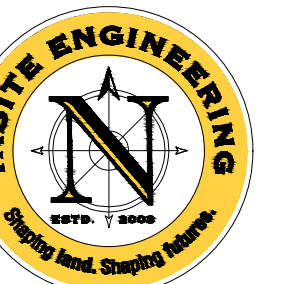
ZONE

RMW - RESIDENTIAL MULTI-FAMILY WATERFRONT ZONE



SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION	
PROJECT NAME: 298 & 306 EAST MAIN STREET	
PROJECT LOCATION: BLOCK 121, LOTS 1.01 & 2 298 & 306 EAST MAIN STREET BOROUGH OF OCEANPORT MORRIS COUNTY, NJ	
OWNER: OLD WHARF DEVELOPMENT, LLC 255 FOREST AVENUE GLEN RIDGE, NJ 07028	
ARCHITECT: OLD WHARF DEVELOPMENT, LLC 255 FOREST AVENUE GLEN RIDGE, NJ 07028	
APPLICANTS' PROFESSIONALS	
ATTORNEY: GIORDANO, HALLERAN & CIESLA 125 HALF MILE ROAD, #300 RED BANK, NJ 07071	
ARCHITECT: MONITORFECT ARCHITECTURAL STUDIO, LLC 731 HIGHWAY 35, SUITE D OCEAN, NJ 07712	
SURVEYOR: INSITE SURVEYING, LLC 1955 ROUTE 34, SUITE 1A WALL, NJ 07719	
GEOTECHNICAL: CARLSON SIMPSON & ASSOCIATES 61 MAIN STREET SAVERLYN, NJ 08872	
TRAFFIC: DYNAMIC TRAFFIC, LLC 150 MAIN STREET LAKE COMUE, NJ 07719	



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

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ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

[illegible]

0	05/20/26	INITIAL RELEASE
SCALE: AS SHOWN	DESIGNED BY: STC	
DATE: 05/20/26	DRAWN BY: STC	
JOB #: 26-2522-02	CHECKED BY: ERB	
☒ NOT FOR CONSTRUCTION		
APPROVED BY		

FOR CONSTRUCTION		
PLAN INFORMATION		

DRAWING TITLE:

**PRELIMINARY & FINAL
MAJOR SITE PLAN**

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Sheet 1 of 1

TITLE SHEET

SHEET NO. _____

INDEX OF SHEETS:		INITIAL RELEASE	REV DATE
SHEET #	SHEET TITLE		
C1001	PLAN NOTES	05/20/2006	
C200	EXISTING CONDITIONS PLAN	05/20/2006	
C201	SITE PREPARATION & TREE REMOVAL PLAN	05/20/2006	
C202	SITE LAYOUT PLAN	05/20/2006	
C203	GRADING & DRAINAGE PLAN	05/20/2006	
C500	UTILITY PLAN	05/20/2006	
C501	PROFILES	05/20/2006	
C600	LANDSCAPE PLAN	05/20/2006	
C601	LIGHTING PLAN	05/20/2006	
C602	LANDSCAPE & LIGHTING DETAILS	05/20/2006	
C700	CONSTRUCTION DETAILS	05/20/2006	
C701	CONSTRUCTION DETAILS	05/20/2006	
C800	SOIL EROSION & SEDIMENT CONTROL PLAN	05/20/2006	
C801	SOIL EROSION & SEDIMENT CONTROL NOTES	05/20/2006	
C900	CIRCULATION PLAN	05/20/2006	

File: A:\March2022 - Old Mill Development\03-2522-02 - 298 & 306 East Main Street, Oceanport, NJ\03252202\03-2522-02.dwg --> 2/20 Plan Notes

PROPERTY OWNERS WITHIN 200'

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
101	1.01		4A	101 BROADWAY, LLC 101 BROADWAY, LLC 101 BROADWAY, LLC	E MAIN ST	
101	6.01	15F		DEANOR COVE CONDOMINIUM ASSOC. 201 GRAND AVE SUITE L2 ROSELAND, NJ 07068	10 BRIDGWATERS DR	
101	6.02	2		RAYMOND ARIANA 10 BRIDGWATERS DR UNIT 1 OCEANPORT, NJ 07757	10 BRIDGWATERS DR UNIT1	
101	6.03	2		DIABELLA, THOMAS R & KATELA 10 BRIDGWATERS DR UNIT 2 OCEANPORT, NJ 07757	10 BRIDGWATERS DR UNIT2	
101	6.04	2		FITZGERALD, BRIAN & MELISSA 10 BRIDGWATERS DR OCEANPORT, NJ 07757	10 BRIDGWATERS DR UNIT3	
101	6.05	2		JOVIE E MATTHEW REYNOLDS TRUST 10 BRIDGWATERS DR UNIT4 OCEANPORT, NJ 07757	10 BRIDGWATERS DR UNIT4	
101	13.01	2		GIORDANO, EMANUEL TLOK, CHRISTOPHER 10 BRIDGWATERS DR OCEANPORT, NJ 07757	9 LAKE DR	
200	1	15F		BROADWAY 200, LLC 150 BROADWAY RUMSON, NJ 07740	7 LAKE DR	
102	1.01	2		WITCH HOLLOW, LLC 10 ANITA RD OCEANPORT, NJ 07757	9 BRIDGWATERS DR #1	1.25
102	1.02	2		9-2 BMD, LLC 150 SANCOCAS DR BRIC, NJ 07757	9 BRIDGWATERS DR #2	1.26
102	1.03	2		MARA, THOMAS & HELEN F 9 BRIDGWATERS DR #3 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #3	1.27
102	1.04	2		COWLEY, KATHLEEN 9 BRIDGWATERS DR #4 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #4	1.28
102	1.05	2		UNIVERSITY, JAMES M & LUCAS 9 BRIDGWATERS DRIVE #5 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #5	1.29
102	1.06	2		SCHEIDT, JOSEPH & PATRICIA 2101 BROADWALK UNIT 2200 CLARK CITY, NJ 08401	9 BRIDGWATERS DR #6	1.30
102	1.07	2		TAFFARI, MICHAEL J, TRUSTEE 9 BRIDGWATERS DR #7 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #7	1.31
102	1.08	2		ANTONICUCCI, SAMANTHA & CAMROY, CHRIS 9 BRIDGWATERS DR #8 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #8	1.32
102	1.09	2		FREDERICK, DENISE 9 BRIDGWATERS DR #9 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #9	1.33
102	1.10	2		WATSON, LISA 9 BRIDGWATERS DRIVE #10 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #10	1.34
102	1.11	2		FRANCE, BETT 9 BRIDGWATERS DR UNIT 1 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #11	1.35
102	1.12	2		MC LAUGHLIN, LINDA & DONALD 9 BRIDGWATERS DRIVE #12 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #12	1.36
102	1.13	2		SIDDIQI, DANN 9 BRIDGWATERS DRIVE #13 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #13	1.37
102	1.14	2		FRANKS, PAUL M 9 BRIDGWATERS DR #14 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #14	1.38
102	1.15	2		WELSH, THOMAS D & HAUAREN CROWLEY 9 BRIDGWATERS DR #15 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #15	1.39
102	1.16	2		DINEN, DIANE J 9 BRIDGWATERS DR #16 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #16	1.40
102	1.17	2		ANDERSON, CAROLYN M 9 BRIDGWATERS DR #17 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #17	1.41
102	1.18	2		GROSS, CHEVY 9 BRIDGWATERS DR #18 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #18	1.42
102	1.19	2		WHITE, JAMES, WANDA M 9 BRIDGWATERS DRIVE #19 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #19	1.43
102	1.20	2		HYNDICK, KATHLEEN A 9 BRIDGWATERS DRIVE #20 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #20	1.44
102	1.21	2		JO, INOOK & CHUNG, HEA K 9 BRIDGWATERS DRIVE #21 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #21	1.45
102	1.22	2		STILL, MICHAEL J & JULIA A SAITO 9 BRIDGWATERS DR #22 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #22	1.46
102	1.23	2		HO, PROPERTY MANAGEMENT, LLC 17 LINDA AVENUE OCEANPORT, NJ 07760	9 BRIDGWATERS DR #23	1.47
102	1.24	2		SCHEIDT, RICHARD & TRACY 9 BRIDGWATERS DRIVE #24 OCEANPORT, NJ 07757	9 BRIDGWATERS DR #24	1.48
103	01	1	15C	BORG OF OCEANPORT 101 BROADWAY OCEANPORT, NJ 07757	EAST MAIN ST	1.01, 1.02, 1.03, 2
120	1	15C		OCEANPORT VOLUNTEER FIREST 10 PEBERTON AVE OCEANPORT, NJ 07757	2 PEBERTON AVE	
120	2	2		SILVERBERG, WESLA 10 PEBERTON AVE OCEANPORT, NJ 07757	8 PEBERTON AVE	
120	3	2		WATKINS, JANE 10 PEBERTON AVE OCEANPORT, NJ 07757	10 PEBERTON AVE	
120	4	2		LEE, LAUREL H 14 PEBERTON AVE OCEANPORT, NJ 07757	14 PEBERTON AVE	
120	5	2		MOFFATT, GEORGE & HELEN ANI, TRUSTEE 20 PEBERTON AVE OCEANPORT, NJ 07757	20 PEBERTON AVE	
121	3.01	4A		CORREIA PROPERTY MANAGEMENT 284 E MAIN ST OCEANPORT, NJ 07757	284 E MAIN ST	
121	4	1		PORTFOLIO 47 MAIN STREET, LLC 10 REMAN SPRINGS ROAD OCEANPORT, NJ 07757	282 E MAIN ST	
121	5	15A		OCEANPORT URBAN RENAISSANCE PRESERVATION 274-278 E MAIN ST OCEANPORT, NJ 07757	274-278 E MAIN ST	
121	8.01	15F		JOCKEY CLUB HOMEOWNERS ASSOCIATION 101 COLUMBUS CIRCLE NEW YORK, NY 10023	HASKELL WAY	
				101 COLUMBUS CIRCLE NEW YORK, NY 10023	HASKELL WAY	

UTILITY CONTACTS

Two Rivers Water Reclamation Center 1 Highland Avenue Monmouth Beach, NJ 07759	NJ- American Water Company, Inc 1 Water Street Camden, NJ 08102
JCP&L Co. ATTN: Richard Cohen 300 Madison Ave. Morristown, N J 07960	NJ Natural Gas Co. 1415 Wyckoff Rd. Wall, NJ 07719
Comcast 403 South Street Eatontown, NJ 07724	Verizon C/O Wireline Engineering 999 W Main Street Freehold, NJ 07728

GENERAL LANDSCAPING NOTES

- CLEANUP**
AFTER ALL INSTALLATION OPERATIONS HAVE BEEN COMPLETED, REMOVE ALL RUBBISH, EXCESS SOIL, EMPTY PLANT CONTAINERS AND TRASH FROM THE SITE. ANY RUBBISH CAUSED BY THIS WORK SHALL BE REMOVED AND THE GROUND LEFT IN A NEAT, ORDERLY CONDITION. LEAVE SITE IN BROOM-CLEAN CONDITION AT THE END OF EACH DAY.
- MAINTENANCE**
 - DURING INSTALLATION, THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF LABORERS AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN AND PROVIDE PLANT MATERIALS, INCLUDING GROUND COVERS, SHRUBS, VINES AND TREES, EDGING AND MOVING LAWNS, FERTILIZING, CONTROL OF PESTS AND DISEASES, AND MAINTAINING WALKS FREE OF DEBRIS AND DIRT. UPON COMPLETION OF EACH AREA, THE CONTRACTOR, THE UNDERSIGNED, THE OWNER, ALONG WITH THE ANY CHANGES MADE TO THE DESIGN OR SCOPE OF COMPLETED AREA, AT THIS TIME, A LIST OF CORRECTIONS, IF ANY, SHALL BE MADE. ALL CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - AFTER ALL WORK HAS BEEN COMPLETED, INSPECTED AND ACCEPTED, THE PLANT MATERIALS WILL BE MAINTAINED FOR A PERIOD OF NINETY (90) CALENDAR DAYS OR AS LONG AS IS NECESSARY TO ESTABLISH THRIVING TREES, SHRUBS, TURF AND GROUND COVER WITHOUT BARE SPOTS.
 - KEEP ALL AREAS WEED-FREE, ADEQUATELY WATERED AND NEATLY CULTIVATED FOR THE NINETY (90) PERIOD. REMOVE ALL DEBRIS FROM SITE AND KEEP THE ENTIRE SITE BROOM-CLEAN. TURF AREAS ARE TO BE MOWED WEEKLY.
 - RE-SEED ALL BARE SPOTS WITHIN TWO (2) WEEKS INLETINGS AND MAINTAIN UNTIL AN EVEN STAND OF TURF IS OBTAINED. RE-SEED ALL SLOPE AREAS THAT FAIL TO GERMINATE EVENLY. REPAIR ALL ERODED SURFACES AT NO COST TO THE OWNER.
 - DAMAGE TO ANY PLANTED AREA SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED AND REPLANTED.
 - THE PROJECT SHALL BE SO CAREFULLY MAINTAINED THAT A NEAT, CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND THE UNDERSIGNED. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO MAKE A MINIMUM OF ONE (1) VISIT PER WEEK FOR MAINTENANCE PURPOSES DURING THE MAINTENANCE PERIOD (90 DAYS).
 - AT THE END OF THE MAINTENANCE PERIOD, ALL AREAS THAT HAVE BEEN PLANTED SHALL BE FERTILIZED WITH COMMERCIAL FERTILIZER. ANALYSIS AND RATE OF APPLICATION SHALL BE PER THE SOILS REPORT.
 - THE CONTRACTOR SHALL REQUEST A FINAL SITE VISIT SEVEN (7) DAYS PRIOR TO THE END OF THE MAINTENANCE PERIOD (90 DAYS). THIS REQUEST SHALL BE WRITTEN AND DIRECTED TO THE OWNER AND THE UNDERSIGNED. UPON WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER AND THE UNDERSIGNED, THE CONTRACTOR SHALL BE RELIEVED OF ANY FURTHER MAINTENANCE.
- GUARANTEE**
ALL TURF, GROUND COVER AND SHRUBS SHALL BE GUARANTEED TO LIVE AND GROW THROUGH THE FIRST GROWING SEASON. TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEE.
- INSPECTION DURING CONSTRUCTION**
 - OBSERVATION VISITS SPECIFIED HEREIN SHALL BE MADE BY THE UNDERSIGNED OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST OBSERVATION AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE TIME THAT THE OBSERVATION IS REQUESTED.
 - OBSERVATION VISITS ARE SUGGESTED FOR THE FOLLOWING PARTS OF THE WORK:
 - UPON COMPLETION OF GRADING AND SOIL CONDITIONING PRIOR TO PLANTING.
 - WHEN TREES ARE SPOTTED PRIOR TO WHEN PLANTING HOLES ARE EXCAVATED.
 - WRITTEN ACCEPTANCE OF THE PROJECT TO RELEASE THE CONTRACTOR FROM FURTHER MAINTENANCE SHALL OCCUR AFTER FINAL OBSERVATION WITH THE OWNER OR HIS REPRESENTATIVE AT THE END OF THE MAINTENANCE PERIOD.
- VERIFICATION OF DIMENSIONS**
ALL SCALED DIMENSIONS ARE APPROXIMATE. PRIOR TO PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY NOTIFY THE UNDERSIGNED OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY THE UNDERSIGNED.
- UTILITIES**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN PRIOR TO DAMAGE SUCH LINES AND PLANT LOCATIONS. PROMPTLY NOTIFY THE UNDERSIGNED TO ADVISE FOR RELOCATIONS OF UTILITIES OR PLANTING LOCATIONS. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM HIS WORK.
- EXISTING TREES**
CONTRACTOR IS TO TAKE CARE IN PRESERVING ANY EXISTING TREES GREATER THAN OR EQUAL TO 6" ON THE SITE. DAMAGE OR LOSS OF THESE TREES WILL RESULT IN REPLACEMENT OF EQUAL SIZE BY THE LANDSCAPE CONTRACTOR.
- INSTALLATION**
THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
- PLANTING SPECIFICATIONS**
ALL TREE AND SHRUB MATERIAL SPECIFIED MUST STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.
- FINAL GRADING AND PLANTING**
ALL PLANTING AREAS SHALL BE GRADDED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
 - ALL TREE AND SHRUB MATERIAL SPECIFIED MUST STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.
 - ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
 - WHENEVER FEASIBLE, TREES SHOULD BE PLANTED AT A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE CONTAINERS. SHOULD THE TREE BE PLANTED IN A LOCATION THAT IS IN THE PATH OF A DRAINAGE, THE TREE SHALL BE PLANTED AT A MINIMUM OF TEN (10) FEET FROM THE DRAINAGE.
 - ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLEARANCE AROUND THE TRUNK BASE. PROVIDE 3" MIN. THICK MULCH AT BASE OF TRUNK.
- TREE PLANTING**
 - WHENEVER FEASIBLE, TREES SHOULD BE PLANTED AT A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE CONTAINERS. SHOULD THE TREE BE PLANTED IN A LOCATION THAT IS IN THE PATH OF A DRAINAGE, THE TREE SHALL BE PLANTED AT A MINIMUM OF TEN (10) FEET FROM THE DRAINAGE.
 - ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLEARANCE AROUND THE TRUNK BASE. PROVIDE 3" MIN. THICK MULCH AT BASE OF TRUNK.
- GROUND COVER**
GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AT 18" ON-CENTER UNIFORM TRIANGULAR SPACINGS AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
- TURF**
ALL TURF AREAS ARE TO BE SOODED WITH AN APPROVED GRASS MIXTURE.

*SEE LANDSCAPING NOTES AND DETAIL SHEET FOR ADDITIONAL PLANTING NOTES.

GENERAL SITE PLANTING

- THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADING. THE CONTRACTOR SHALL INCORPORATE ALL SOIL AMENDMENTS AND FERTILIZERS DESCRIBED HEREIN. THE SOIL PREPARATION SPECIFIED BELOW SHALL BE ADJUSTED ACCORDING TO THE ANALYSIS. FOLLOWING APPROVAL FROM THE UNDERSIGNED.
- WEED CONTROL FOR LAWN, SHRUB & GROUND COVER AREAS (EXCEPT SLOPES)**
 - REMOVE ALL EXISTING WEEDS FROM SURFACE AND DISPOSE OFFSITE.
 - IRRIGATION IS TO BE INSTALLED WHERE NOTED ON PLAN ACCORDING TO SHOP DRAWINGS.
 - FERTILIZE ALL SHRUB/GROUND COVER AREAS, APPLY 10-10-10 COMMERCIAL FERTILIZER PER 1,000 SQ. FT. OR AS DIRECTED BY SOILS REPORT.
 - WATER ALL SHRUB/GROUND COVER AREAS FOR THREE (3) WEEKS TO GERMINATE WEEDS. APPLY WATER AT LOW RATE TO AVOID EROSION.
 - LICENSED APPLICATOR SHALL APPLY SYSTEMIC WEED KILLER TO ALL PLANTING AREAS PER MANUFACTURER'S SPECIFICATIONS.
 - TOPSOIL PRESERVATION**
TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES. AT LEAST THREE (3) INCHES OF TOPSOIL SHALL BE MAINTAINED ON ALL PLANTING AREAS. TOPSOIL SHALL BE STORED IN A NEAT AND ORDERLY MANNER ON SITE FOR REUSE. IF EXCESS TOPSOIL REMAINS, THE THICKNESS SHALL BE INCREASED. IF ADDITIONAL IS REQUIRED, THE DEVELOPER SHALL PROVIDE IT. REMOVAL OF EXCESS TOPSOIL SHALL ONLY BE PERMITTED IN ACCORDANCE WITH A PLAN APPROVED BY THE MUNICIPAL AGENCY.
 - SOIL PREPARATION & FINAL GRADING**
 - ALL STUBS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL STUBS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR DURING PLANTING. ROOTS SHALL NOT BE EXPOSED TO THE AIR EXCEPT WHILE FOLLOWING APPROVAL FROM THE UNDERSIGNED.
 - ROUGH GRADE: SITE TO BE RECEIVED BY LANDSCAPE CONTRACTOR, TO WITHIN 1/10 FOOT PLUS OR MINUS, BY OWNER BASED UPON GRADING PLAN.
 - FINAL GRADE: FINAL GRADE TO CONSENT OF GRADING, RAKING AND HAND WORK NECESSARY TO ACHIEVE DESIRED CONTOUR AND FLOW LINE PATTERNS RESULTING IN EVENLY FINISHED SURFACES FREE OF DEBRIS AND LITTER.
 - EVEN COVER OVER ALL LAWN AREAS AND GROUND COVER AREAS. TOPSOIL SHALL BE PLANTED IN ACCORDANCE WITH THE GRADING PLAN. ACTUALLY BEING PLANTED. WILDED PLANTS WILL NOT BE ACCEPTED. AT THE TIME OF PLANTING, THE SOIL AROUND EACH PLANT SHALL BE FIRMLY SUFFICIENT TO FORCE OUT AIR POCKETS AND TO BE PLANTED IN ACCORDANCE WITH THE GRADING PLAN. TOPSOIL SHALL BE PLANTED IN ACCORDANCE WITH THE GRADING PLAN. TOPSOIL SHALL BE PLANTED IN ACCORDANCE WITH THE GRADING PLAN. TOPSOIL SHALL BE PLANTED IN ACCORDANCE WITH THE GRADING PLAN.
 - PLANT ALL CONTAINER GROWN PLANTS IN PLANTING PIT'S AS DIRECTED ON TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROUGHLY MIX BACKFILL ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. CONTRACTOR SHALL CONSTRUCT BASINS AROUND ALL TREES; BASINS SHALL NOT EXCEED TOP OF ROOT BALL CROWN.
 - TREES
ALL TREES SHALL HAVE A CALIPER OF TWO AND ONE-HALF (2 1/2) INCHES OR SPECIFIED CALIPER IN PLANTING SCHEDULE AND THEY SHALL BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, AND HAVE STRAIGHT TRUNKS. TREES SHALL BE PROPERLY PLANTED AND STAKED ACCORDING TO TREE AND SHRUB PLANTING AND STAKING/EVERGREEN PLANTING & STAKING DETAIL AND PROVISION MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. THE APPLICANT SHALL REPLACE DEAD OR DYING TREES DURING THE NEXT PLANTING PERIOD.
 - TOP DRESSING
TOP DRESS ALL GROUND COVER AND SHRUB AREAS WITH 2" THICK LAYER OF OGC (ORGANIC GROUND COVER) AS SPECIFIED ON PLANTING PLAN.
 - SOILS**
ALL AREAS SHALL HAVE A SMOOTH CONTINUAL GRADE BETWEEN EXISTING OF FIXED CONDITIONS, SUCH AS: WALKS, CURBS, CATCH BASINS, ROLL, SCARIFY, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN SOIL STRUCTURE.
 - APPLY FERTILIZERS AS SPECIFIED BY SOIL ANALYSIS TO DEPTH OF 6".
 - SOD SHALL BE INSTALLED THE SAME DAY AS IT IS DELIVERED. SOD SHALL NOT BE LEFT ON PALLETS IN THE HOT SUN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO SOD NOT INSTALLED ON DAY OF DELIVERY.
 - UNROLL SOD CAREFULLY AND PLACE IN STAGGERED PATTERN OF STRIPS. SOD SHALL BE INSTALLED AGAINST ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.
 - FOLLOWING INSTALLATION, SOD SHALL BE IRRIGATED THOROUGHLY TO PROVIDE MOISTURE PENETRATION TO AT LEAST 6" INTO PREPARED SOIL.
 - ALL SOD SHALL BE HANDLED AND LAID IN A HIGH STANDARD OF WORKSMANSHIP MANNER. ALL ENDS, JOINTS, AND CUTS SHALL FIT TIGHTLY SO THAT THERE ARE NO JOINTS. THE FINAL APPEARANCE SHALL BE ONE OF A CONTINUOUS LAWN. SECTIONS OF SOD LESS THAN 18" LONG OR 9" WIDE SHALL NOT BE USED.
 - NO SOD AREA WILL BE ACCEPTED UNTIL APPROVED BY AN INSPECTOR HAVING JURISDICTION OR THE UNDERSIGNED, AS REQUIRED.

GENERAL SITE PLANTING

- PLANTING PREPARATION**
 - SLOPE TEXTURING**
 - CUT SLOPES: THESE SURFACES SHALL BE ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.
 - FILL SLOPES: THESE SURFACES SHALL BE COMPACTED AND FINISHED AND ALSO ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.
 - WEED ERADICATION**
 - MANUALLY REMOVE EXISTING VEGETATION WHERE NOTED ON PLAN AND DISPOSE OFFSITE.
 - FERTILIZE ALL PLANTING AREAS BASED UPON SOIL ANALYSIS. BEGIN WATERING PROCESS TO ACTIVATE FERTILIZER AND ADDITIVE CHEMICALS.
 - WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF TWO (2) CONSECUTIVE WEEKS. THE UNDERSIGNED SHALL APPROVE SPECIFIC WATERING DURATION AND FREQUENCY DESIGNED TO GERMINATE ALL RESIDUAL WEED SEEDS.
 - IF PERENNIAL WEEDS APPEAR, DISCONTINUE WATERING PROCESS FOR TWO (2) DAYS. THEN APPLY RECOMMENDED HERBICIDE BY LICENSED APPLICATOR IF ANNUAL WEEDS APPEAR. USE STRAIGHT CONTACT WEED KILLER AS PER THE LICENSED APPLICATOR'S RECOMMENDATIONS. NO WATER SHALL BE APPLIED FOR A MINIMUM OF FOUR (4) DAYS FOLLOWING APPLICATION CONTACT WEED KILLER.
 - ALLOW SUFFICIENT PERIOD OF TIME TO INSURE THAT ALL WEEDS ARE DEAD.
 - WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF THREE (3) WEEKS. A SHORTER WATERING PERIOD MAY BE PERMISSIBLE AT THE DISCRETION OF THE UNDERSIGNED AND/OR THE PEER CONTROL ADVISOR. DISCONTINUE WATERING FOR ONE (1) DAY PRIOR TO THE SECOND APPLICATION OF THE HERBICIDE. REPEATLY AS CONTACT WEED KILLER, AS PER THE PEER CONTROL ADVISOR'S RECOMMENDATIONS FOR EFFECTIVE WEED ERADICATION. ALLOW A MINIMUM OF FOUR (4) DAYS WITHOUT IRRIGATION RO.
 - REMOVE ALL DESICCATED WEEDS FROM SLOPES.
- PLANTING**
PLANT TREES AND SHRUBS AS INDICATED ON PLANTING PLAN AND AS DETAILLED ON PLANTING DETAIL SHEET. SUBSTITUTIONS OF PLANTS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE PLANTING DETAIL SHEET. INSTALL ALL CONTAINER GROWN PLANTS ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROUGHLY MIX THE SPECIFIED MATERIALS FOUND IN THE SOIL ANALYSIS AND THOSE SPECIFIED IN THE PLANTING DETAIL SHEET WITH THE SITE SOIL PRIOR TO BACKFILLING OF PLANTING PIT'S.

GRADING NOTES

- ALL PROPOSED ON-SITE CURBING TO BE GRANITE BLOCK CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
- ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.
- ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
- FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
 - ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
 - ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
 - RAMP RUPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%).
 - ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
 - ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
- ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
- POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
- FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
- ALL FINISHED FLOORS TO BE MINIMUM 4 FOOT ABOVE FLOOD HAZARD ELEVATION.
FLOOD HAZARD ELEVATION: 8
MINIMUM BUILDING FINISH FLOOR: 12

DRAINAGE NOTES

- PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL STORM DRAINAGE SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
- UNLESS OTHERWISE INDICATED:
 - HDRP PIPES SHALL BE ADS N-12 WITH WATER TIGHT JOINTS OR APPROVED EQUAL.
 - STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES

- CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER TO EXISTING SEWER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
- PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
- PROPOSED BUILDINGS SHALL BE SERVED BY EXISTING SANITARY SEWER FROM THE TWO RIVERS WATER RECLAMATION AUTHORITY, ETC.
- ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE TWO RIVERS WATER RECLAMATION AUTHORITY AND NDEP REQUIREMENTS.
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL SANITARY SEWER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- ANY DAMAGE CAUSED TO THE EXISTING SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE SEWER OWNER) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE SEWER OWNER'S SATISFACTION.
- PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
- PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE TWO RIVERS WATER RECLAMATION AUTHORITY RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
- REFER TO TECHNICAL SPECIFICATIONS FOR SANITARY SEWER FOR MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
- IN ACCORDANCE WITH N.J.A.C. 7:10-1.10(e), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
- UNLESS OTHERWISE INDICATED SANITARY SEWER MAINS SHALL BE PVC SD-35

WATER NOTES

- CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED WATER MAINS TO EXISTING WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
- PROPOSED BUILDINGS SHALL BE SERVED BY EXISTING POTABLE WATER FROM THE NEW JERSEY AMERICAN WATER CO., ETC.
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE WATER SYSTEM SHALL BE SUBMITTED AND APPROVED.
- REFER TO TECHNICAL SPECIFICATIONS FOR WATER MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
- ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINPECTED IN ACCORDANCE WITH THE NEW JERSEY AMERICAN WATER CO. AND NDEP REQUIREMENTS.
- ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NUAC 5:23-15).
- ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 3.5 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
- IN ACCORDANCE WITH N.J.A.C. 7:10-1.10(e), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
- UNLESS OTHERWISE INDICATED DP WATER MAIN SHALL BE CLASS 53 CEMENT LINED DUCTILE IRON PIPE.
- A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.

PUBLIC UTILITY NOTES

- ALL PUBLIC UTILITY SERVICE CONNECTIONS TO BUILDINGS TO BE LOCATED UNDERGROUND.
- ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY.
- GAS AND ELECTRICAL, SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY RESPECTIVE PUBLIC UTILITY COMPANIES. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO PUBLIC UTILITY COMPANIES PROJECT ENGINEER AND THE PROJECT OWNER.
- TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COMCAST. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
- CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.

SOIL EROSION AND SEDIMENT CONTROL NOTES

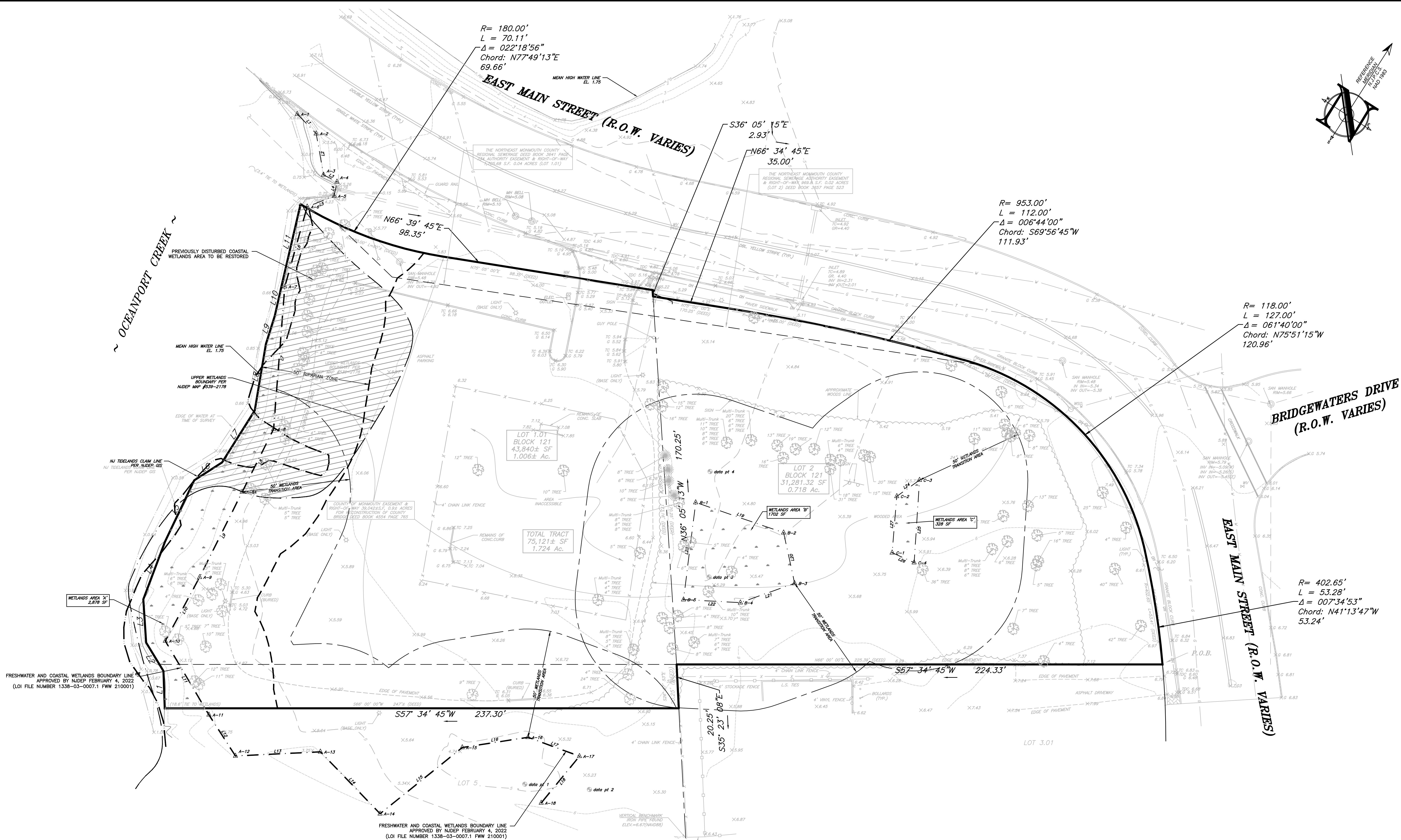
- TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
- SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
- SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ0808823 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
- THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION

GENERAL NOTES

- SUBJECT**

MEAN HIGH WATER LINE		
Line #	Length	Direction
L1	17.20'	N34° 26' 04"W
L2	15.38'	N63° 44' 37"W
L3	20.00'	N36° 13' 28"W
L4	28.51'	N11° 45' 43"W
L5	31.31'	N6° 55' 34"W
L6	15.27'	N24° 53' 35"E
L7	28.37'	N0° 18' 28"W
L8	31.09'	N22° 56' 12"W
L9	13.85'	N14° 48' 40"W
L10	16.12'	N19° 45' 00"W
L11	36.76'	N19° 15' 37"W

WETLANDS LINE TABLE		
Line #	Length	Direction
L1	12.56'	S76° 34' 48"E
L2	19.32'	S42° 33' 07"E
L3	7.00'	N85° 08' 44"E
L4	6.69'	S20° 59' 02"E
L5	13.39'	S35° 50' 42"W
L6	38.25'	S16° 46' 46"E
L7	56.01'	S27° 54' 29"E
L8	32.40'	S5° 52' 53"E
L9	43.99'	S5° 52' 53"E
L10	33.44'	S4° 08' 51"E
L11	39.59'	S62° 59' 06"E
L12	22.82'	S65° 15' 22"E
L13	39.26'	N54° 47' 57"E
L14	39.69'	S76° 22' 51"E
L15	48.72'	N18° 43' 57"E
L16	30.70'	N48° 43' 25"E
L17	25.33'	N77° 47' 44"E
L18	42.92'	N76° 35' 48"E
L19	23.88'	S44° 40' 44"E
L20	26.57'	S37° 54' 19"W
L21	26.30'	S60° 39' 14"W
L22	45.21'	N25° 15' 22"W
L23	12.91'	S22° 03' 29"W
L24	38.17'	N28° 41' 39"W
L25	11.12'	N81° 50' 58"E
L26	26.10'	S27° 46' 32"E



20 0 20 40
SCALE: 1" = 20'

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

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME

298 & 306
EAST MAIN
STREET

PROJECT LOCATION

BLOCK 121, LOTS 1 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER

OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT

OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT'S PROFESSIONALS

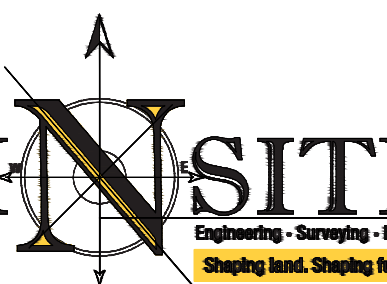
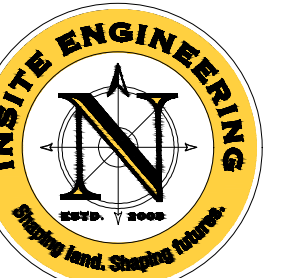
ATTORNEY:
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123 HALF MILE ROAD, #550
RED BANK, NJ 07701

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OCEAN, NJ 07712

SURVEYOR:
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WALL, NJ 07719

GEOTECHNICAL:
CARLSON SIMPSON & ASSOCIATES
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SAVERVILLE, NJ 08872

TRAFFIC:
DYNAMIC TRAFFIC, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719



InSite Engineering, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28083200

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

ALLENDALE, NJ 07001

20 N. MAIN STREET, SUITE 2B,

MANAHAWKIN, NJ 08050

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Eric Ballou
ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42827

REVISIONS

Rev # Date Description

0	05/20/26	INITIAL RELEASE
SCALE: 1"=20'	DESIGNED BY: STC	
DATE: 05/20/26	DRAWN BY: STC	
JOB #: 26-2522-02	CHECKED BY: ERB	
NOT FOR CONSTRUCTION		
APPROVED BY:		
FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE:		
PRELIMINARY & FINAL		
MAJOR SITE PLAN		
SHEET TITLE:		
EXISTING CONDITIONS		
PLAN		
SHEET NO:		
C200		

PROJECT INFORMATION

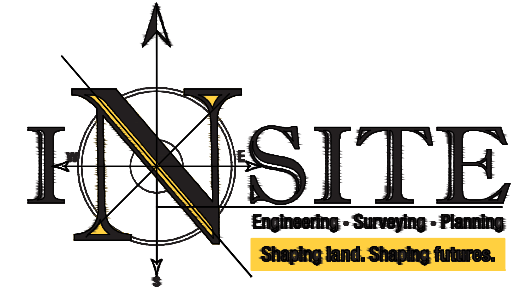
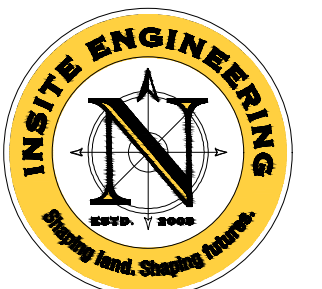
PROJECT NAME:
298 & 306 EAST MAIN STREET

PROJECT LOCATION:
BLOCK 121, LOTS 1 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT'S PROFESSIONALS:
ATTORNEY:
GIORDANO, FALERAN & CIESLA
123 HALF MILE ROAD, #500
RED BANK, NJ 07701
ARCHITECT:
MONTEFORTE ARCHITECTURAL STUDIO, LLC
733 HIGHWAY 35, SUITE C
OCEAN, NJ 07712
SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719
GEOTECHNICAL:
CARLON-SIMPSON & ASSOCIATES
61 MAIN STREET
SAVERVILLE, NJ 08872
TRAFFIC:
DYNAMIC TRAFFIC, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
155 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050
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NJPE LIC. NO. 42827

REVISIONS

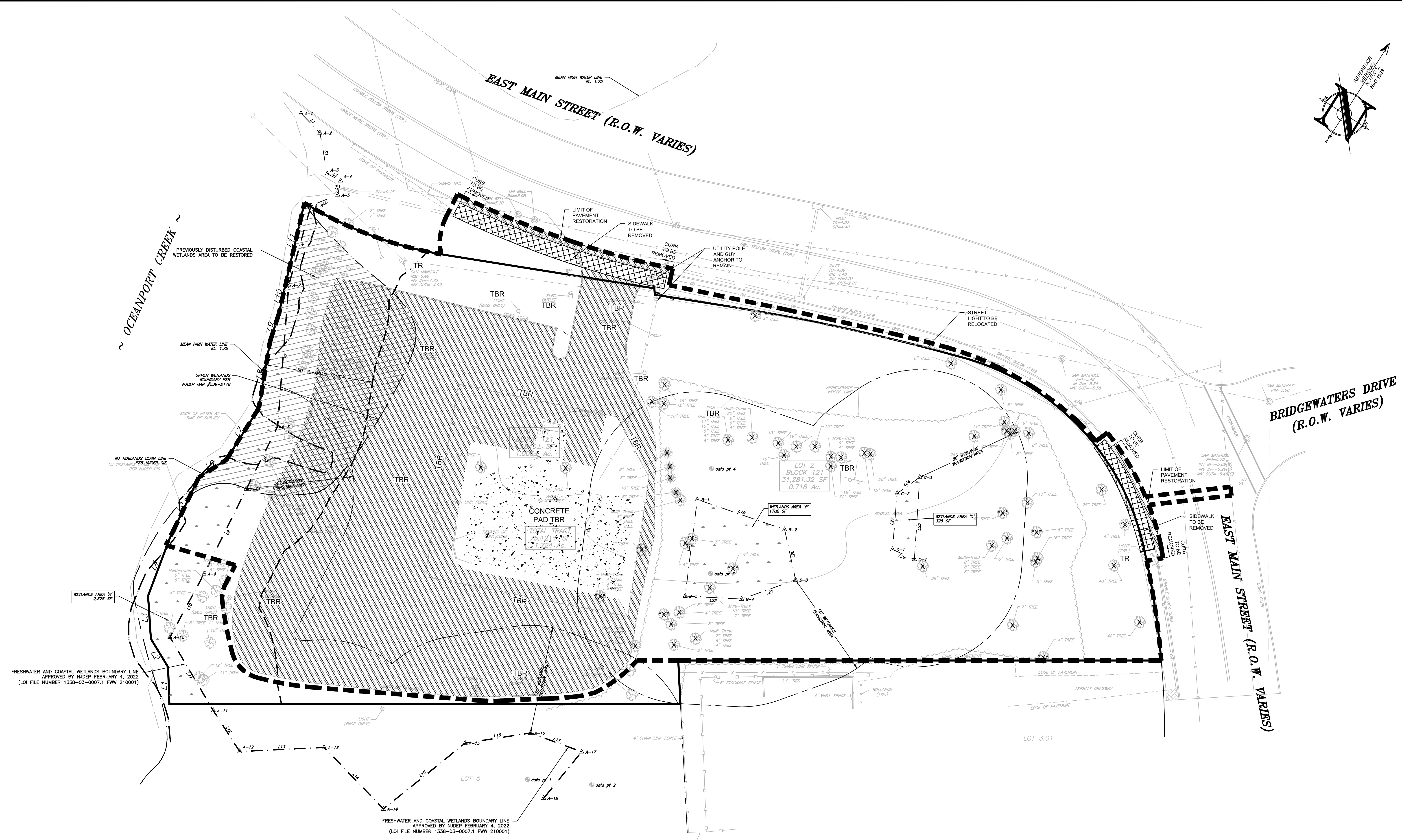
Rev. #	Date	Comments
0	05/20/26	INITIAL RELEASE
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2	05/20/26	DRAWN BY: STC
3	05/20/26	CHECKED BY: ERB
4	05/20/26	NOT FOR CONSTRUCTION
5	05/20/26	APPROVED BY:
6	05/20/26	FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
**PRELIMINARY & FINAL
MAJOR SITE PLAN**

SHEET TITLE:
**SITE PREPARATION &
TREE REMOVAL PLAN**

SHEET NO.:
C201



LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
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

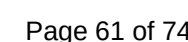
DEMOLITION LEGEND

PAVEMENT TO BE REMOVED	TREE TO BE REMOVED AND REPLACED
PAVERS TO BE REMOVED FOR REUSE	TREE TO BE REMOVED LESS THAN 6" IN CALIPER (NOT REQUIRING REPLACEMENT)
CONCRETE PAD TO BE REMOVED	
TBR TO BE REMOVED	
TR TO REMAIN	
LIMIT OF DISTURBANCE	

TREE REMOVAL CHART (ORDINANCE SECTION 371-2)

TREE REPLACEMENT REQUIREMENTS (ORD. SEC. 371-2 C(2))		TREES TO BE REPLACED	
CALIPER SIZE (INCHES) (DIAMETER AT BREAST HEIGHT - DBH)	TREE REPLACEMENT CRITERIA	NUMBER OF TREES TO BE REMOVED	MIN. NUMBER OF 1.5" - 2" CALIPER REPLACEMENT TREES
2.5" - 5.99"	NO CRITERIA	12	0
6" - 12.99"	1 TREE @ (1.5" - 2" CALIPER)	27	27
13" - 22.99"	2 TREES @ (1.5" - 2" CALIPER)	11	22
23" - 32.99"	3 TREES @ (1.5" - 2" CALIPER)	3	9
+33"	3 TREES @ (1.5" - 2" CALIPER)	9	9
TOTAL		56	67

SEE SHEET C101 FOR PLAN NOTES



PROJECT INFORMATION

PROJECT NAME:

298 & 306
EAST MAIN
STREET

PROJECT LOCATION:

BLOCK 121, LOTS 1 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER:

OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT:

OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT'S PROFESSIONALS

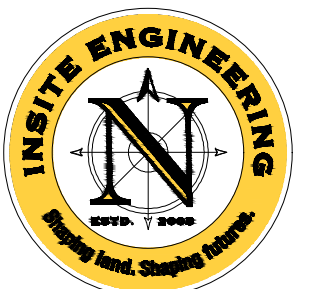
ATTORNEY:
GIORDANO, HALLERAN & CIESLA
123 HALF MILE ROAD, #550
RED BANK, NJ 07701

ARCHITECT:
MONTFORT ARCHITECTURAL STUDIO, LLC
733 HIGHWAY 35, SUITE C
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SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

GEOTECHNICAL:
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61 MAIN STREET
SAVERVILLE, NJ 08872

TRAFFIC:
DYNAMIC TRAFFIC, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719



InSite Engineering, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28083200

1555 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200,
ALLERDALE, NJ 07401

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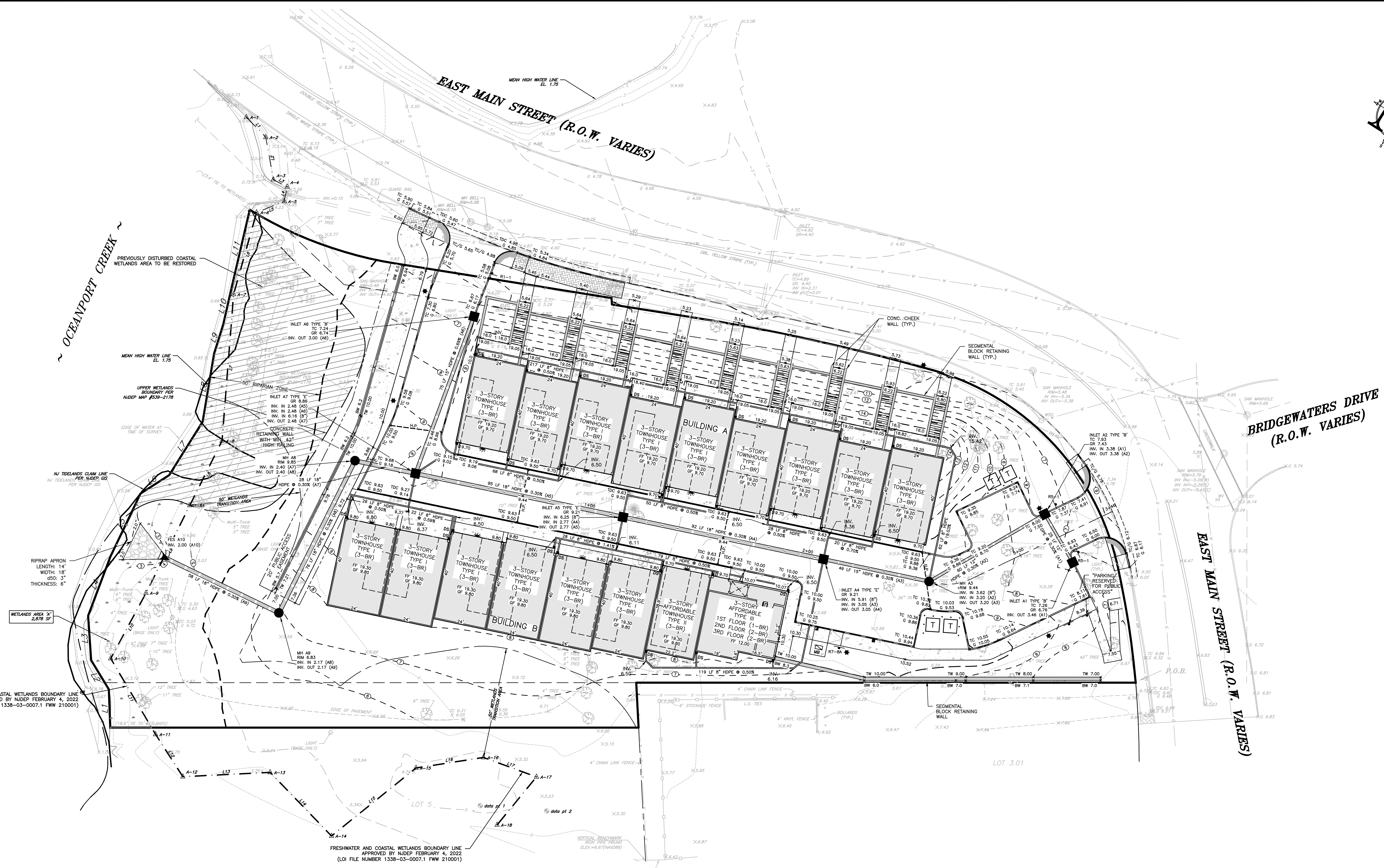
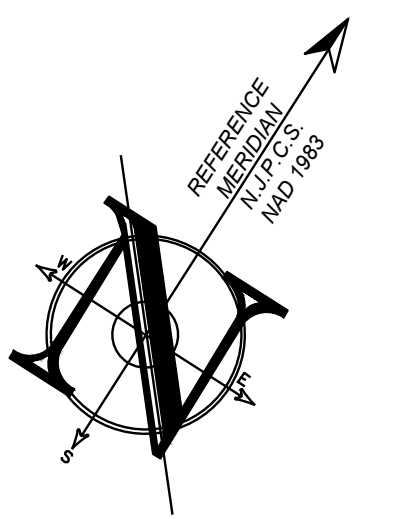
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Eric Ballou
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PROFESSIONAL ENGINEER
N.J. LIC. NO. 42827

REVISIONS

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FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE:		
PRELIMINARY & FINAL MAJOR SITE PLAN		
SHEET TITLE:		
GRADING & DRAINAGE PLAN		
SHEET NO.:		
C400		

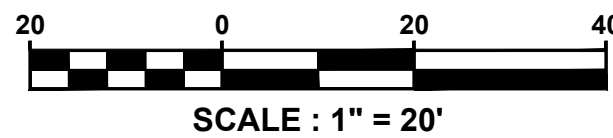
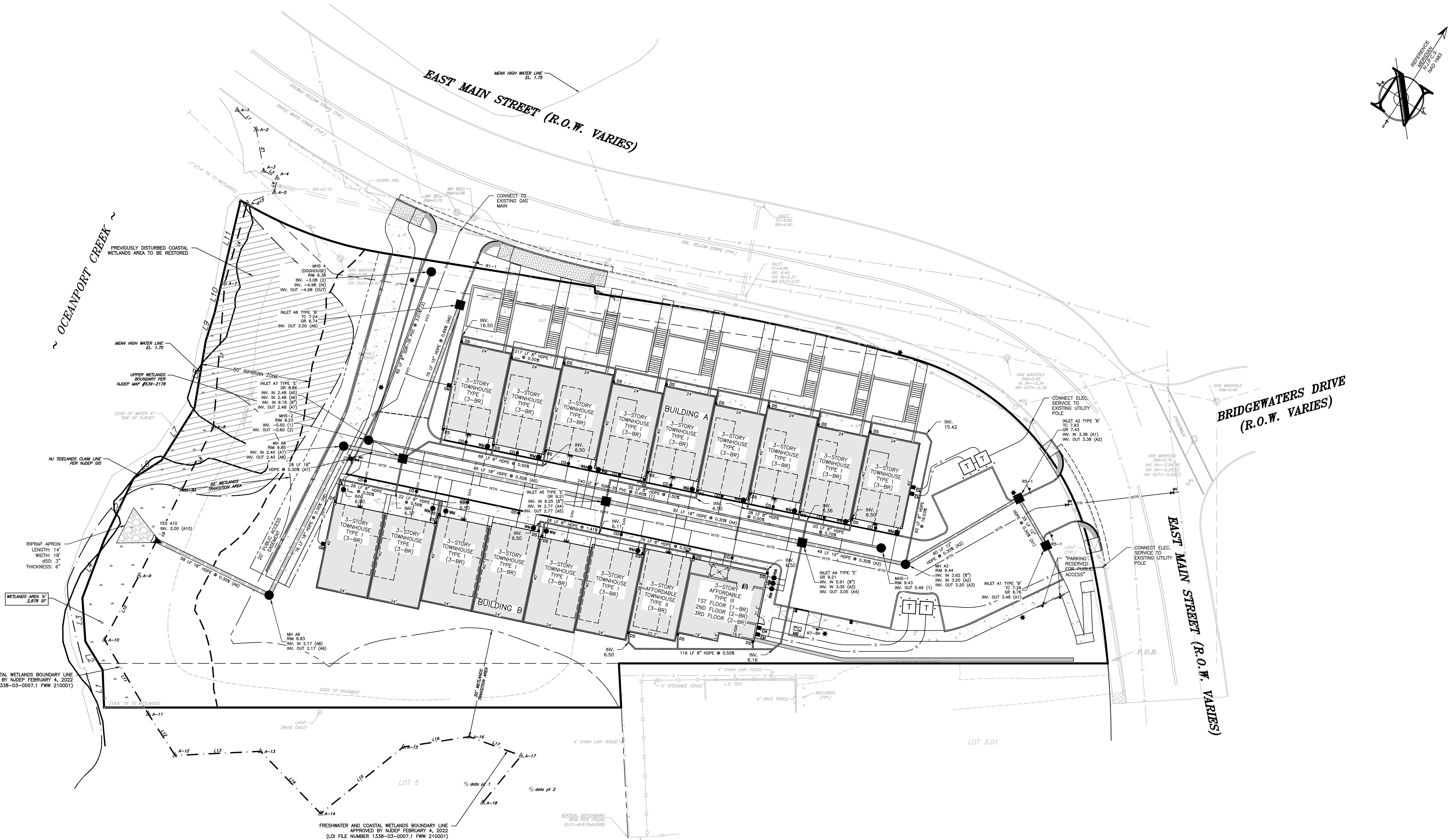


SCALE: 1" = 20'

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
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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

SEE SHEET C101 FOR PLAN NOTES

File: N:\proj\2022 - Old Wharf Development\2022-02 - 298 & 306 East Main Street\Compset_NJ\20220202\04\Map\04-Utility.dwg --> C500-Utility Plan
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LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
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SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
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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

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

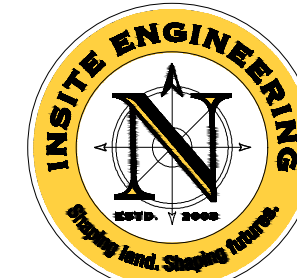
298 & 306 EAST MAIN STREET

PROJECT LOCATION:
BLOCK 121, LOTS 1.01 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT'S PROFESSIONALS:
ATTORNEY:
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123 HALF MILE ROAD, #550
RED BANK, NJ 07701
ARCHITECT:
MONTFORT ARCHITECTURAL STUDIO, LLC
733 HIGHWAY 35, SUITE C
OCEAN, NJ 07712
SURVEYOR:
SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719
GEOTECHNICAL:
CARLSON SIMPSON & ASSOCIATES
61 MAIN STREET
SAVERILLE, NJ 08872
TRAFFIC:
DYNAMIC TRAFFIC, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719



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1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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ALLERDIE, NJ 07001
20 N. MAIN STREET, SUITE 2B,
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N.J. LIC. NO. 42827

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DRAWING TITLE:
**PRELIMINARY & FINAL
MAJOR SITE PLAN**

SHEET TITLE:
UTILITY PLAN

SHEET NO.:
C500

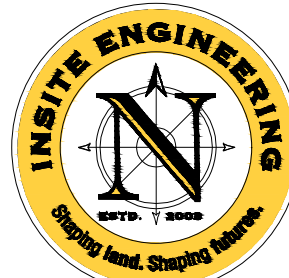
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DRAWING TITLE:
**PRELIMINARY & FINAL
MAJOR SITE PLAN**

SHEET TITLE:
UTILITY PLAN

SHEET NO.:
C500

298 & 306
EAST MAIN
STREETBLOCK 121, LOTS 1.01 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJOLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028GIORDANO, RALLERAN & CIESLA
123 HALF MILE ROAD, #500
RED BANK, NJ 07701MONTFORT ARCHITECTURAL STUDIO, LLC
733 HIGHWAY 35, SUITE C
OCEAN, NJ 07712INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719CHARLON SIMPSON & ASSOCIATES
61 MAIN STREET
SAVERVILLE, NJ 08872DYNAMIC TRAFFIC, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

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ALLENDALE, NJ 0700120 N. MAIN STREET, SUITE 2B,
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N.J. LIC. NO. 42827

REVISIONS

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SCALE: AS NOTED

DATE: 05/20/26

JOB #: 26-2522-02

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FOR CONSTRUCTION

PLAN INFORMATION

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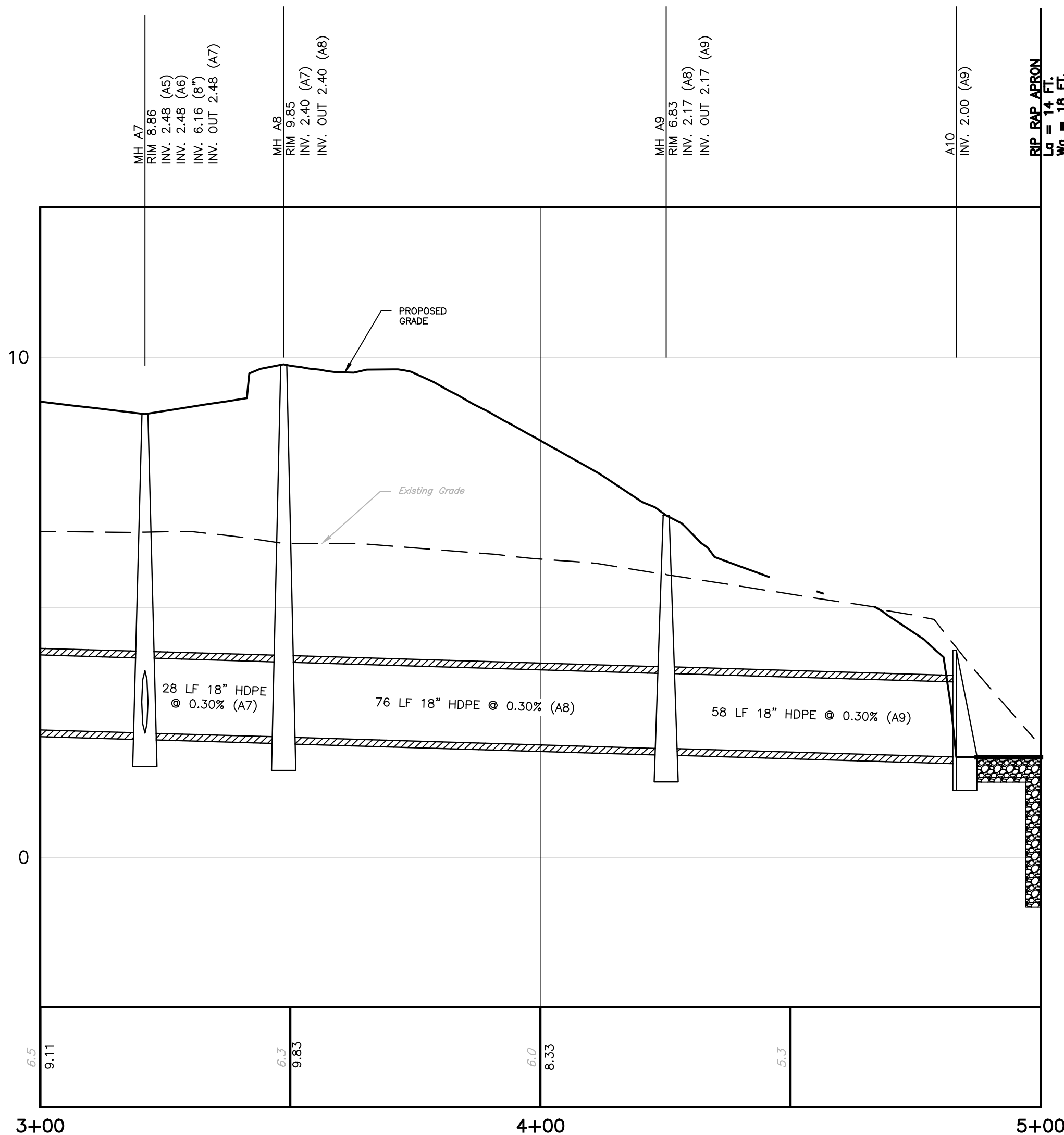
PRELIMINARY & FINAL
MAJOR SITE PLAN

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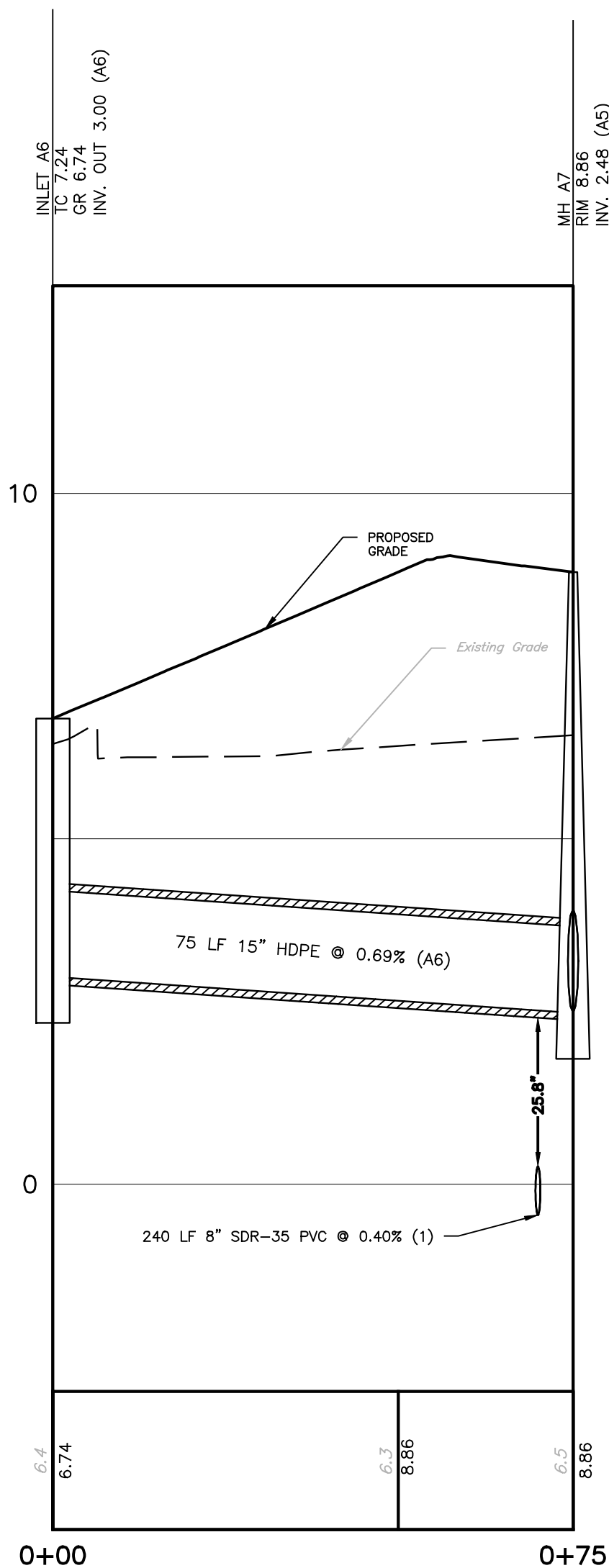
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SHEET NO.

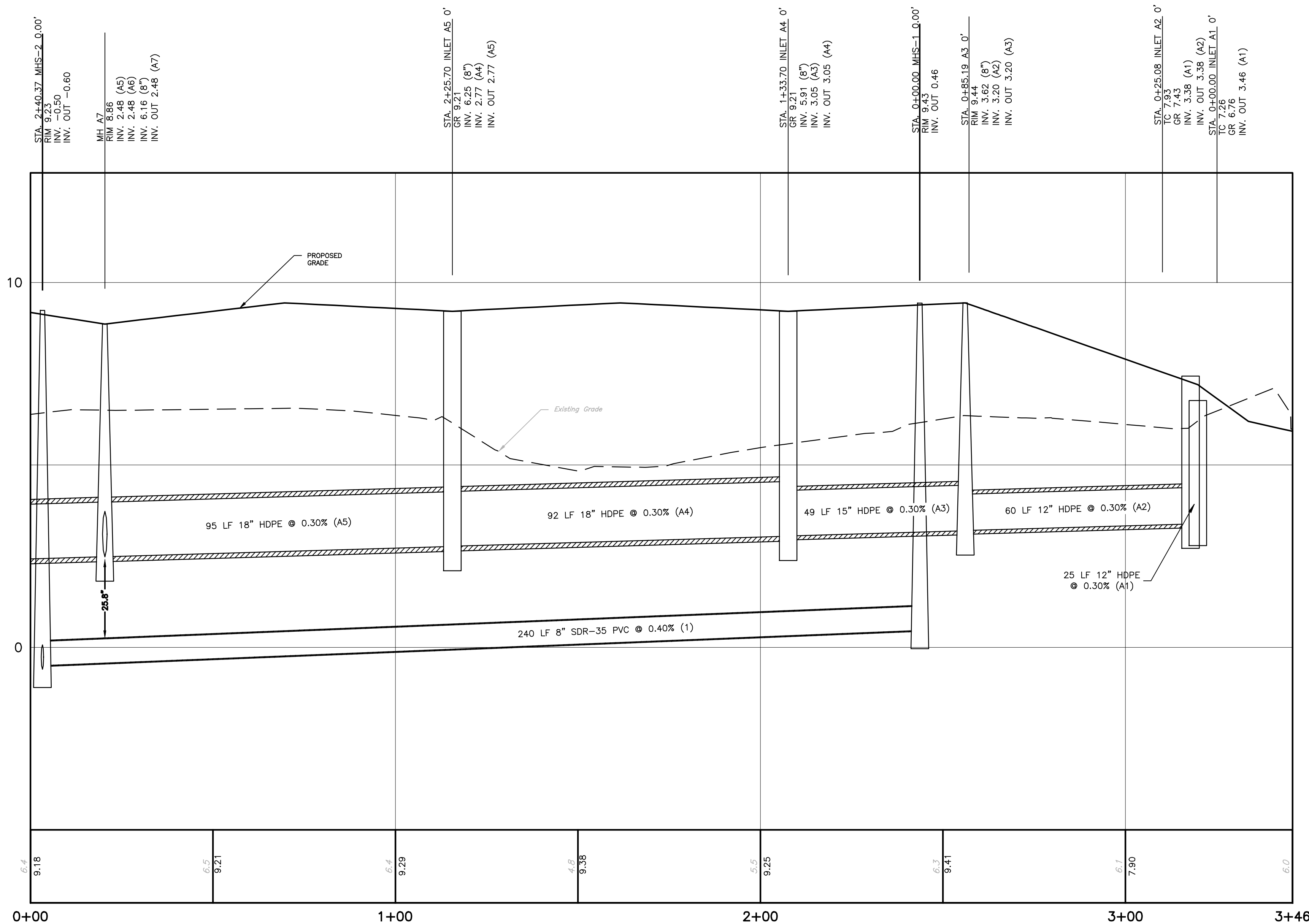
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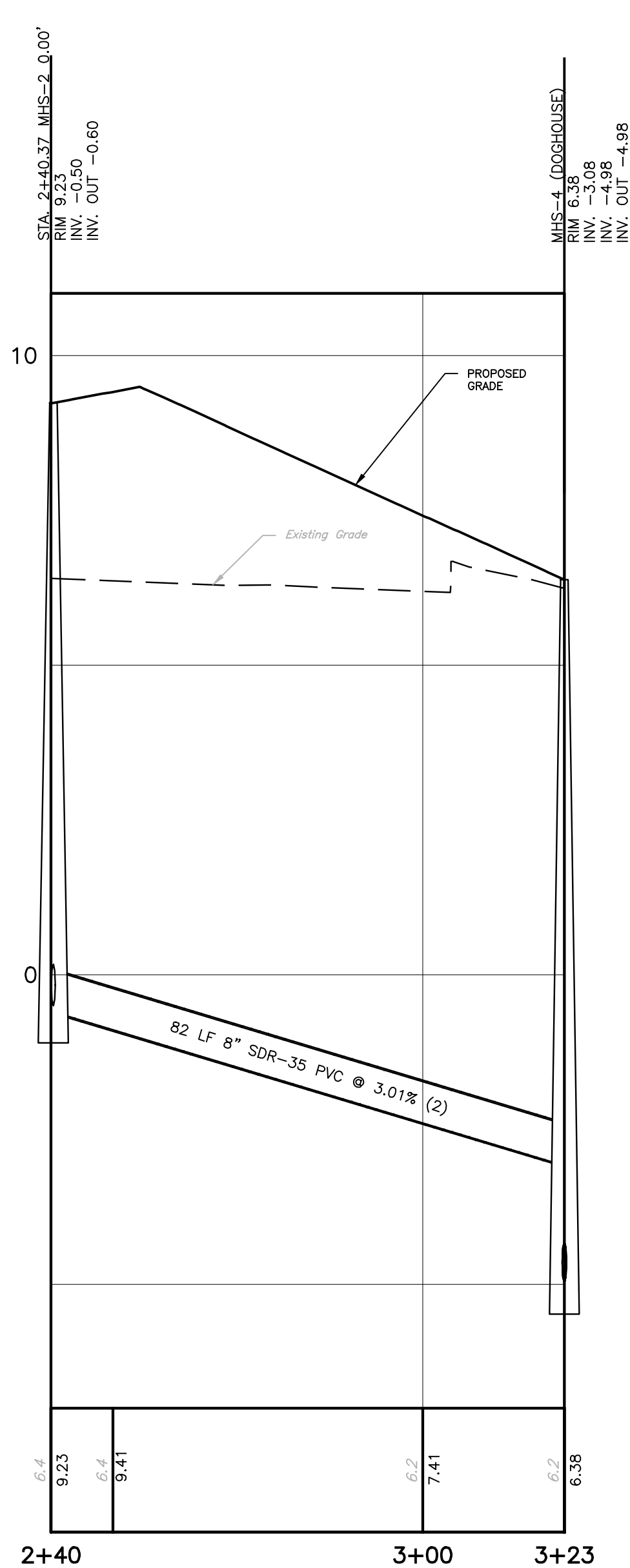
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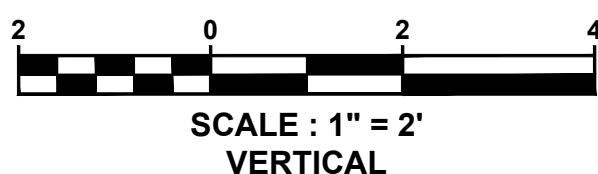
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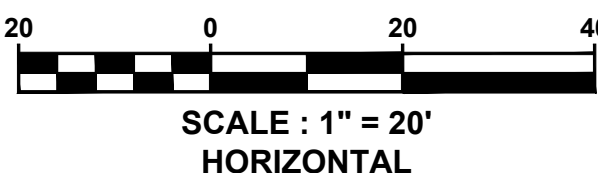
ROAD A



MHS-2 -MHS-3



SCALE : 1" = 2'



SCALE : 1" = 20'

HORIZONTAL

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:
298 & 306 EAST MAIN STREET

PROJECT LOCATION:
BLOCK 121, LOTS 1.01 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

ATTORNEY:
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RED BANK, NJ 07701

ARCHITECT:
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SURVEYOR:
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WALL, NJ 07719

GEOTECHNICAL:
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61 MAIN STREET
SAVERVILLE, NJ 08872

TRAFFIC:
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1904 MAIN STREET
LAKE COMO, NJ 07719

APPLICANT'S PROFESSIONALS

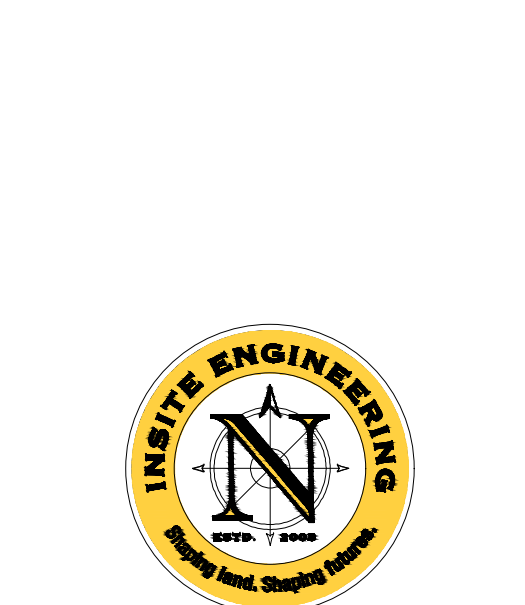
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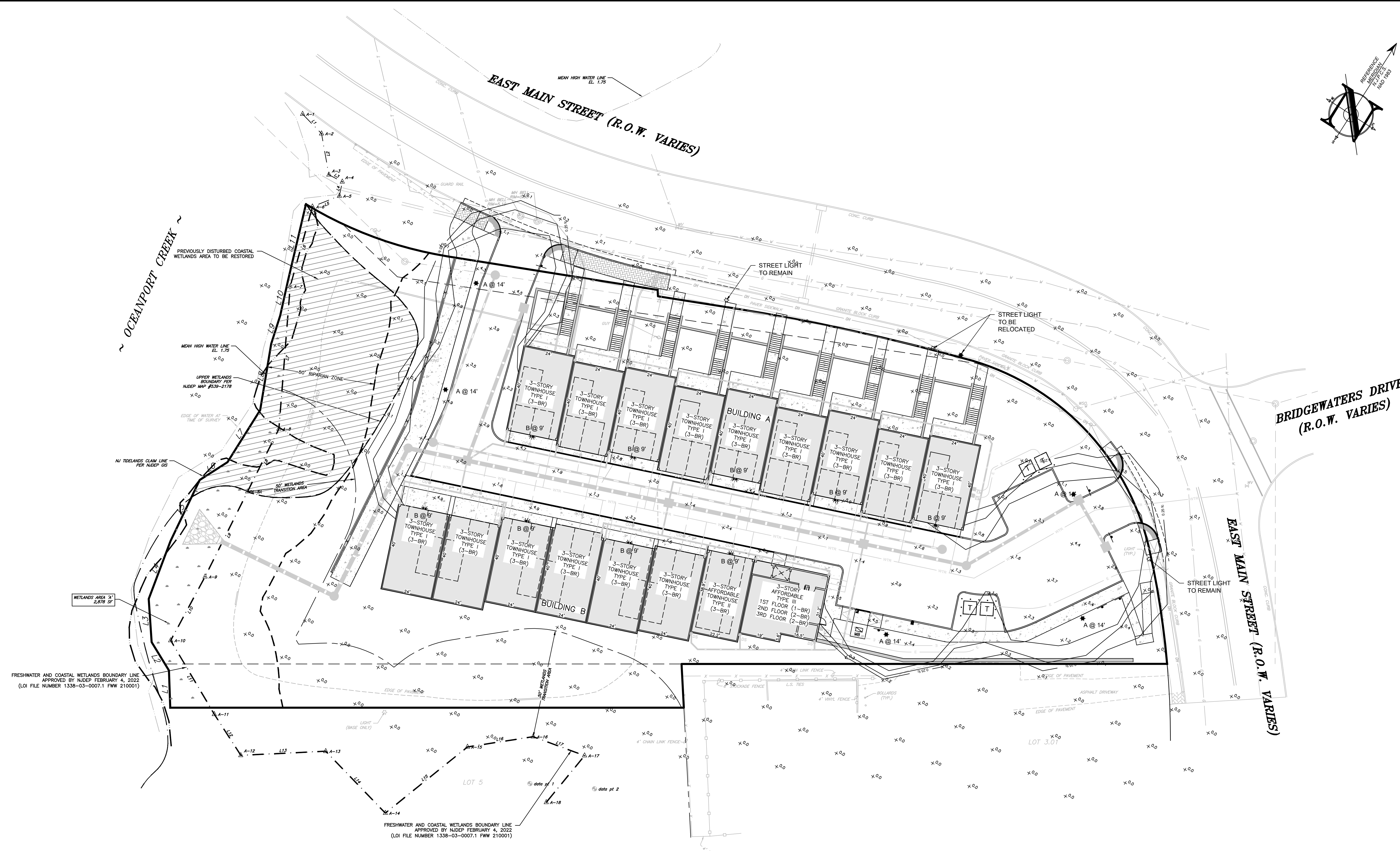
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NJPE LIC. NO. 42827

REVISIONS

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X NOT FOR CONSTRUCTION
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FOR CONSTRUCTION
PLAN INFORMATION
DRAWING TITLE:
**PRELIMINARY & FINAL
MAJOR SITE PLAN**
SHEET TITLE:
LIGHTING PLAN
SHEET NO.:
C601



SCHEDULE							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor
★	A	5	LSI INDUSTRIES, INC.	MPP-LED-10L-SIL-FIT-30-70CRI-IH	1	7817	1
★	B	9	LSI INDUSTRIES, INC.	XWM-FT-LED-03L-30-80CRI	1	3116	1

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	5.4 fc	0.0 fc	N/A	N/A
Pavement/Sidewalks	✱	2.8 fc	5.4 fc	0.9 fc	6.0:1	3.1:1

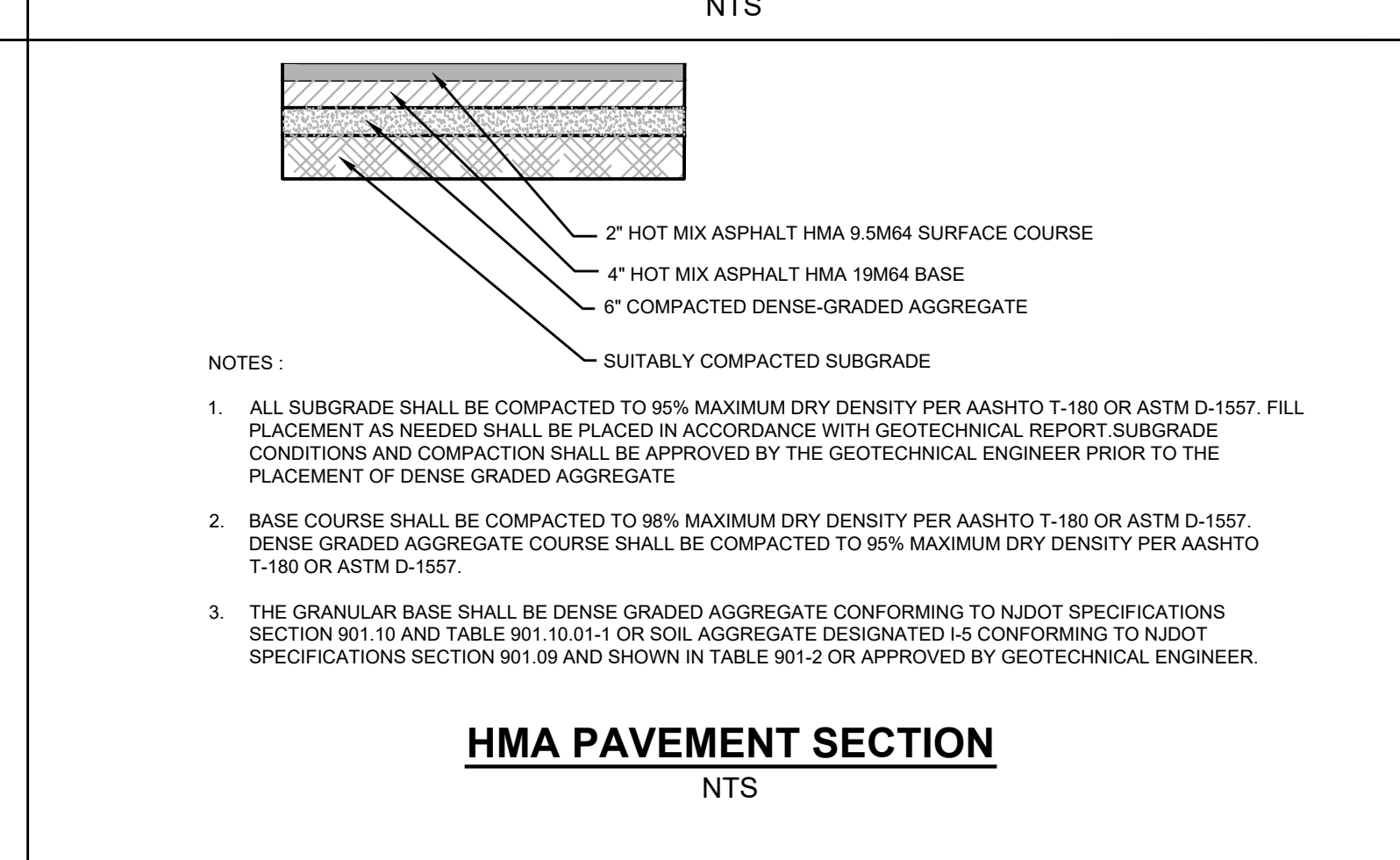
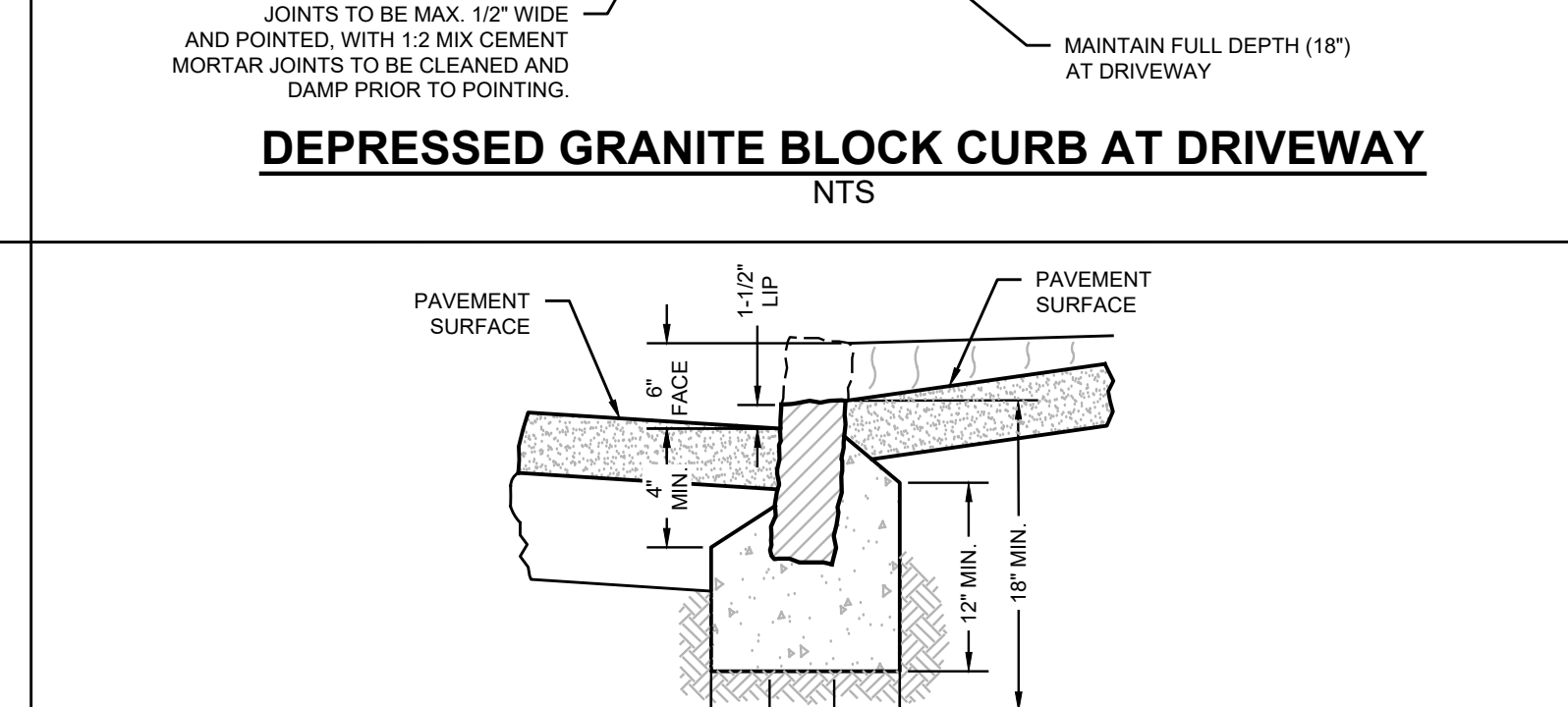
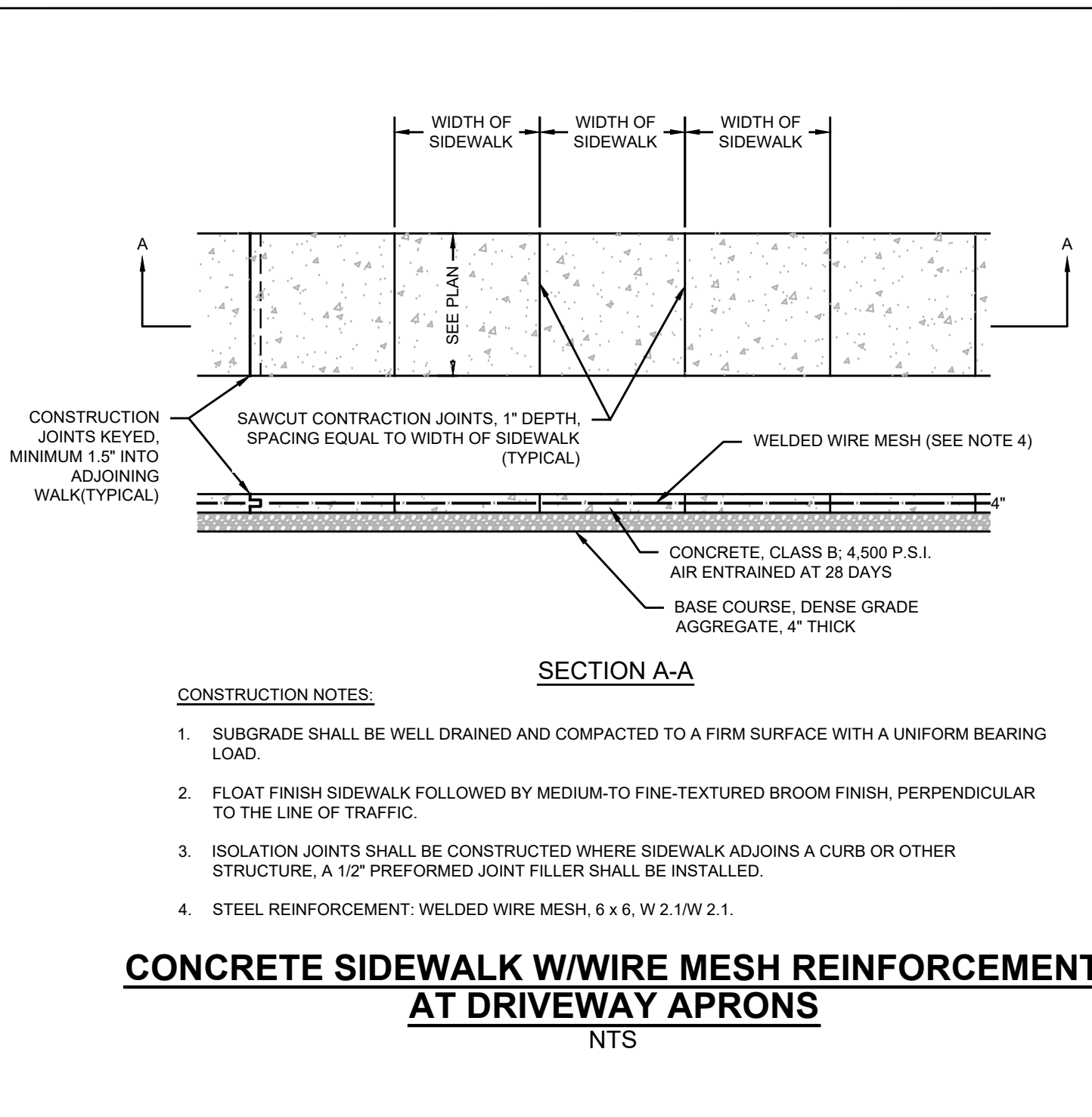
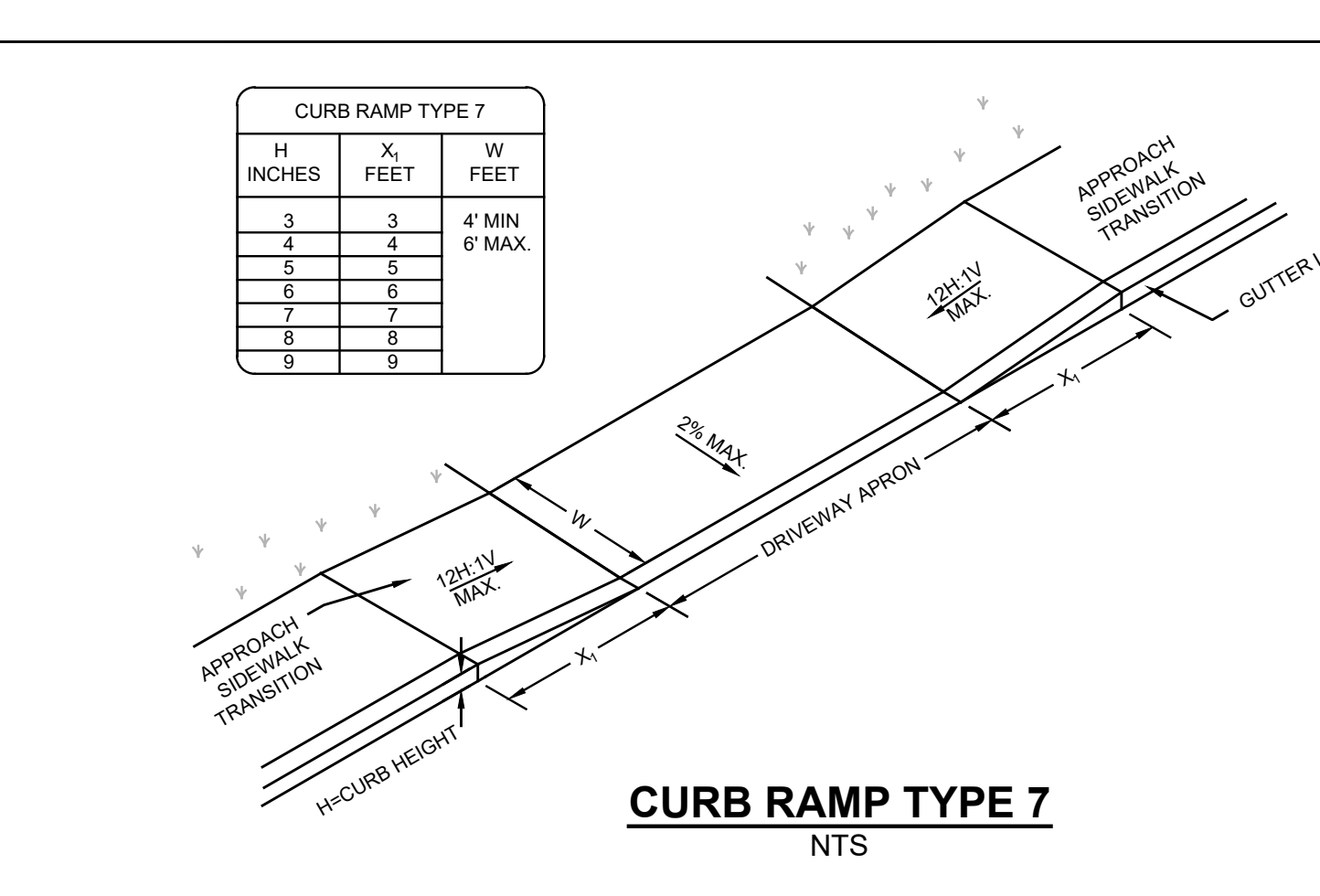
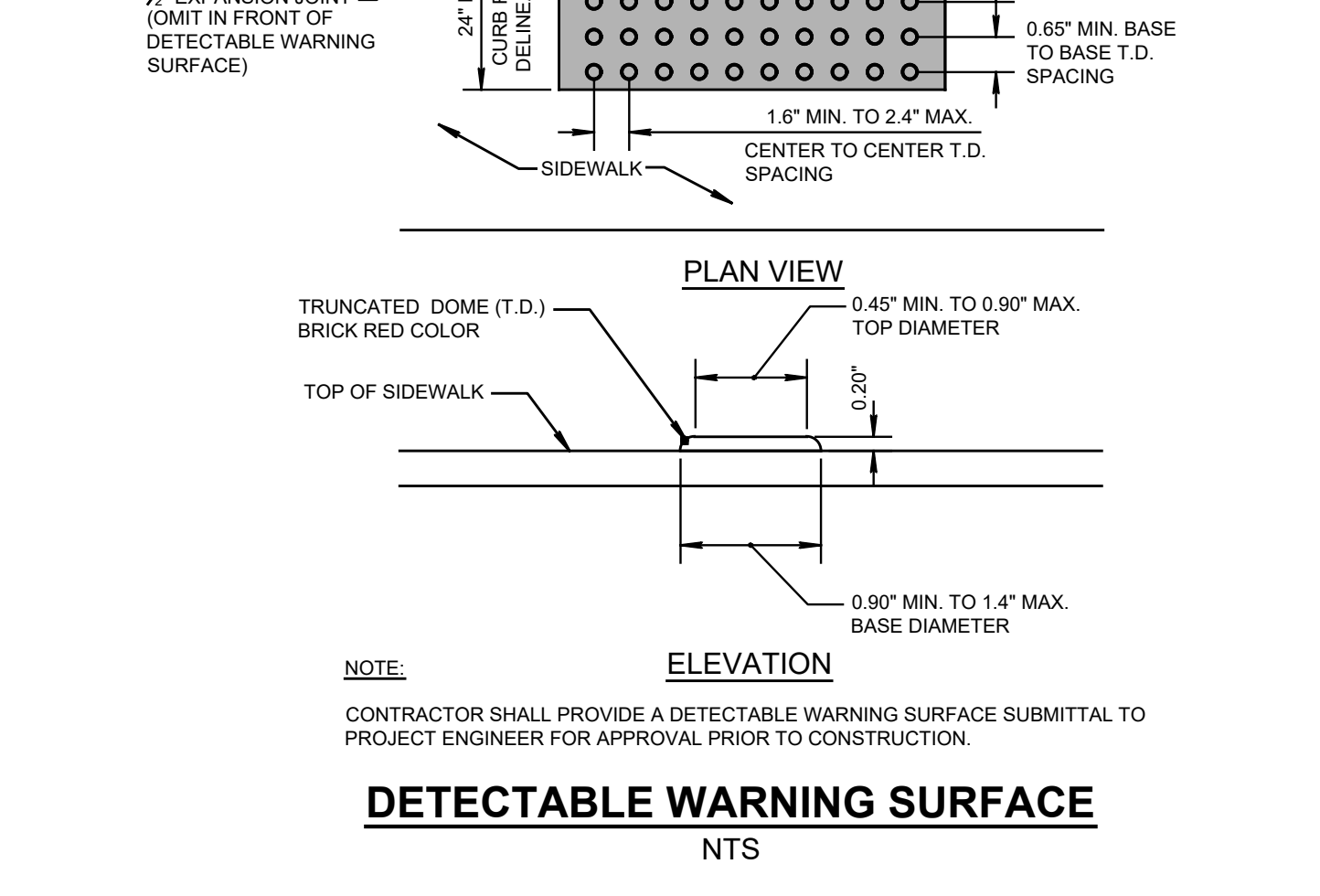
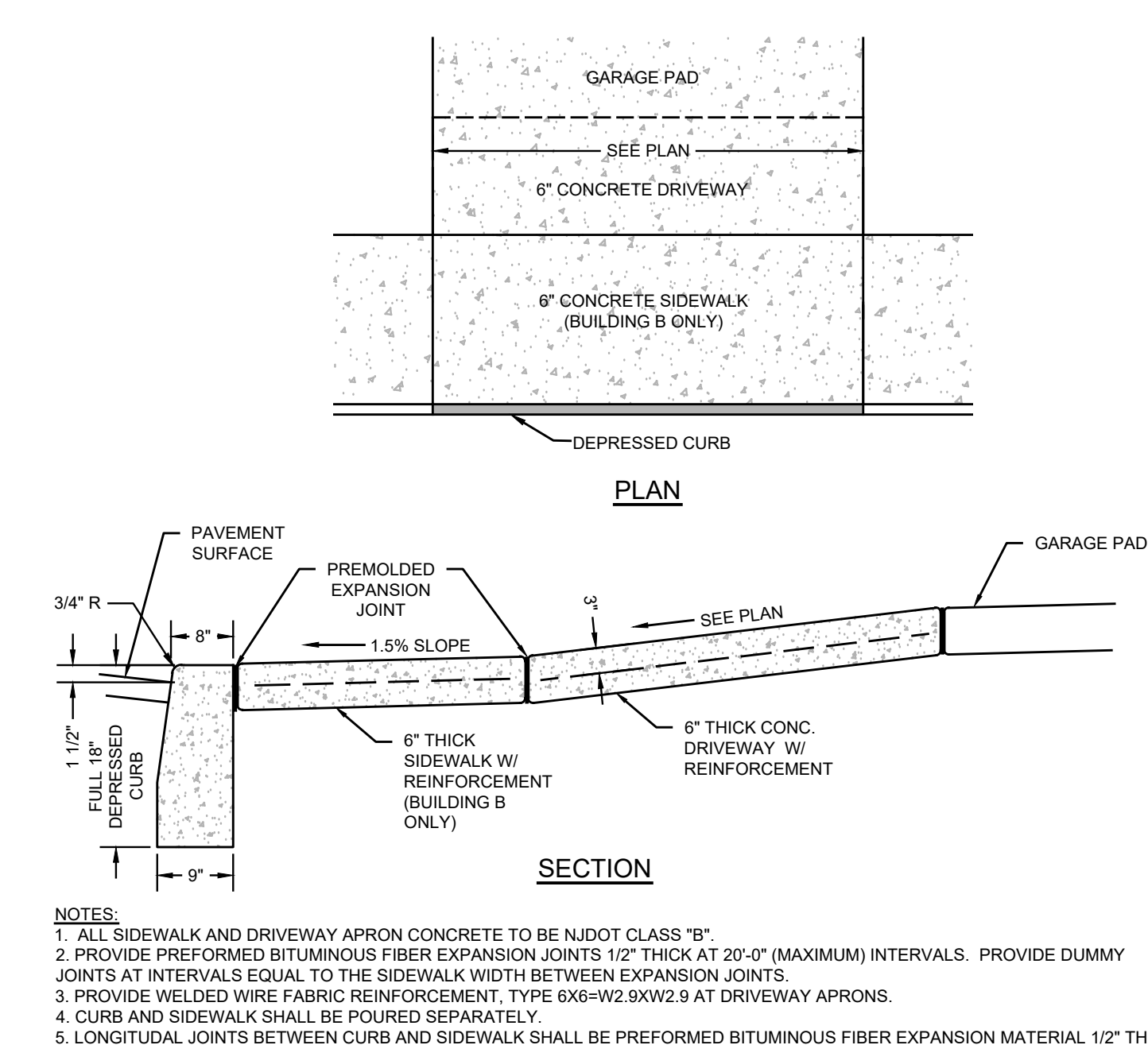
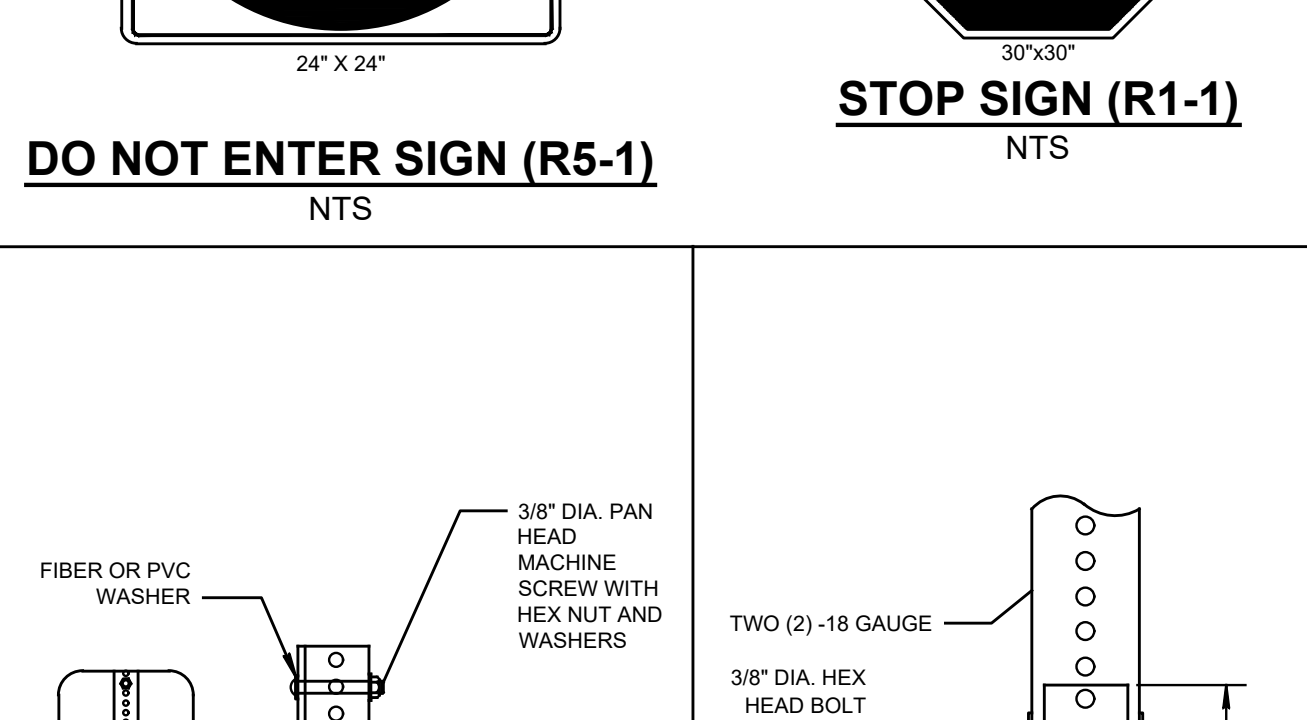
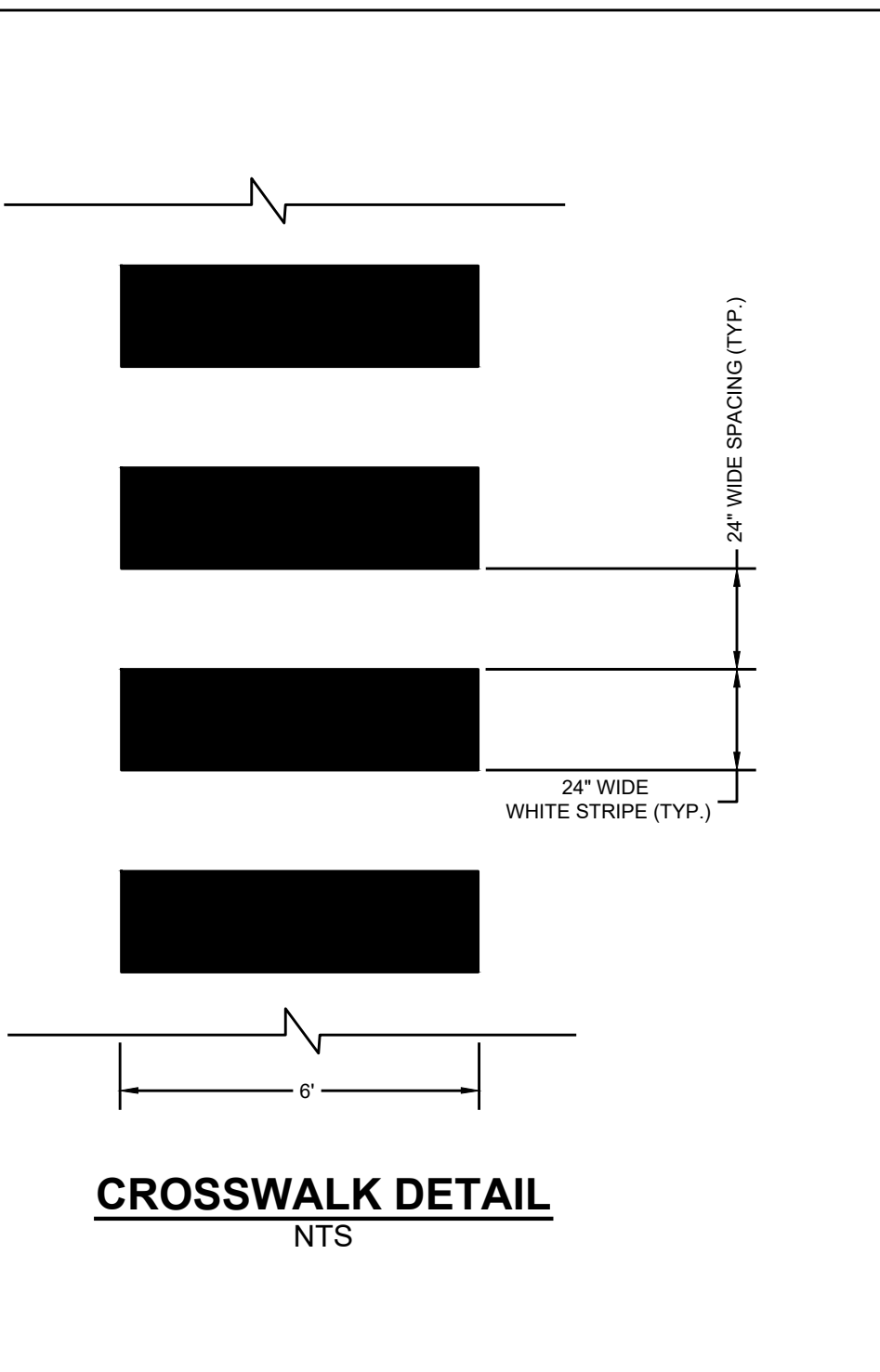
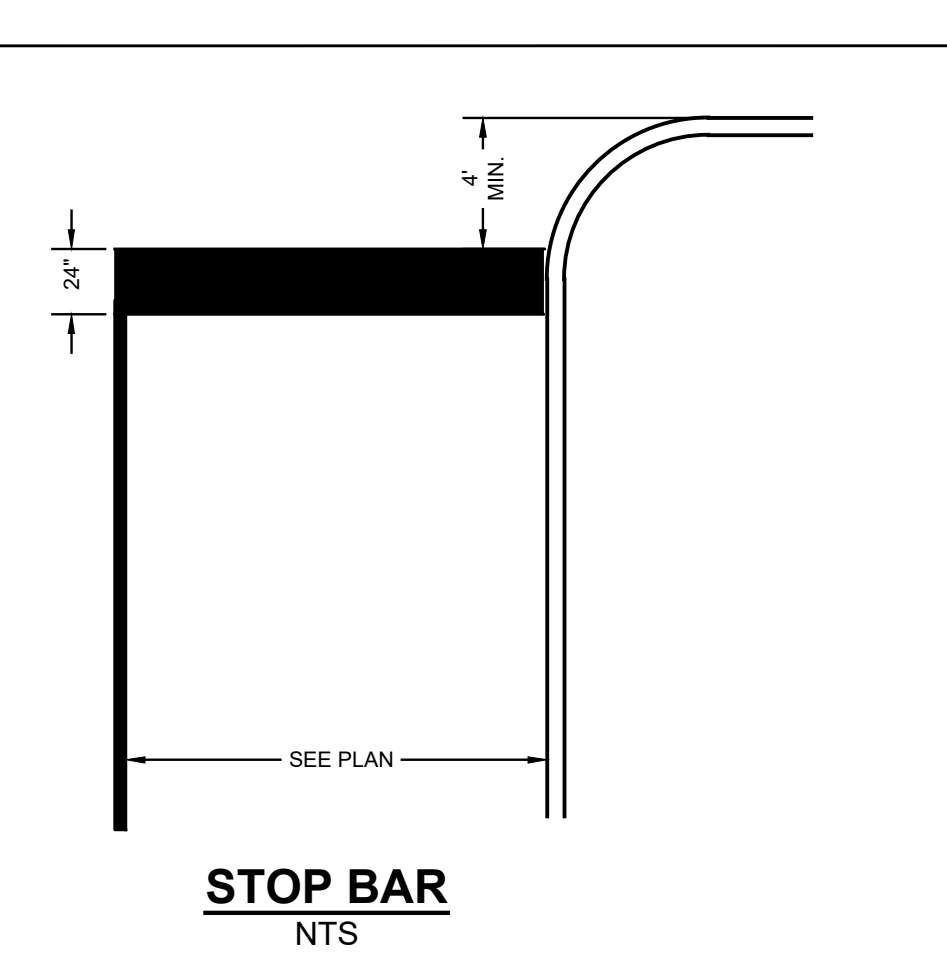
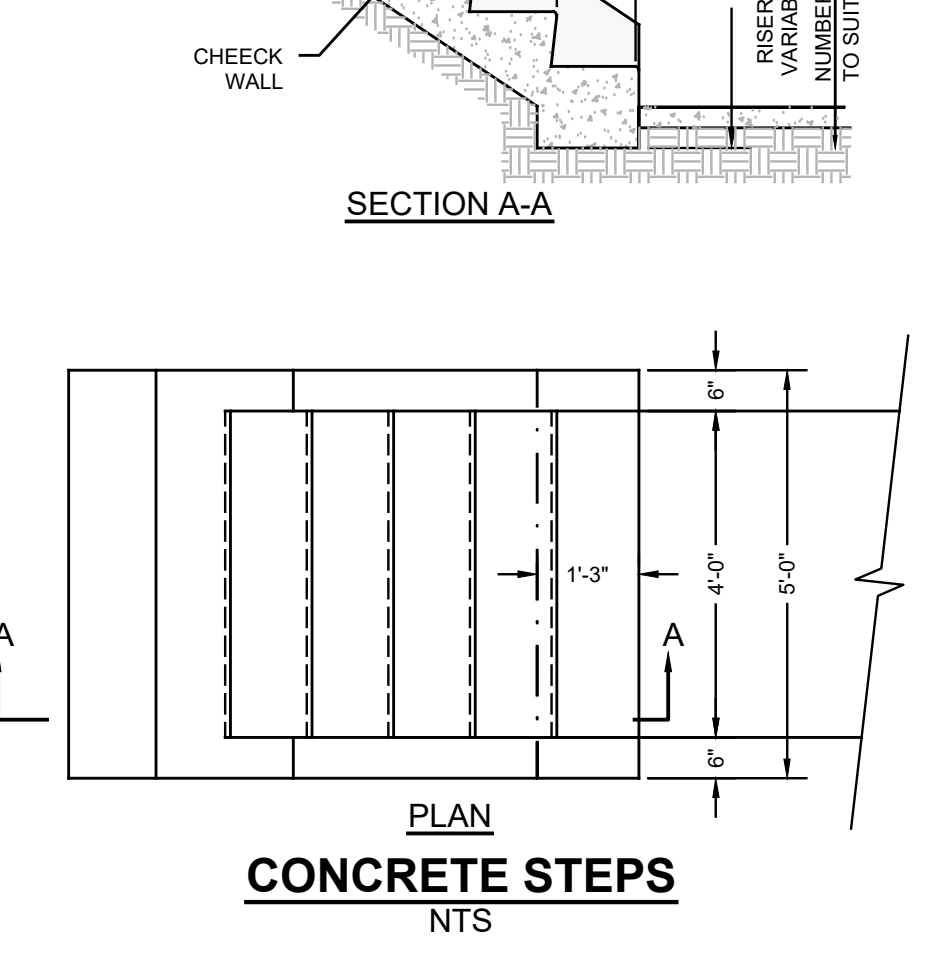
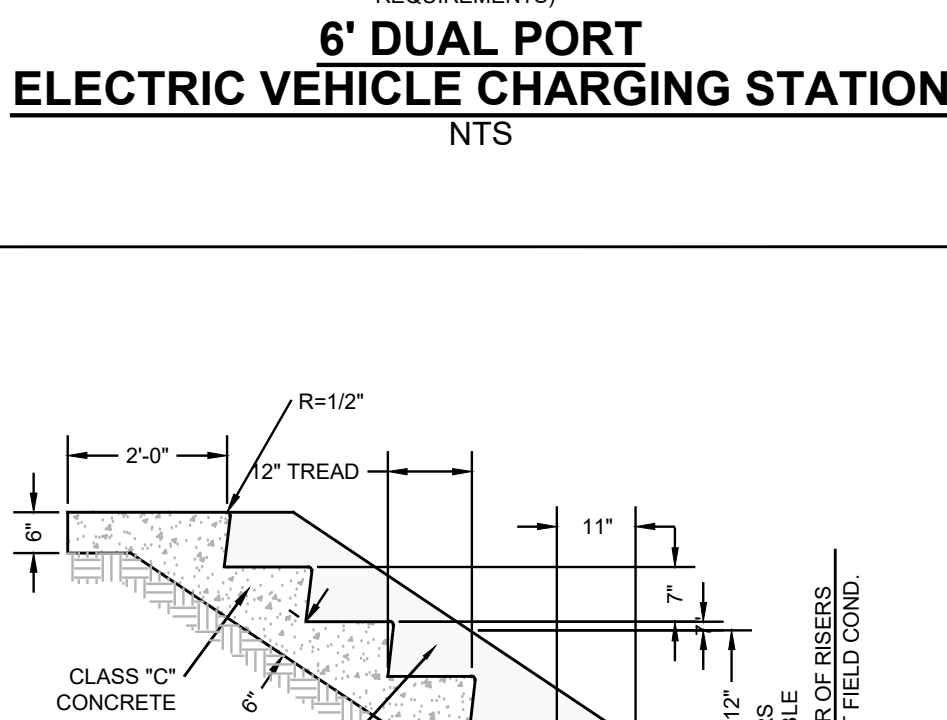
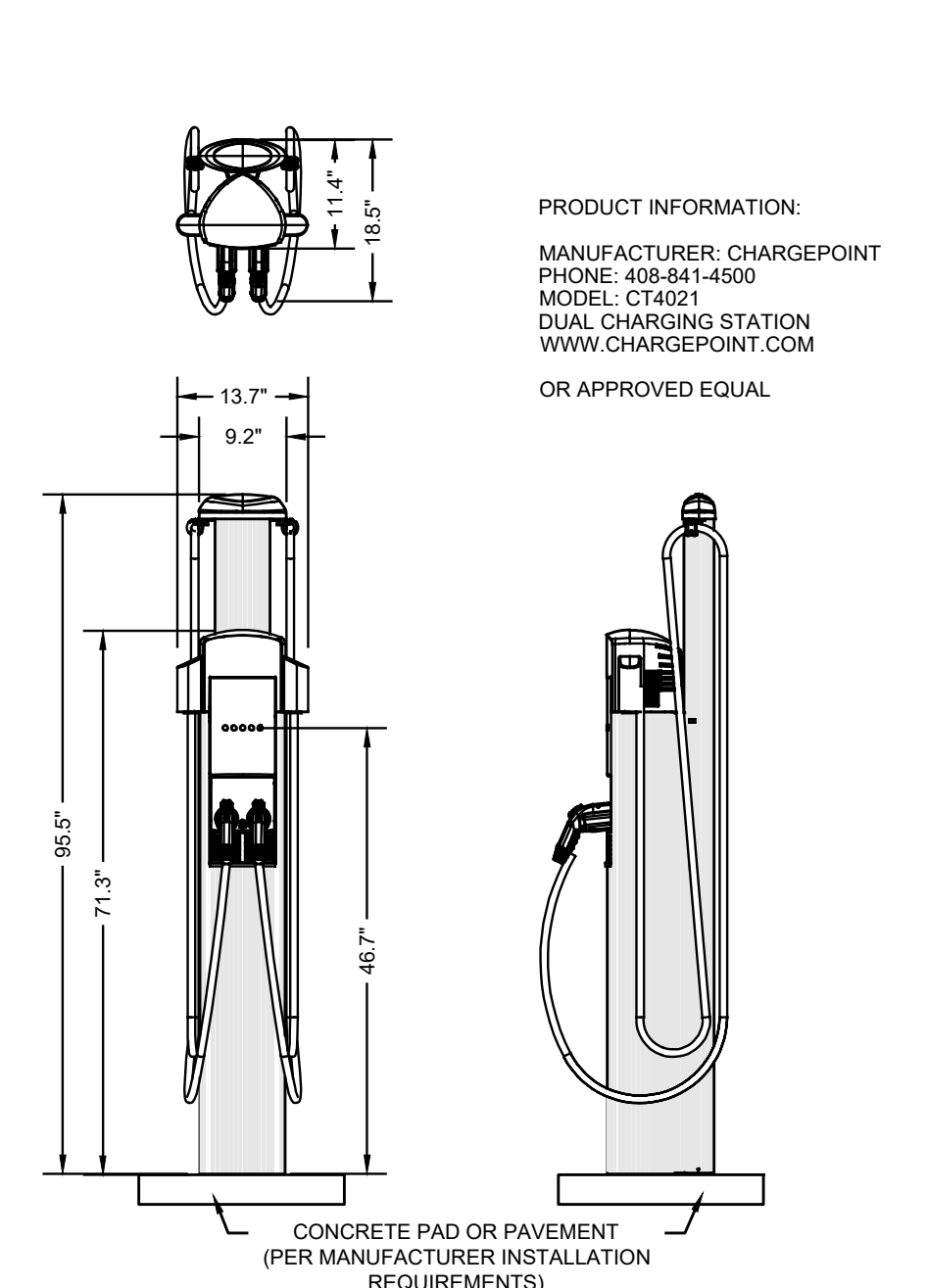
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Copyright 2026, InSite Engineering, LLC. All Rights Reserved.

20 0 20 40
SCALE: 1" = 20'

LEGEND

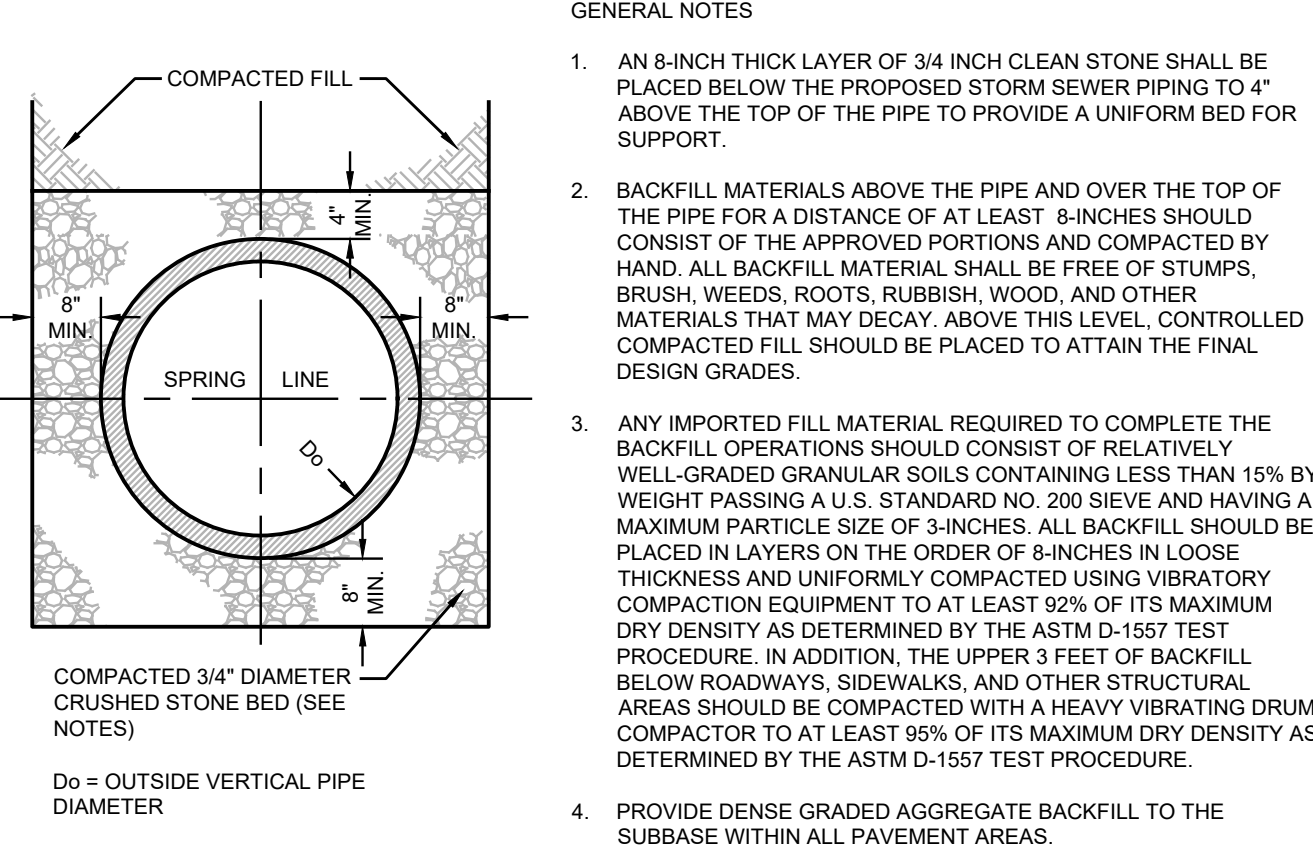
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE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

SEE SHEET C101 FOR PLAN NOTES

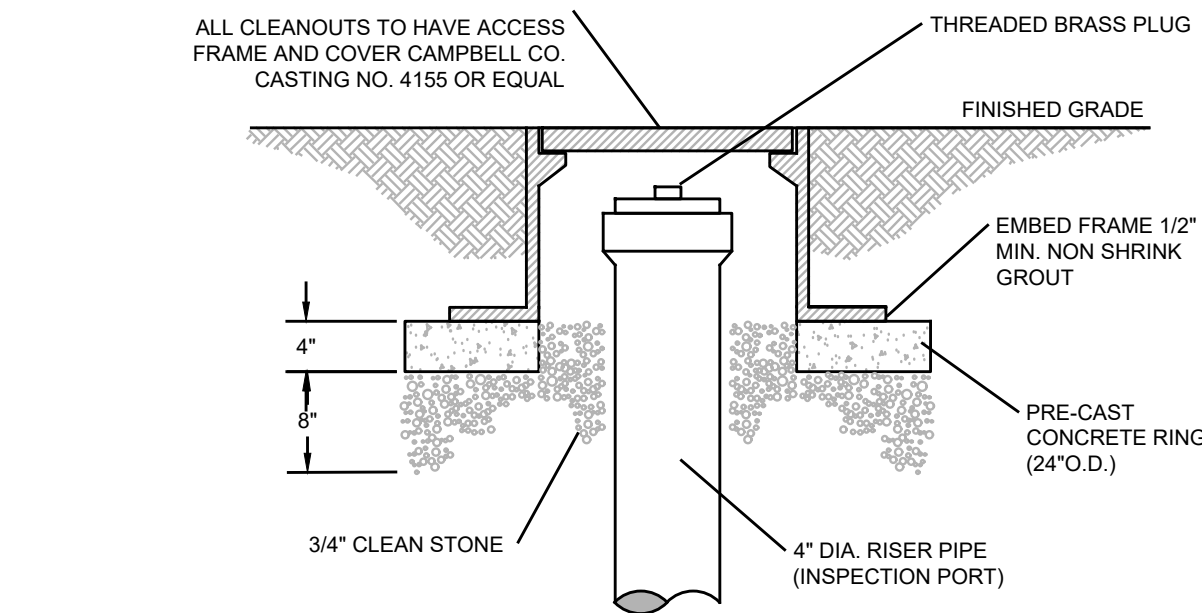


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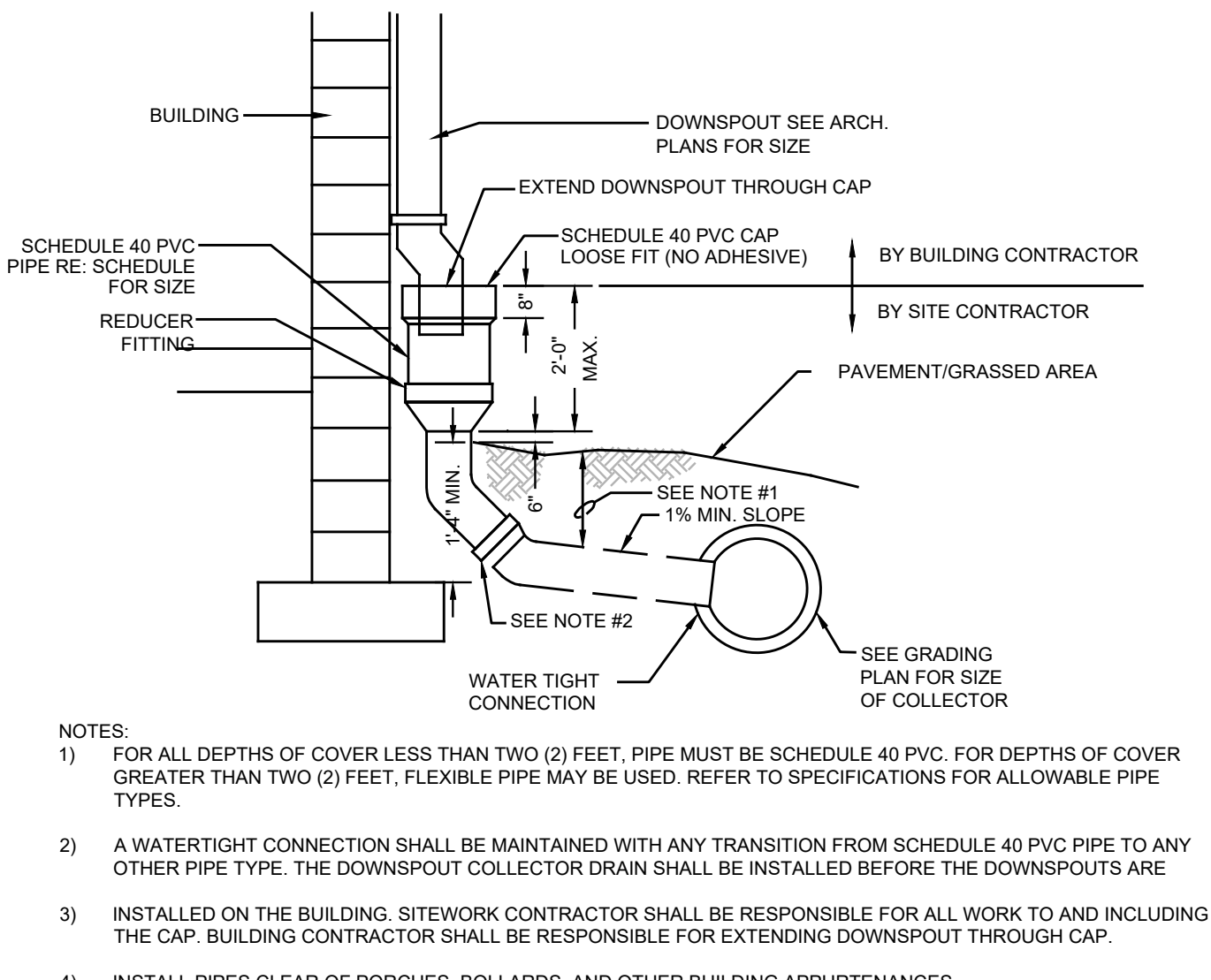
SEE SHEET C101 FOR PLAN NOTES



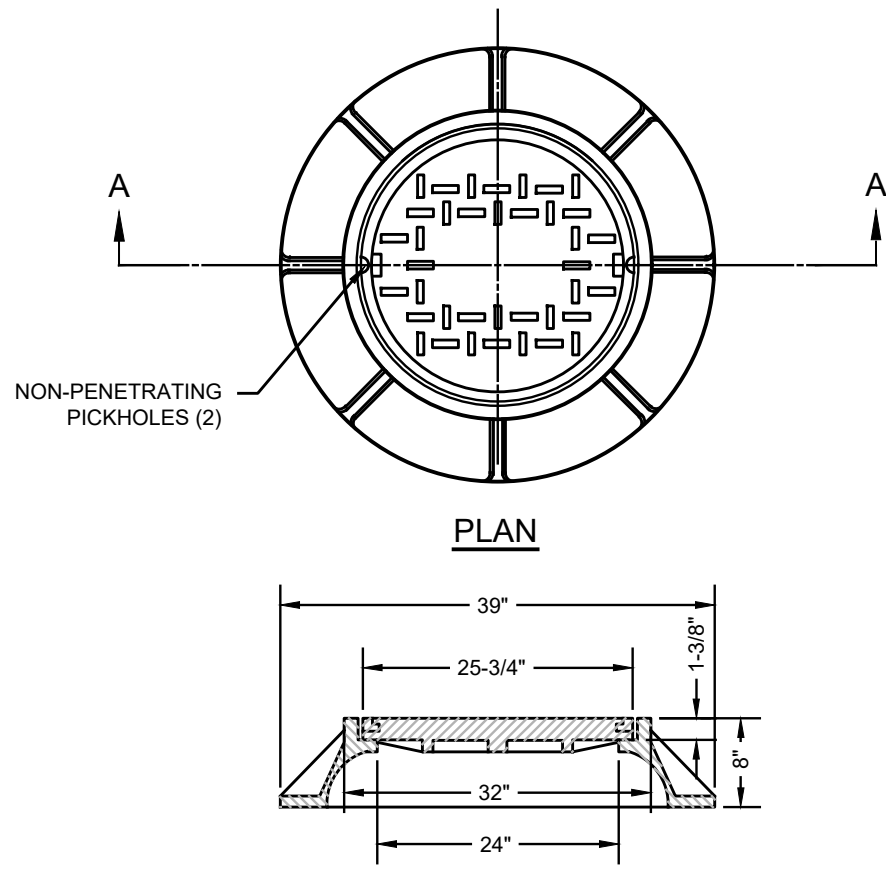
STORM SEWER PIPE BEDDING
NTS



CLEANOUT FRAME AND COVER:
INSPECTION PORT
NTS

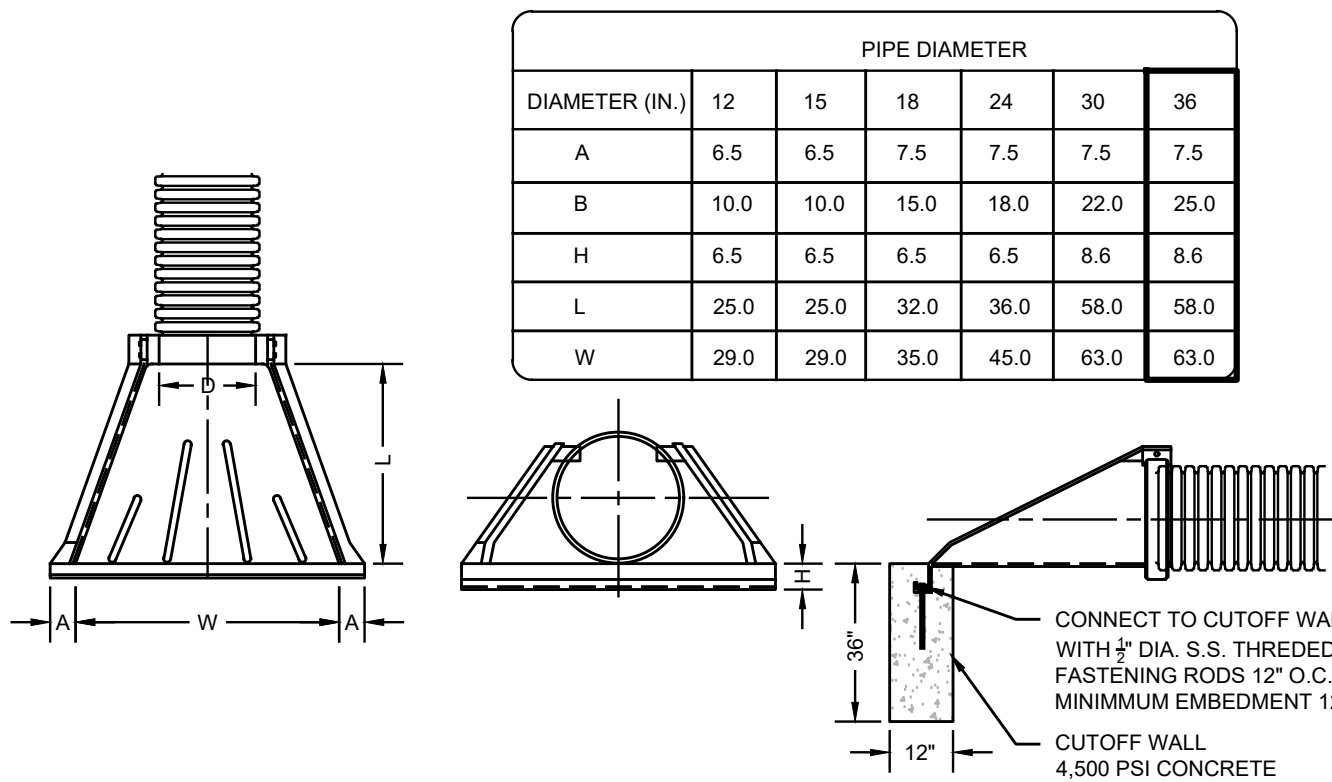


EXTERIOR DOWNSPOUT COLLECTOR
NTS

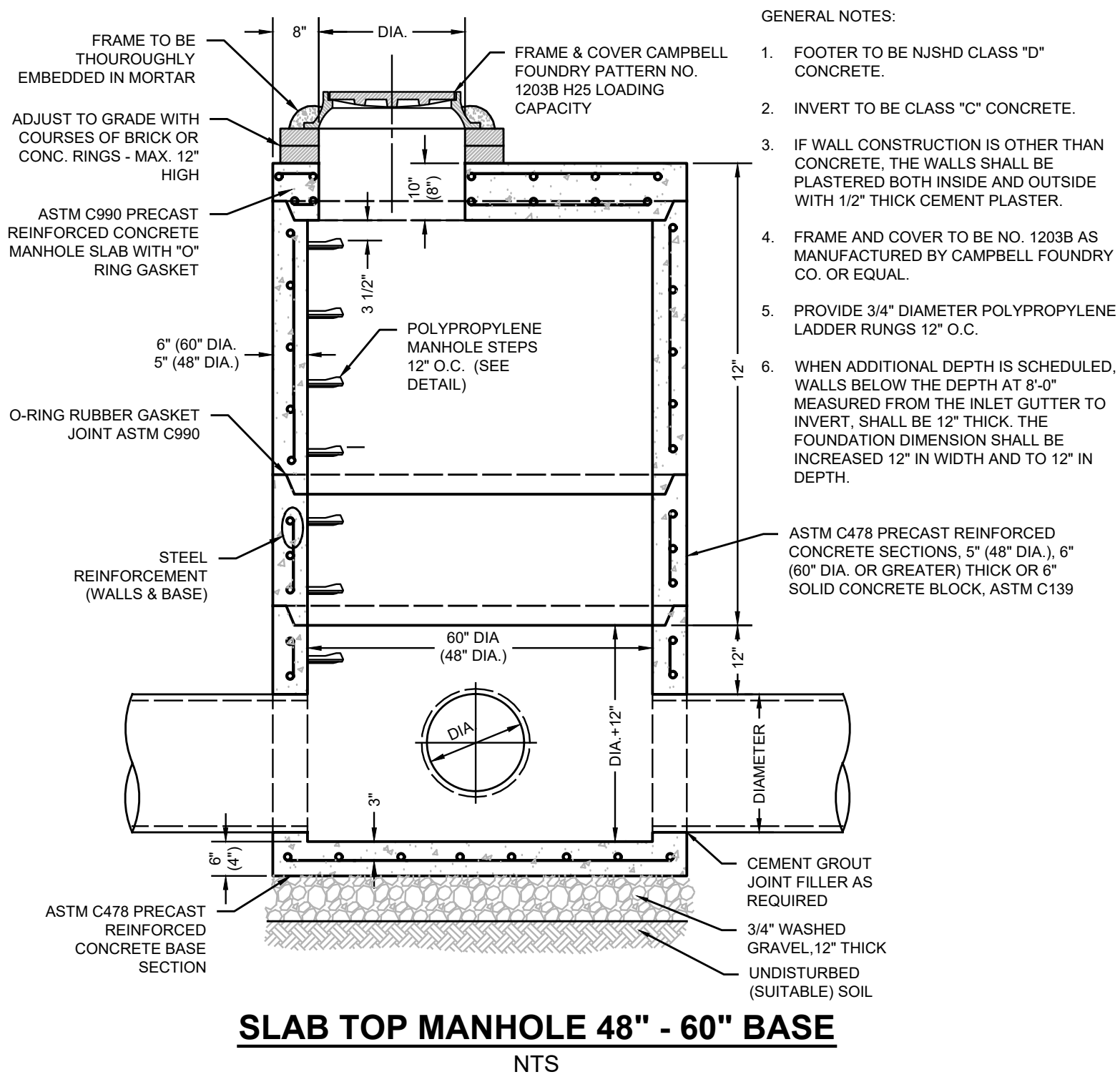
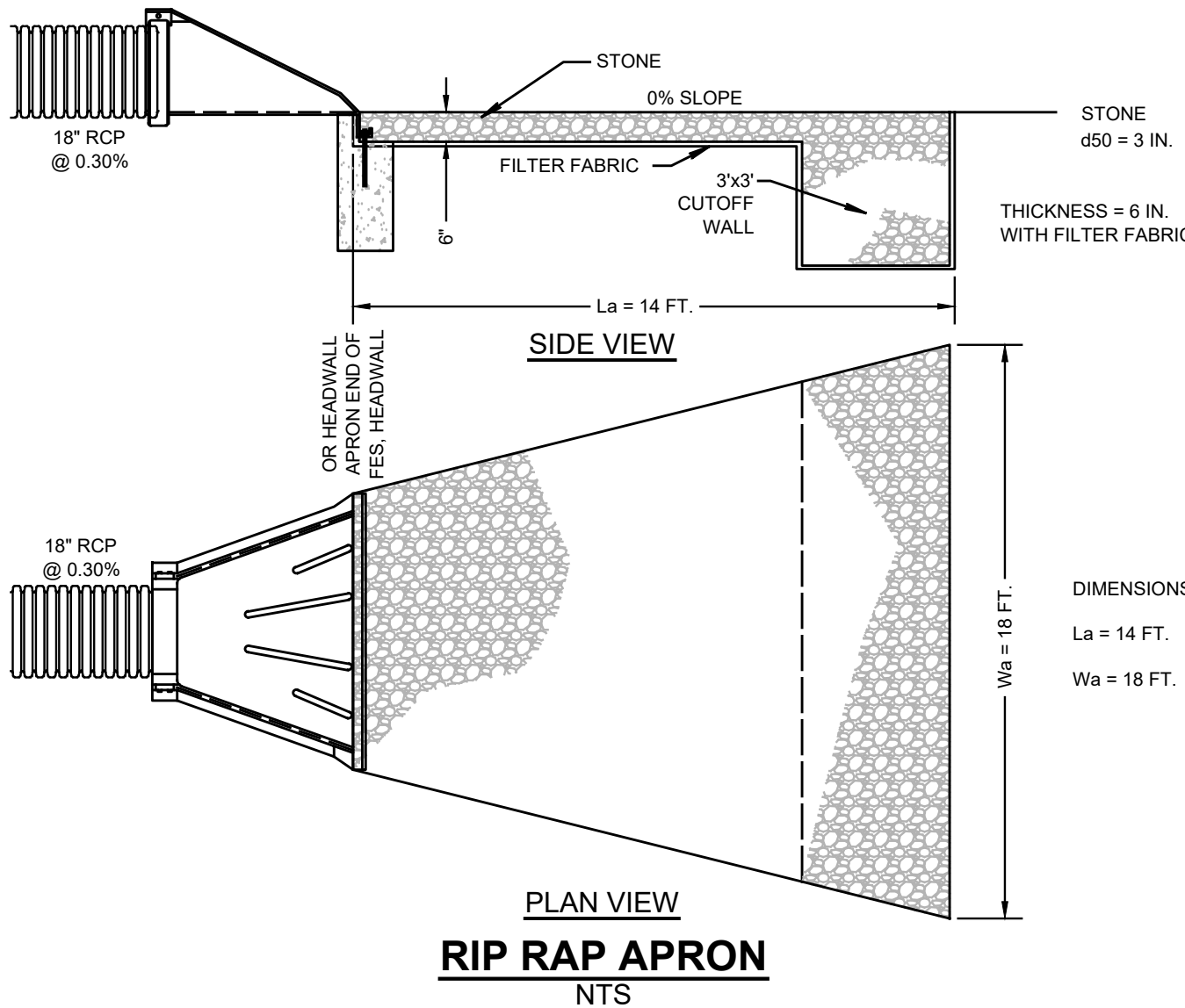
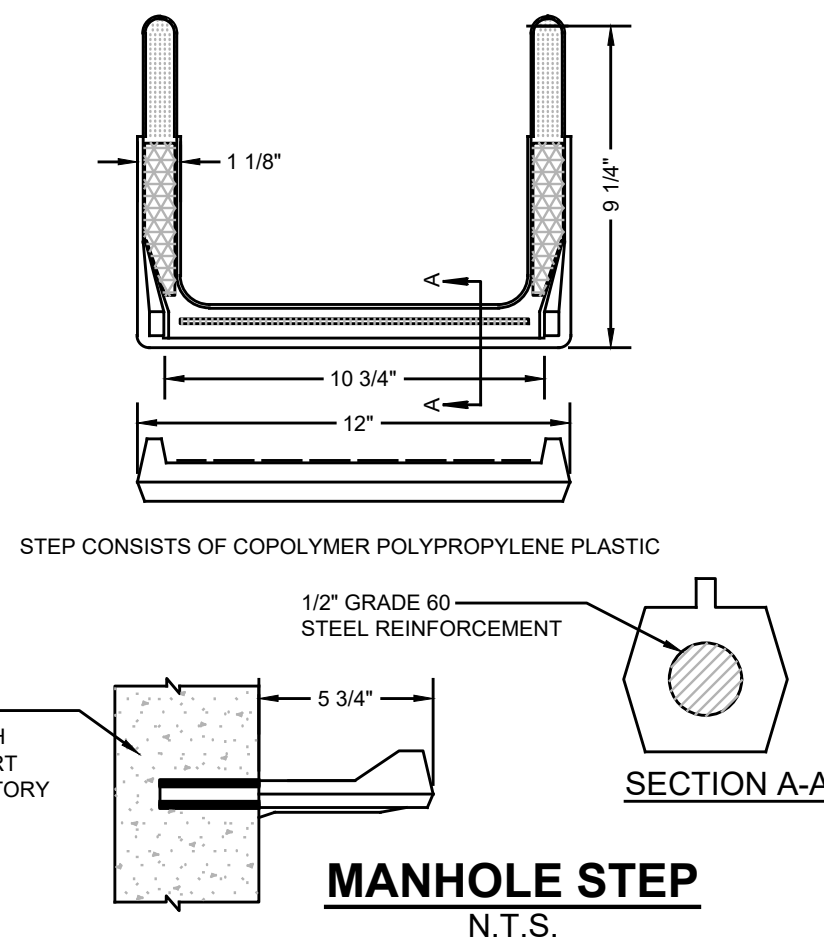


- NOTES:
1. MANHOLE FRAME AND COVER SHALL BE PATTERN NO. 1203B AS MANUFACTURED BY THE CAMPBELL FOUNDRY CO. OR APPROVED EQUAL.
 2. MANHOLE FRAME AND COVER TO BE HEAVY DUTY, CONFORMING TO A.S.T.M. SPECIFICATION A-48 CLASS 30-B WITH SHOP COAT OF ASPHALTIC PITCH.
 3. IN EASEMENTS AND REMOTE AREAS COVER LOCKING DEVICES OF BRONZE AND KEY SHALL BE PROVIDED.

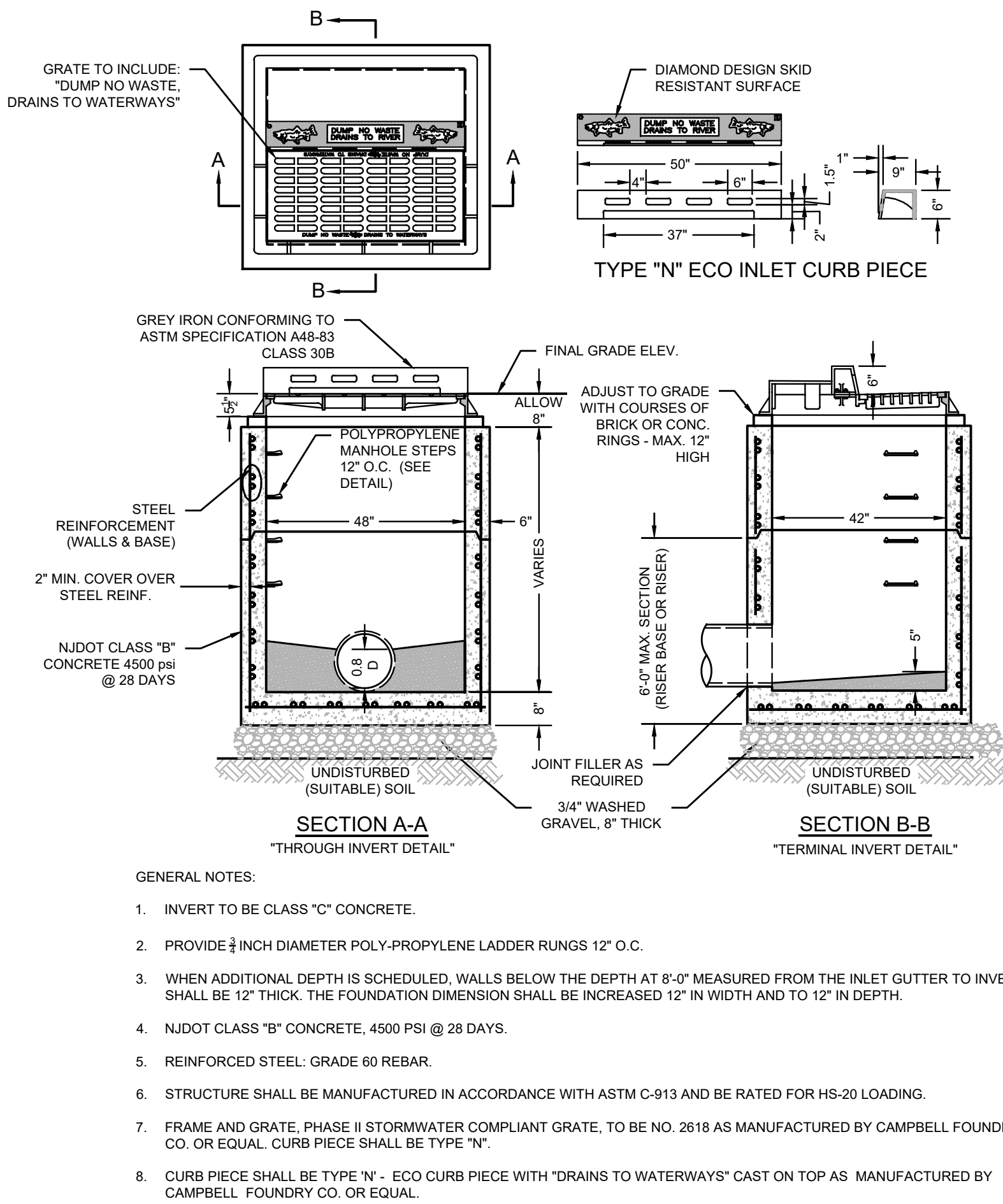
MANHOLE FRAME & COVER
NTS



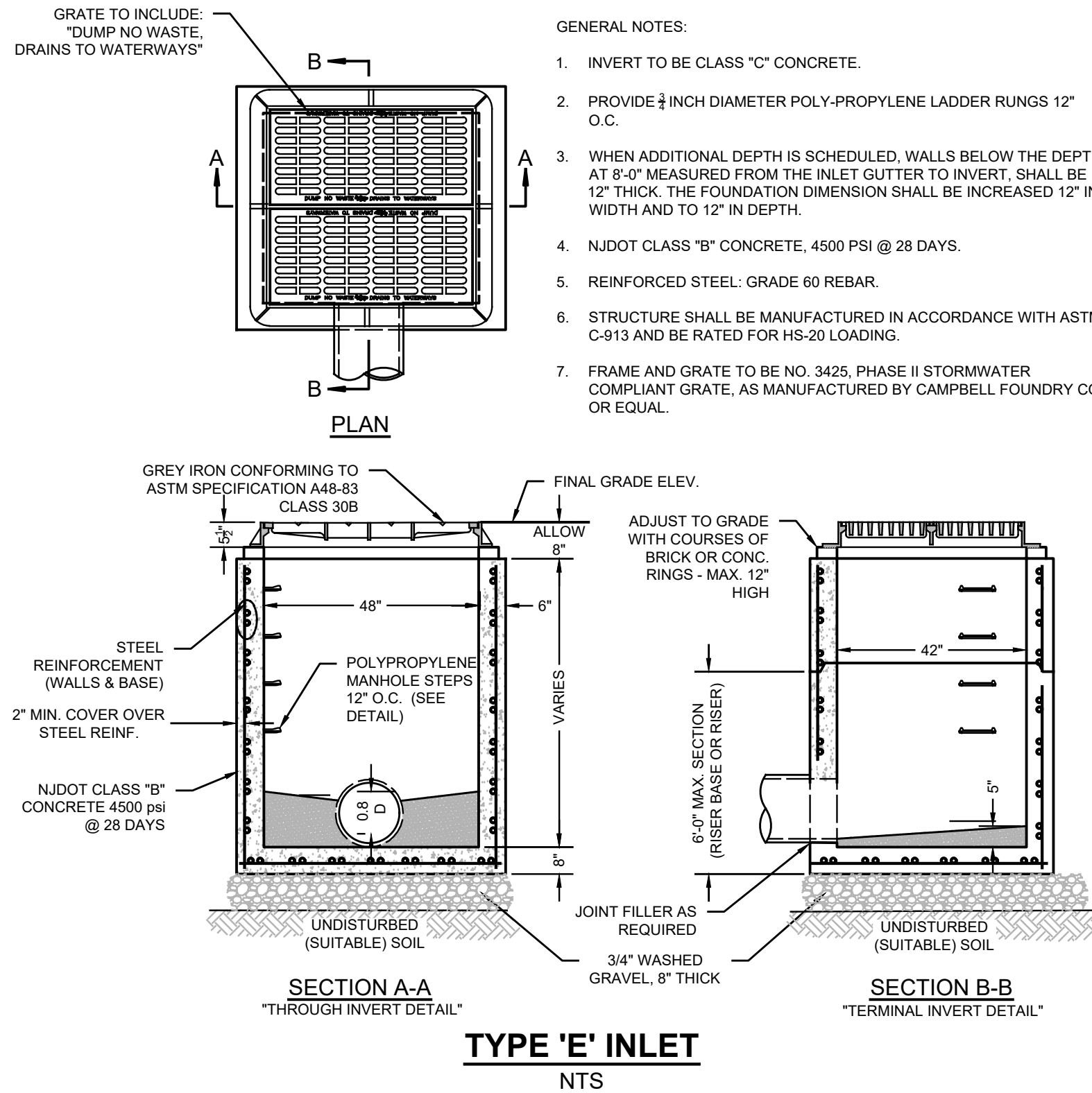
TOP VIEW FRONT VIEW SIDE VIEW
ADS FLARED END SECTION AND CUTOFF WALL
NTS



SLAB TOP MANHOLE 48" - 60" BASE
NTS



TYPE "B" INLET
NTS



PROJECT INFORMATION

PROJECT NAME: 298 & 306 EAST MAIN STREET

PROJECT LOCATION: BLOCK 121, LOTS 1.01 & 2, 298 & 306 EAST MAIN STREET, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ

OWNER: OLD WHARF DEVELOPMENT, LLC, 255 FOREST AVENUE, GLEN RIDGE, NJ 07028

APPLICANT: OLD WHARF DEVELOPMENT, LLC, 255 FOREST AVENUE, GLEN RIDGE, NJ 07028

APPLICANT'S PROFESSIONALS

ATTORNEY: GORDANO, FALLEN & CIESLA, 123 HALF MILE ROAD, #550, RED BANK, NJ 07701

ARCHITECT: MONTFORT ARCHITECTURAL STUDIO, LLC, 733 HIGHWAY 35, SUITE C, OCEAN, NJ 07712

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

GEOTECHNICAL: CARLON SIMPSON & ASSOCIATES, 61 MAIN STREET, SAYERVILLE, NJ 08872

TRAFFIC: DYNAMIC TRAFFIC, LLC, 1904 MAIN STREET, LAKE COMO, NJ 07719

INSITE ENGINEERING

INSITE ENGINEERING, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28083200

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

165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

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

732-531-7100 (Ph) 732-531-7344 (Fax)

insite@insiteeng.net www.insiteeng.net

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ERIC R. BAILLOU, PE

PROFESSIONAL ENGINEER

N.J. LIC. NO. 42827

REVISIONS

Rev #	Date	Comments
0	05/20/26	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: STC

DATE: 05/20/26 DRAWN BY: STC

JOB #: 26-2522-02 CHECKED BY: ERB

NOT FOR CONSTRUCTION

APPROVED BY:

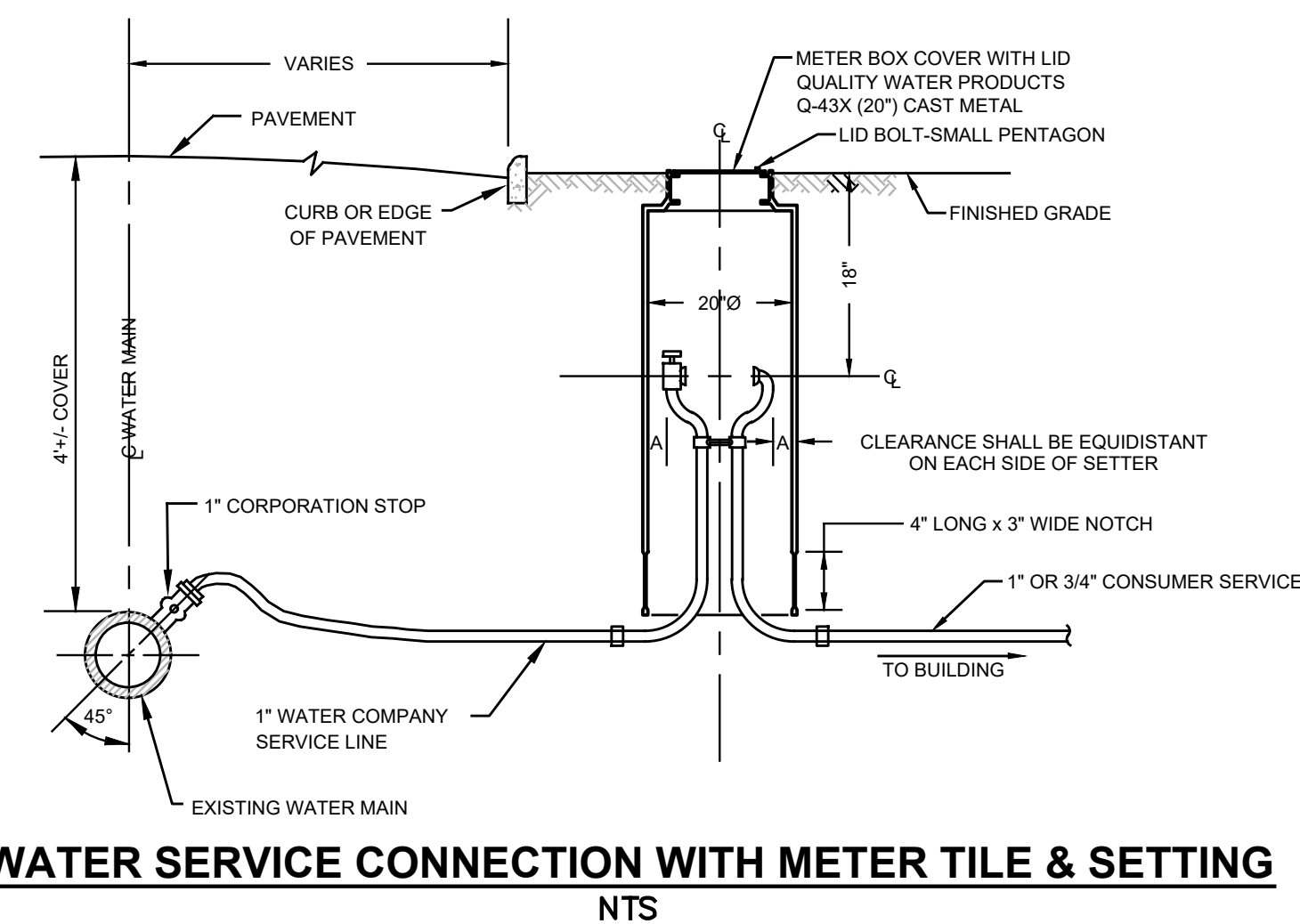
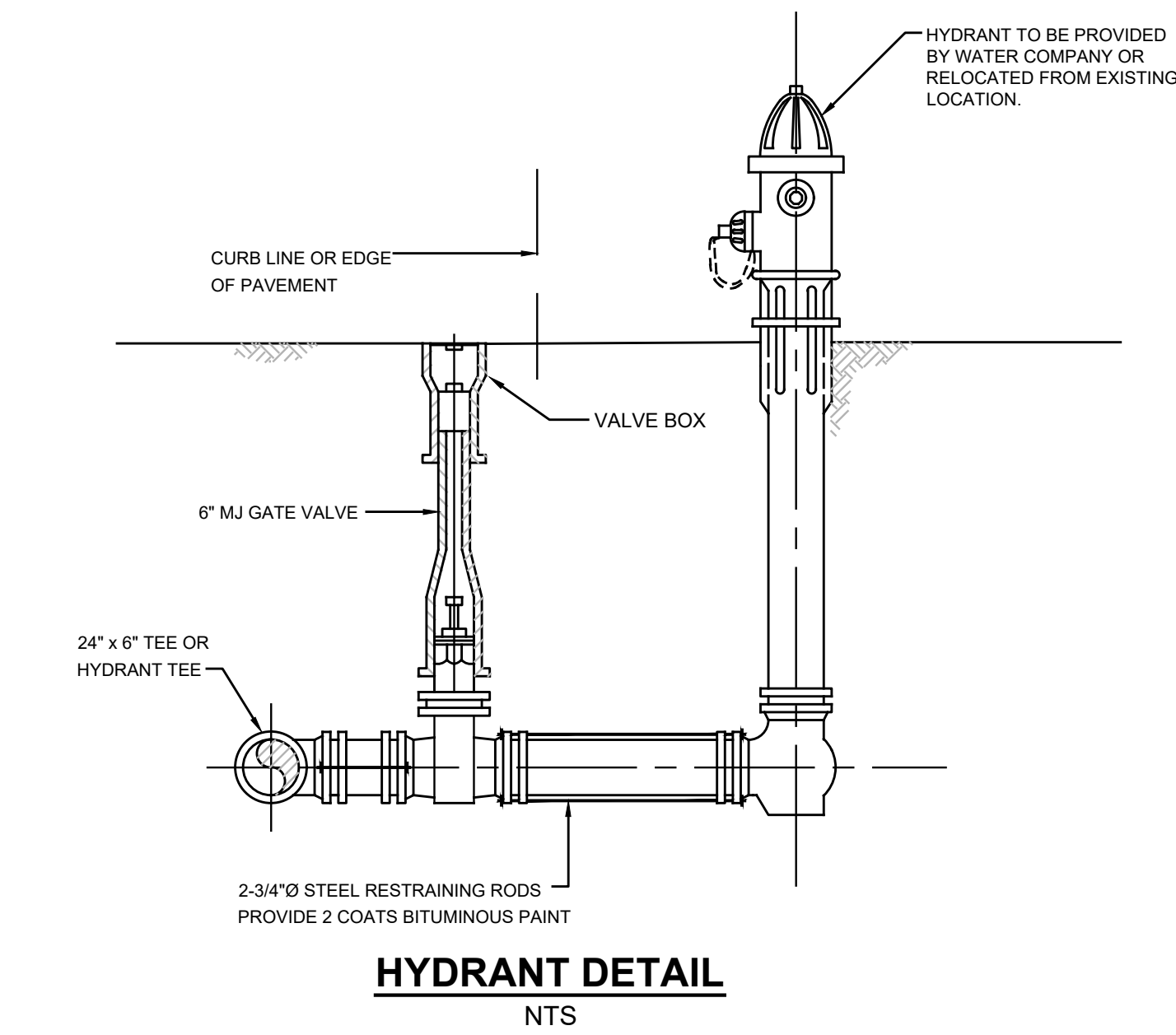
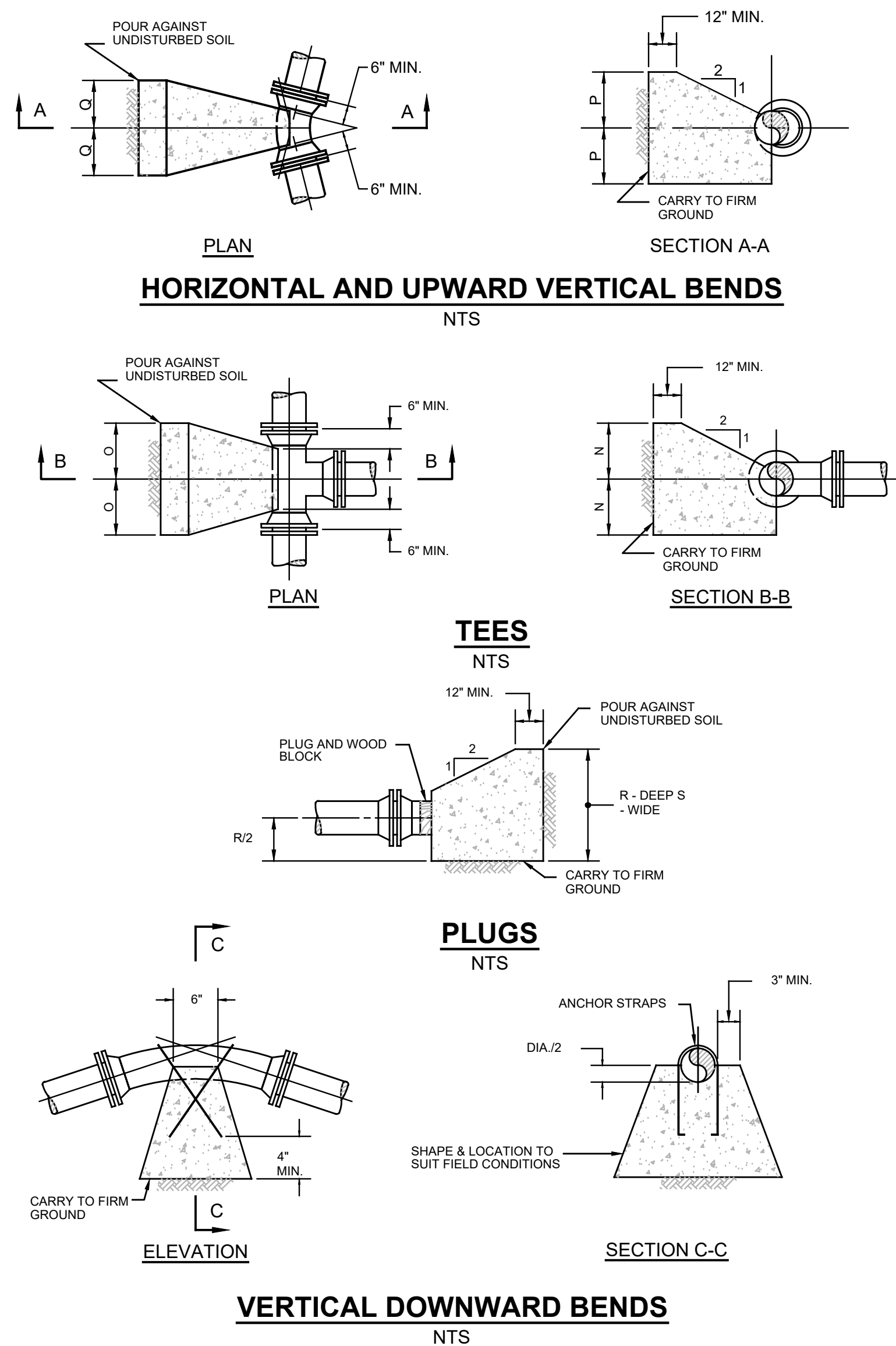
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NO: C701



SEE SHEET C101 FOR PLAN NOTES

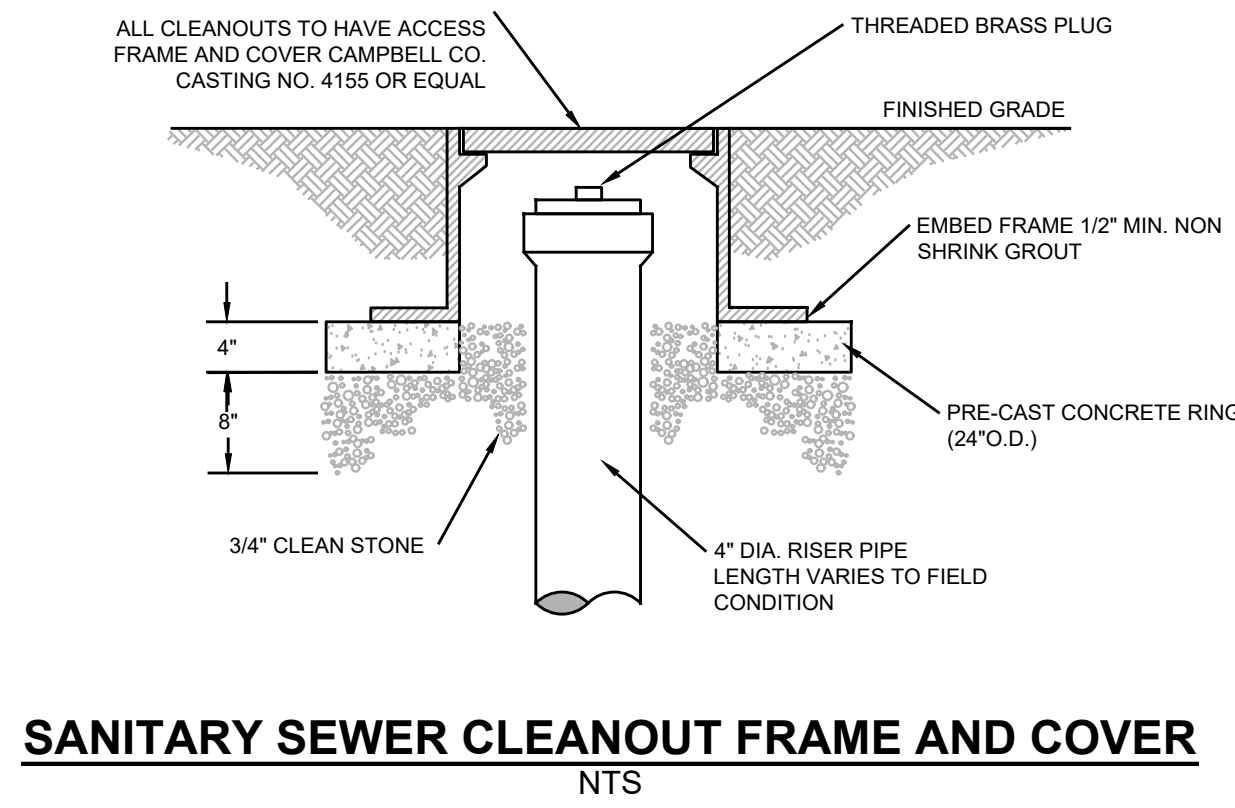
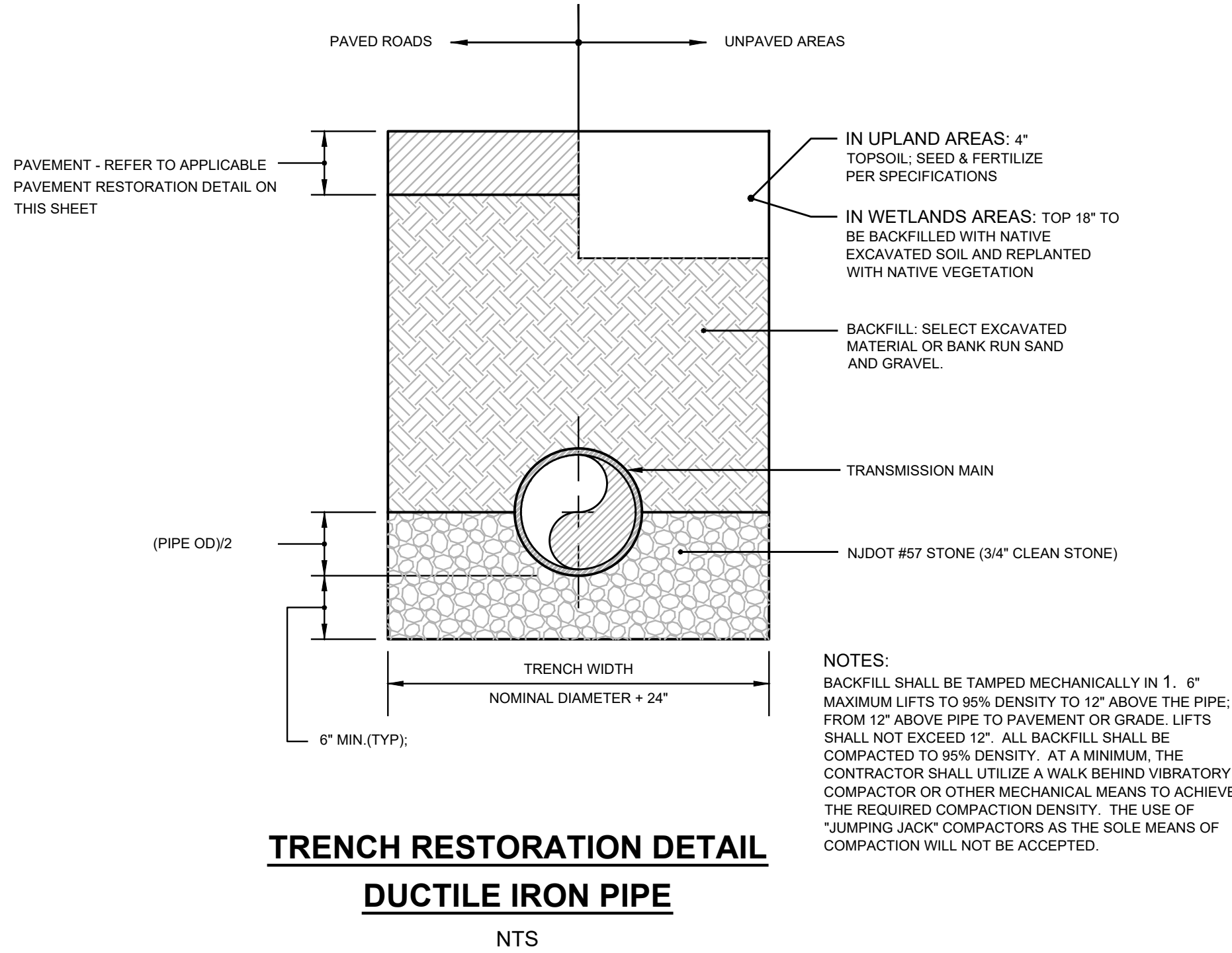
ANCHOR SCHEDULE FOR VERTICAL DOWNWARD BENDS	
SIZE	STRAP SIZE
6"Ø	#4 BAR
8"Ø	#5 BAR
12"Ø	#7 BAR
16"Ø	2" x 1/2" FLAT

THRUST BLOCKS FOR TEES, HORIZ. & VERTICAL BENDS AND PLUGS						
DESCRIPTION	DIMENSION	6"Ø	8"Ø	12"Ø	16"Ø	24"Ø
TEES	N	0'-10"	1'-2"	1'-6"	2'-4"	3'-2"
	O	0'-10"	1'-2"	1'-8"	2'-4"	3'-2"
	P	1'-0"	1'-4"	1'-11"	2'-7"	3'-9"
90° BENDS	Q	1'-0"	1'-4"	1'-11"	2'-7"	3'-9"
	P	0'-9"	1'-0"	1'-5"	1'-11"	2'-9"
	Q	0'-9"	1'-0"	1'-5"	1'-11"	2'-9"
45° BENDS	P	0'-7"	0'-9"	1'-0"	1'-4"	2'-0"
	Q	0'-7"	0'-9"	1'-0"	1'-4"	2'-0"
	P	0'-5"	0'-6"	0'-9"	1'-0"	1'-5"
22½° BENDS	Q	0'-5"	0'-5"	0'-9"	1'-0"	1'-5"
	P	0'-5"	0'-5"	0'-9"	1'-0"	1'-5"
	Q	0'-5"	0'-5"	0'-9"	1'-0"	1'-5"
VERTICAL DOWNWARD	45° BENDS	MIN. CONC. ANCHORAGE	1.1 CY	1.9 CY	3.9 CY	6.8 CY
	22½° BENDS	MIN. CONC. ANCHORAGE	0.6 CY	1.0 CY	2.0 CY	3.5 CY
	14° BENDS	MIN. CONC. ANCHORAGE	0.3 CY	0.5 CY	1.0 CY	1.8 CY
PLUGS	R	1'-8"	2'-4"	3'-4"	4'-6"	6'-4"
	S	1'-8"	2'-4"	3'-4"	4'-6"	6'-4"

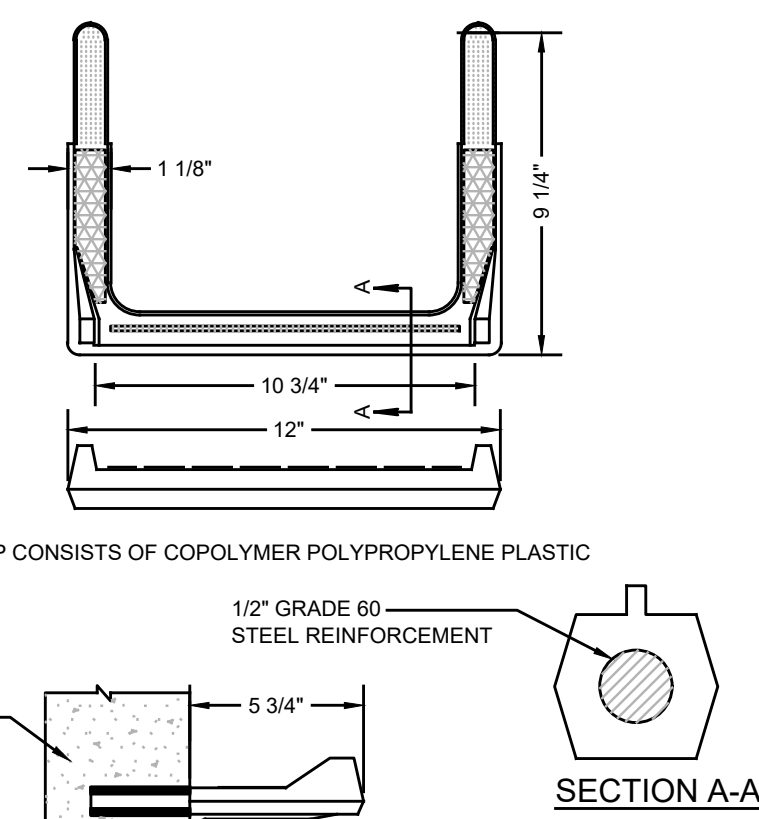
THRUST BLOCKS DESIGNED FOR 150 LB. PER SQ. IN. TEST PRESSURE AND 2000 LB. PER SQ. FT. SOIL PRESSURE.

* MINIMUM CONCRETE ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION.

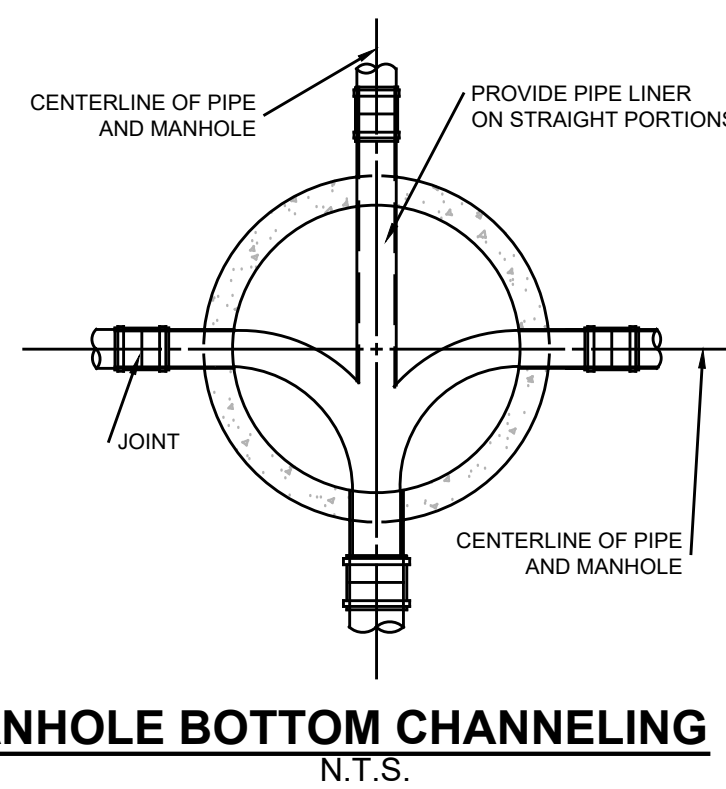
THRUST BLOCK DETAILS



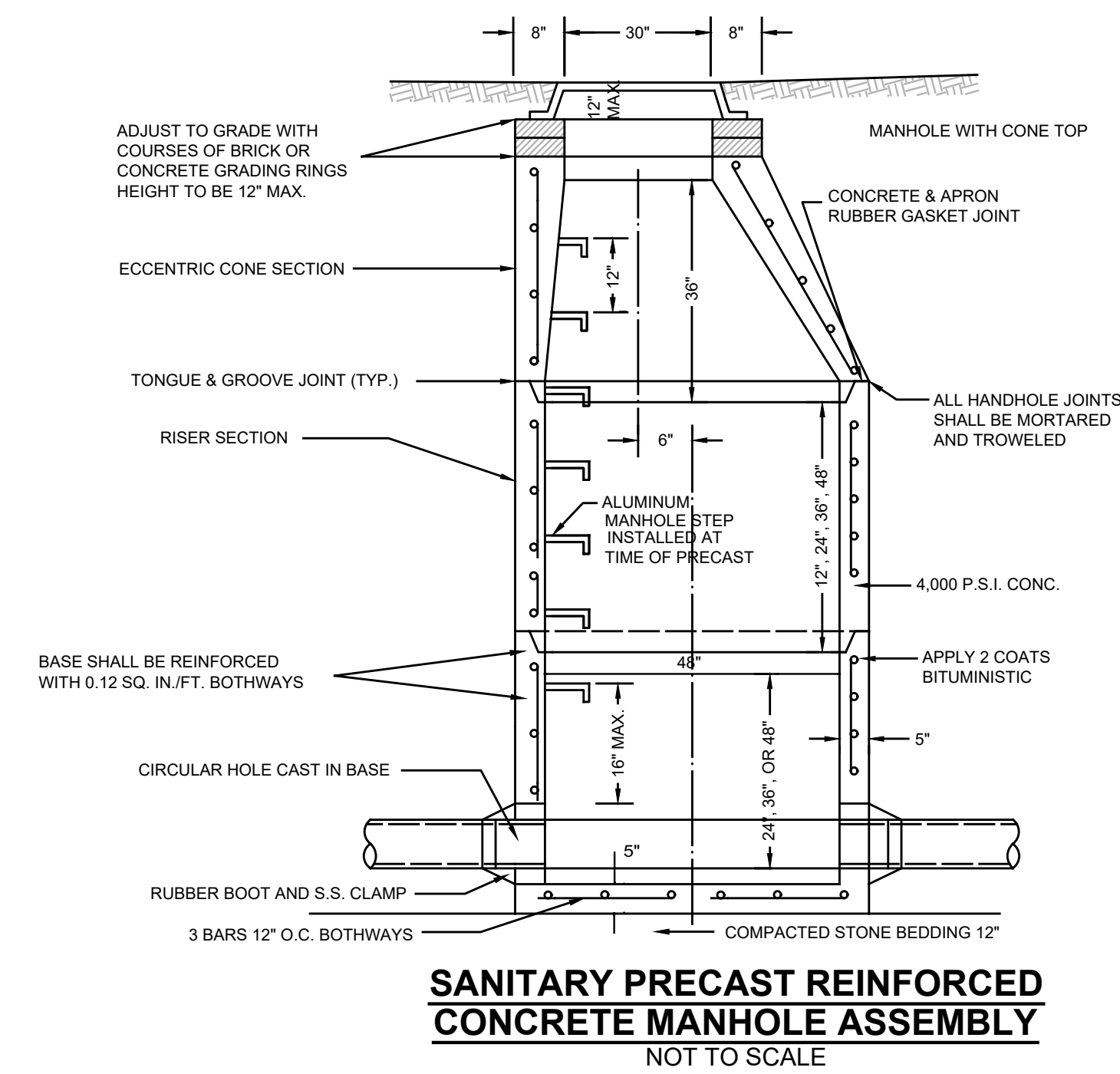
SANITARY SEWER CLEANOUT FRAME AND COVER



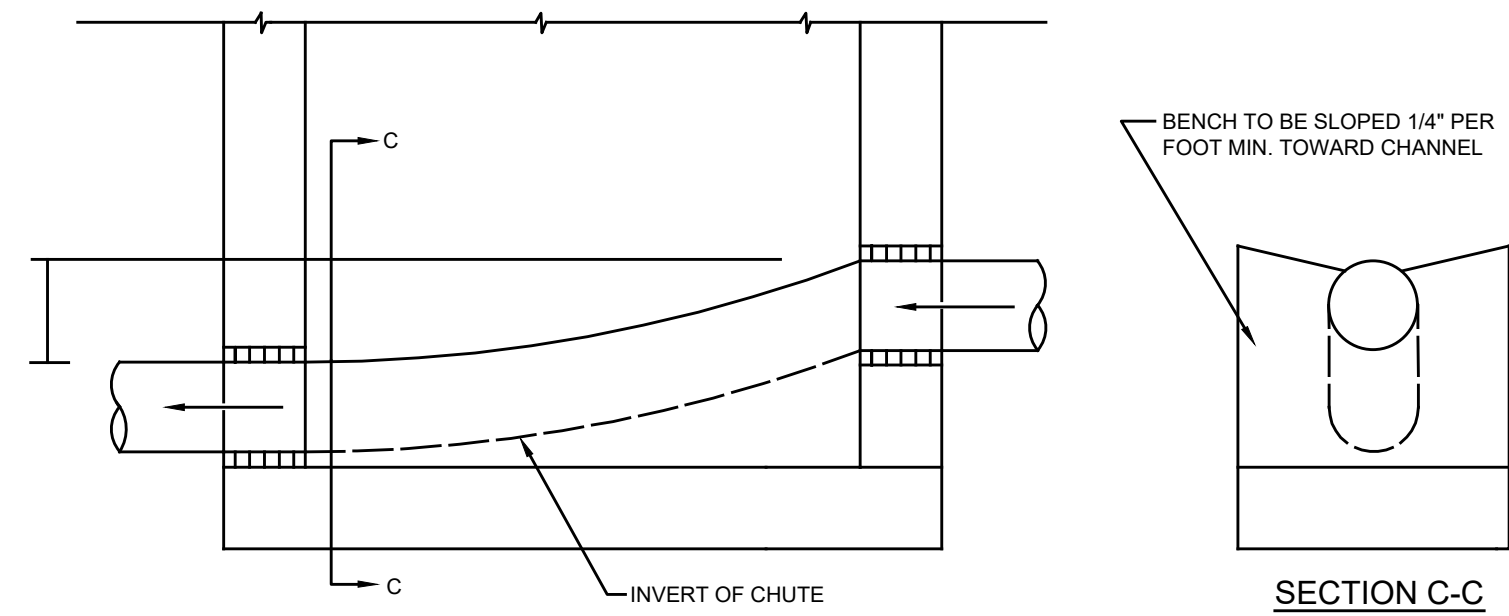
MANHOLE STEP



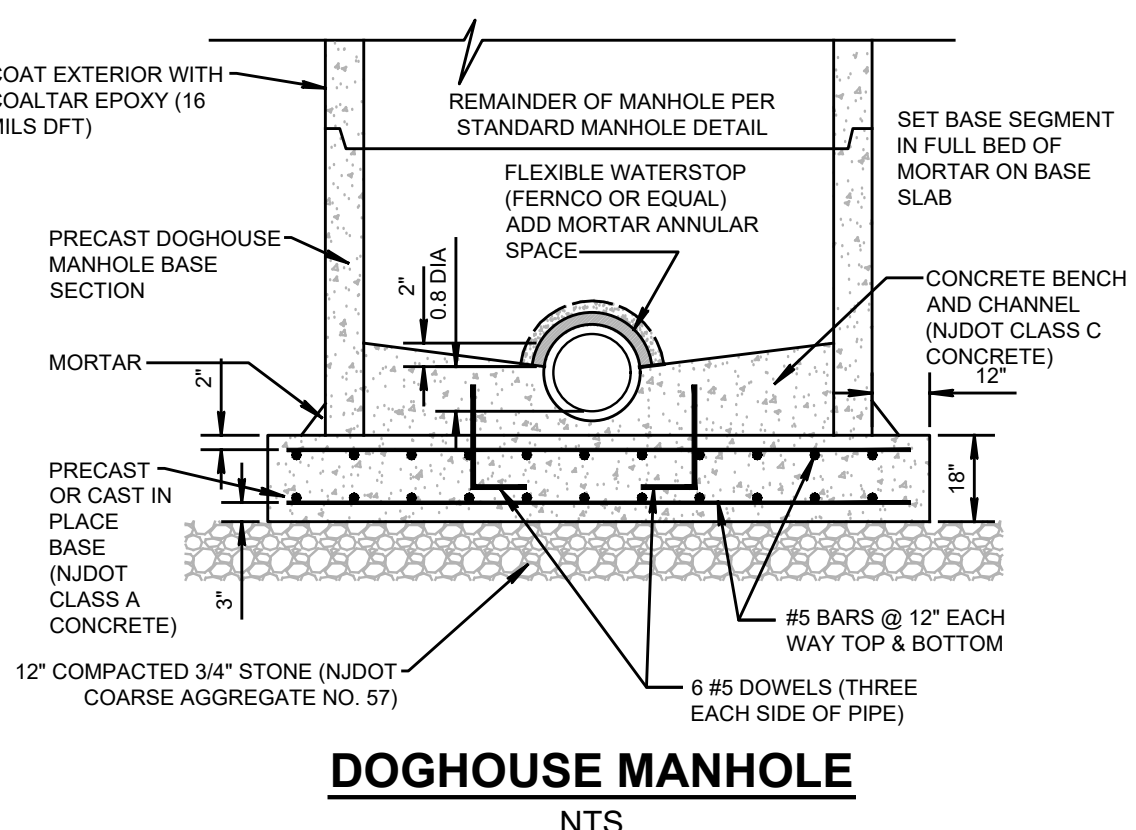
MANHOLE BOTTOM CHANNELING



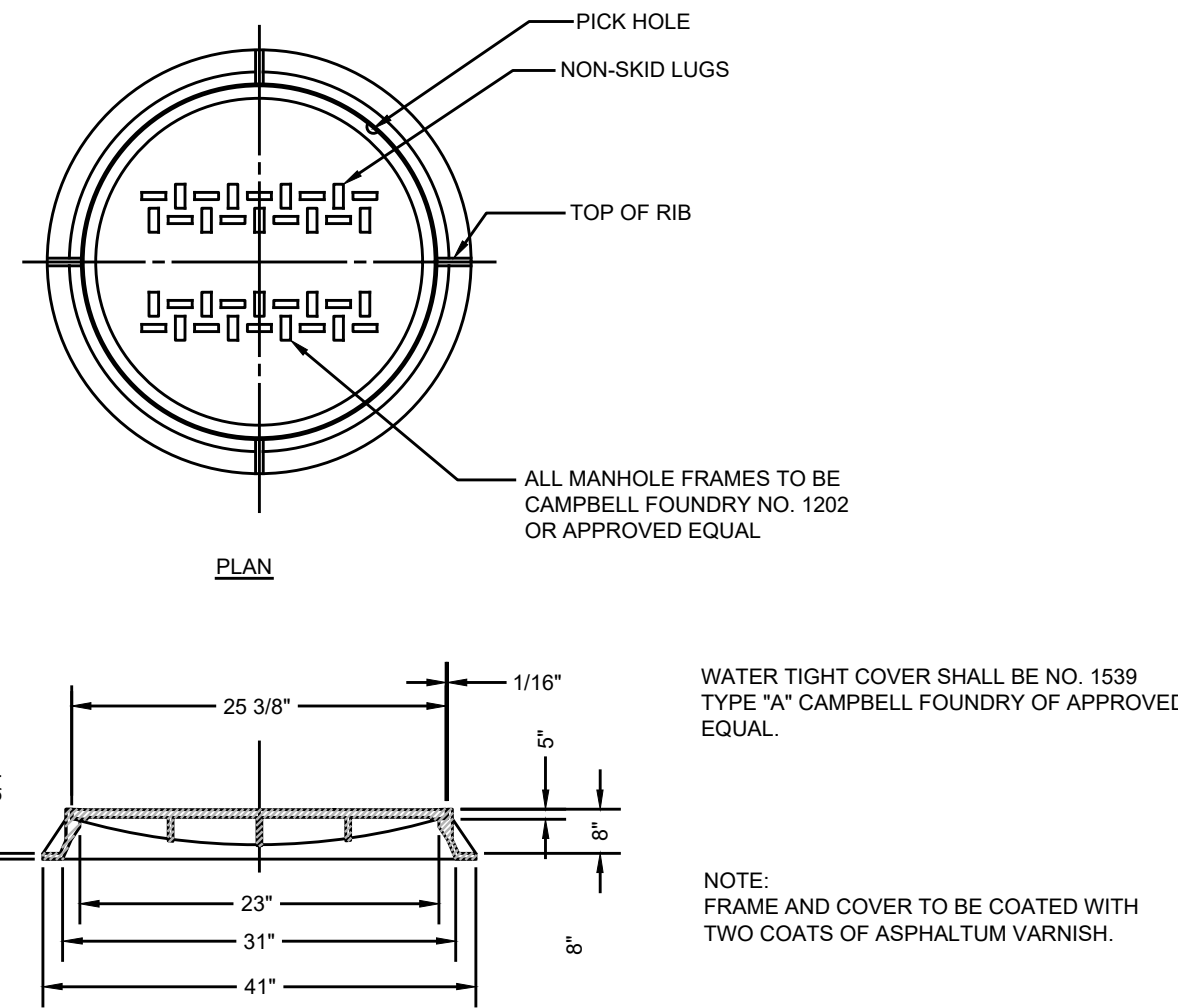
SANITARY PRECAST REINFORCED CONCRETE MANHOLE ASSEMBLY



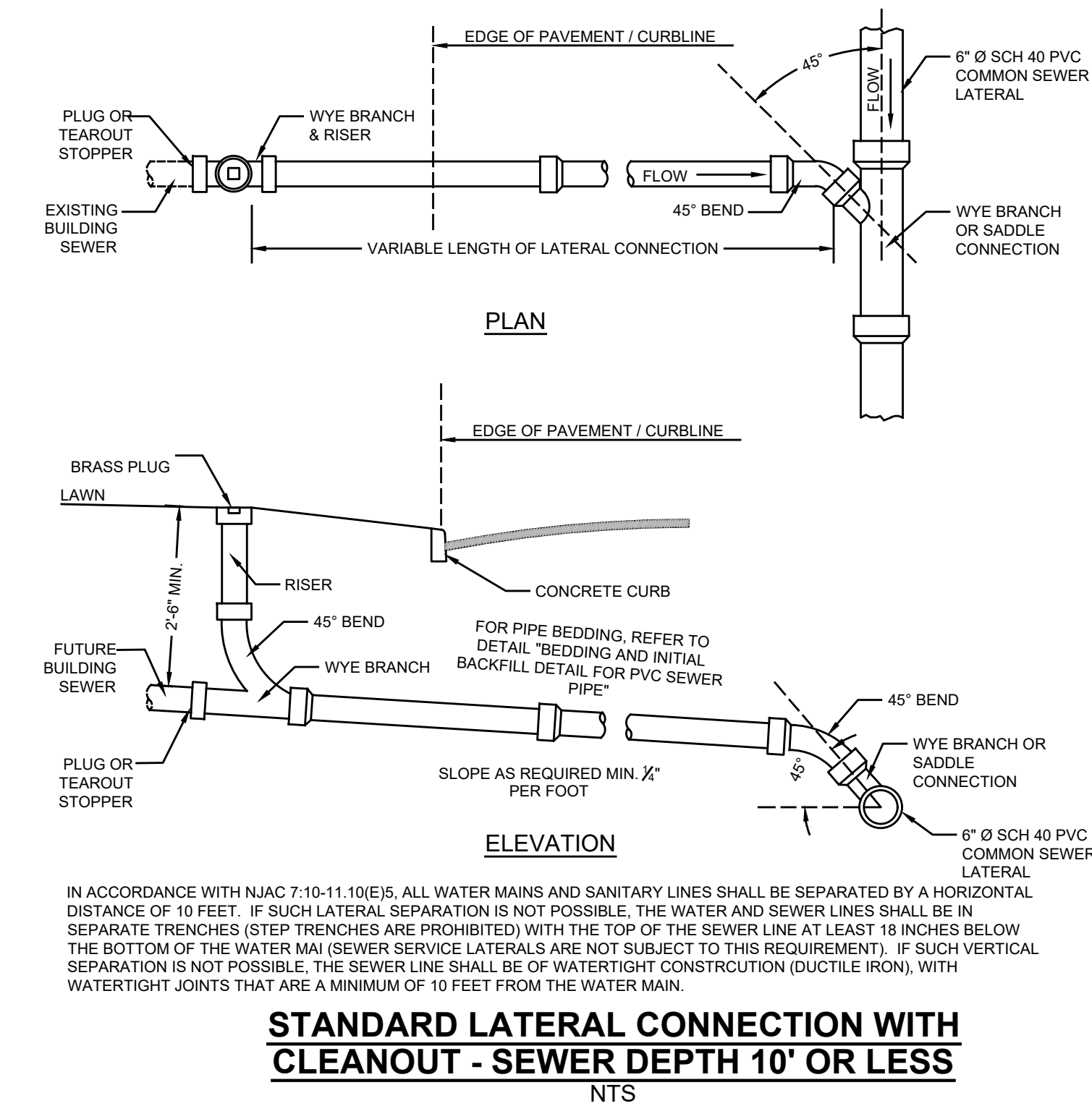
MANHOLE CHUTE



DOGHOUSE MANHOLE



STANDARD MANHOLE FRAME AND COVER



STANDARD LATERAL CONNECTION WITH CLEANOUT - SEWER DEPTH 10' OR LESS

PROJECT INFORMATION

PROJECT NAME:
298 & 306 EAST MAIN STREET

PROJECT LOCATION:
BLOCK 121, LOTS 1 01 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT'S PROFESSIONALS

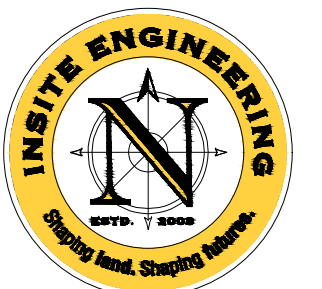
ATTORNEY:
GIORDANO, HALLERAN & CIESLA
123 HALF MILE ROAD, #550
RED BANK, NJ 07701

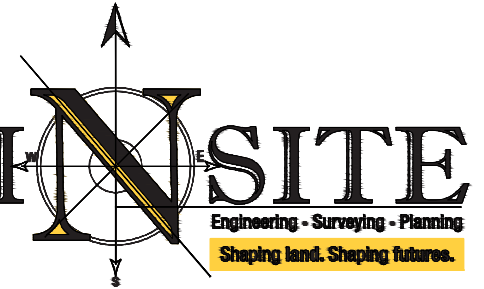
ARCHITECT:
MONTFORT ARCHITECTURAL STUDIO, LLC
733 HIGHWAY 35, SUITE C
OCEAN, NJ 07712

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

GEOTECHNICAL:
CHARLON SIMPSON & ASSOCIATES
61 MAIN STREET
SAVERVILLE, NJ 08872

TRAFFIC:
DYNAMIC TRAFFIC, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719




InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07001
20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net
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ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42827

REVISIONS

Rev #	Date	Description
0	05/20/26	INITIAL RELEASE

SCALE: **AS SHOWN** DESIGNED BY: **STC**
DATE: **05/20/26** DRAWN BY: **STC**
JOB #: **26-2522-02** CHECKED BY: **ERB**
☒ **NOT FOR CONSTRUCTION** APPROVED BY:
☐ **FOR CONSTRUCTION**

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.:
C702

Page 70 of 74

PROJECT INFORMATION

PROJECT NAME:

298 & 306
EAST MAIN
STREET

PROJECT LOCATION:

BLOCK 121, LOTS 1.01 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER:

OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT:

OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT'S PROFESSIONALS:

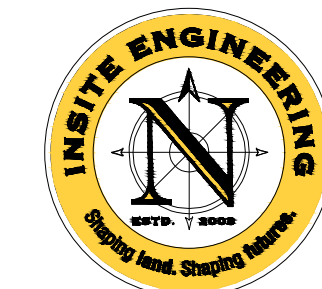
ATTORNEY:
GIORDANO, HALLERAN & CIESLA
123 HALF MILE ROAD, #550
RED BANK, NJ 07701

ARCHITECT:
MONTFORT ARCHITECTURAL STUDIO, LLC
733 HIGHWAY 35, SUITE C
OCEAN, NJ 07712

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

GEOTECHNICAL:
CARLSON SIMPSON & ASSOCIATES
61 MAIN STREET
SAVERVILLE, NJ 08872

TRAFFIC:
DYNAMIC TRAFFIC, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719



InSite Engineering, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28083200

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

165 CHESTNUT STREET, SUITE 200,
ALLENTOWN, NJ 07101

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

732-331-7100 (Ph) 732-331-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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Eric R. Ballou
ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJ PE LIC. NO. 42827

REVISIONS

Rev. # Date Description

0 05/20/26 INITIAL RELEASE

SCALE: 1"=20'

DESIGNED BY: STC

DATE: 05/20/26

DRAWN BY: STC

JOB #: 26-2522-02

CHECKED BY: ERB

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL

MAJOR SITE PLAN

SHEET TITLE:

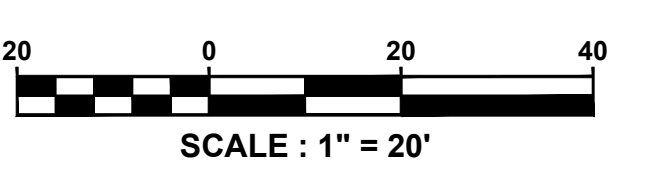
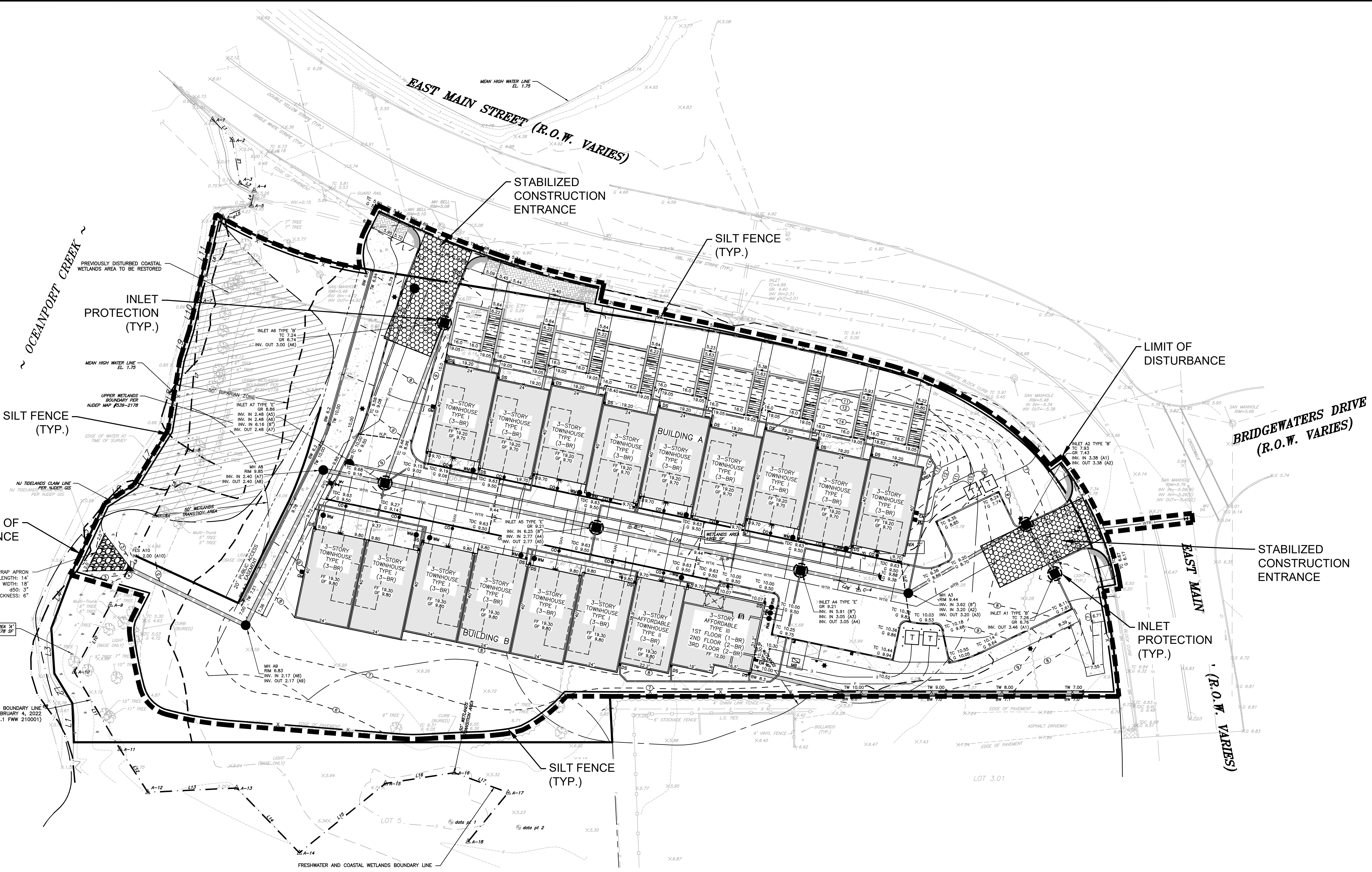
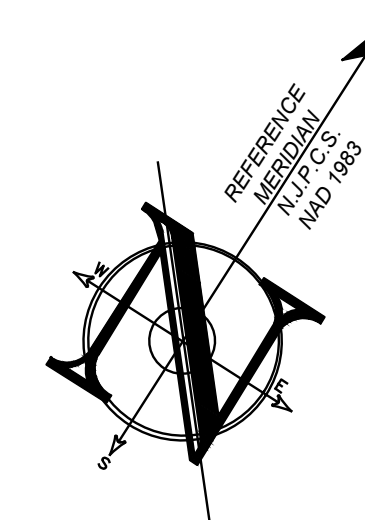
SOIL EROSION &

SEDIMENT CONTROL

PLAN

SHEET NO.:

C800



NOTE:
ALL PAVED SURFACES TO BE SWEPT
DAILY DURING CONSTRUCTION.

LEGEND

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

SOIL EROSION LEGEND

LIMIT OF DISTURBANCE	STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE	RIP-RAP APRON, SCOUR HOLE
INLET PROTECTION	

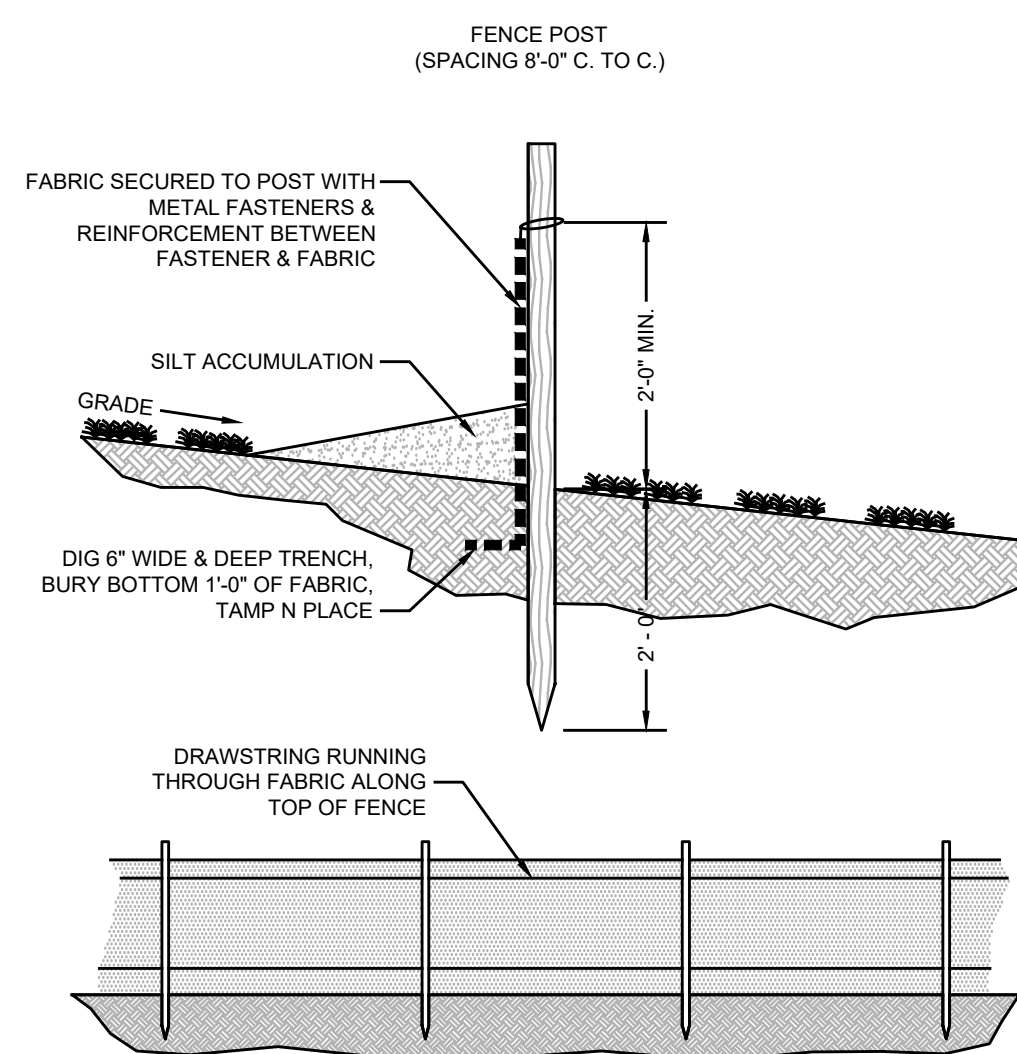
CONSTRUCTION / SPPP NOTE

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

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

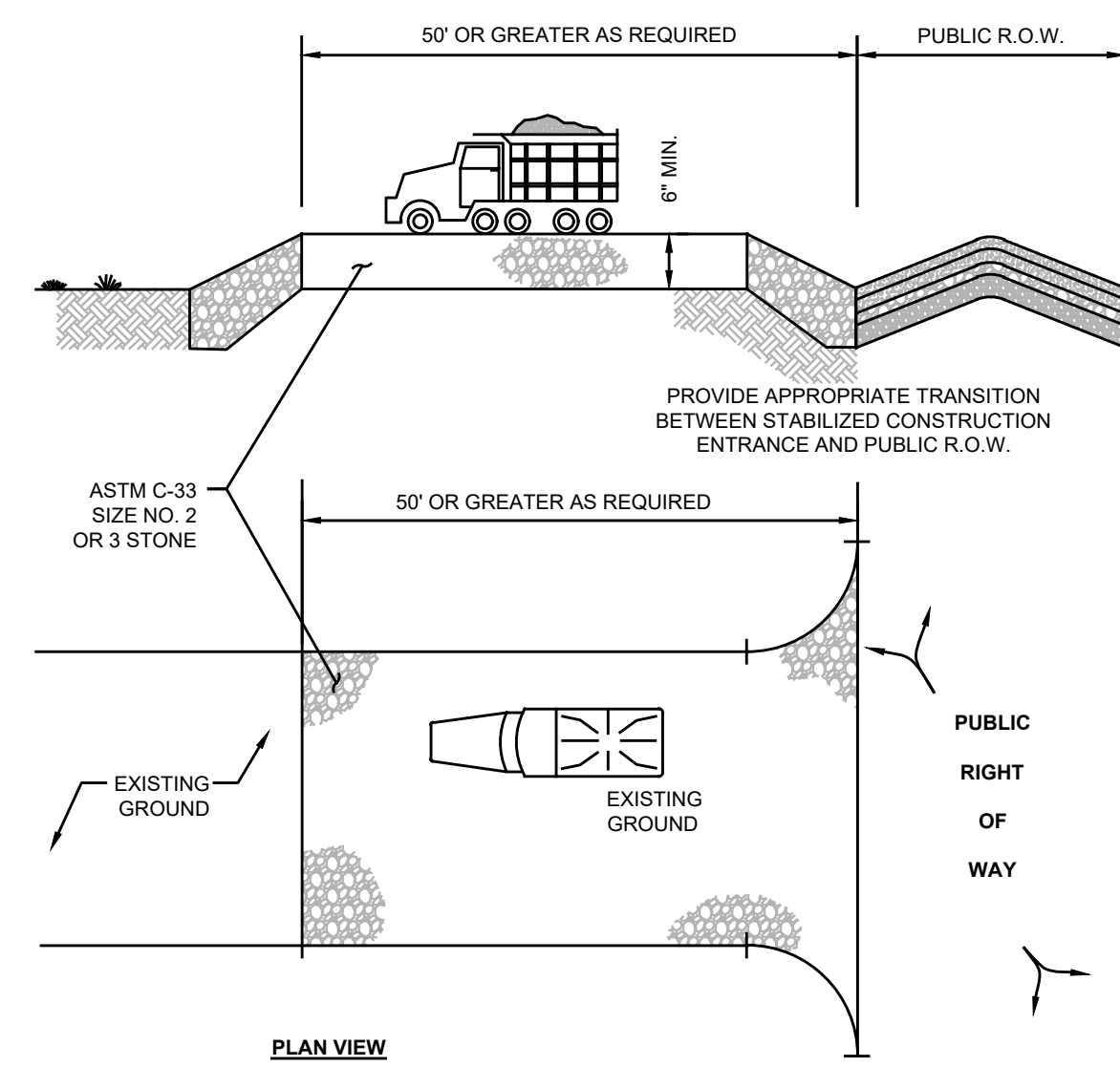
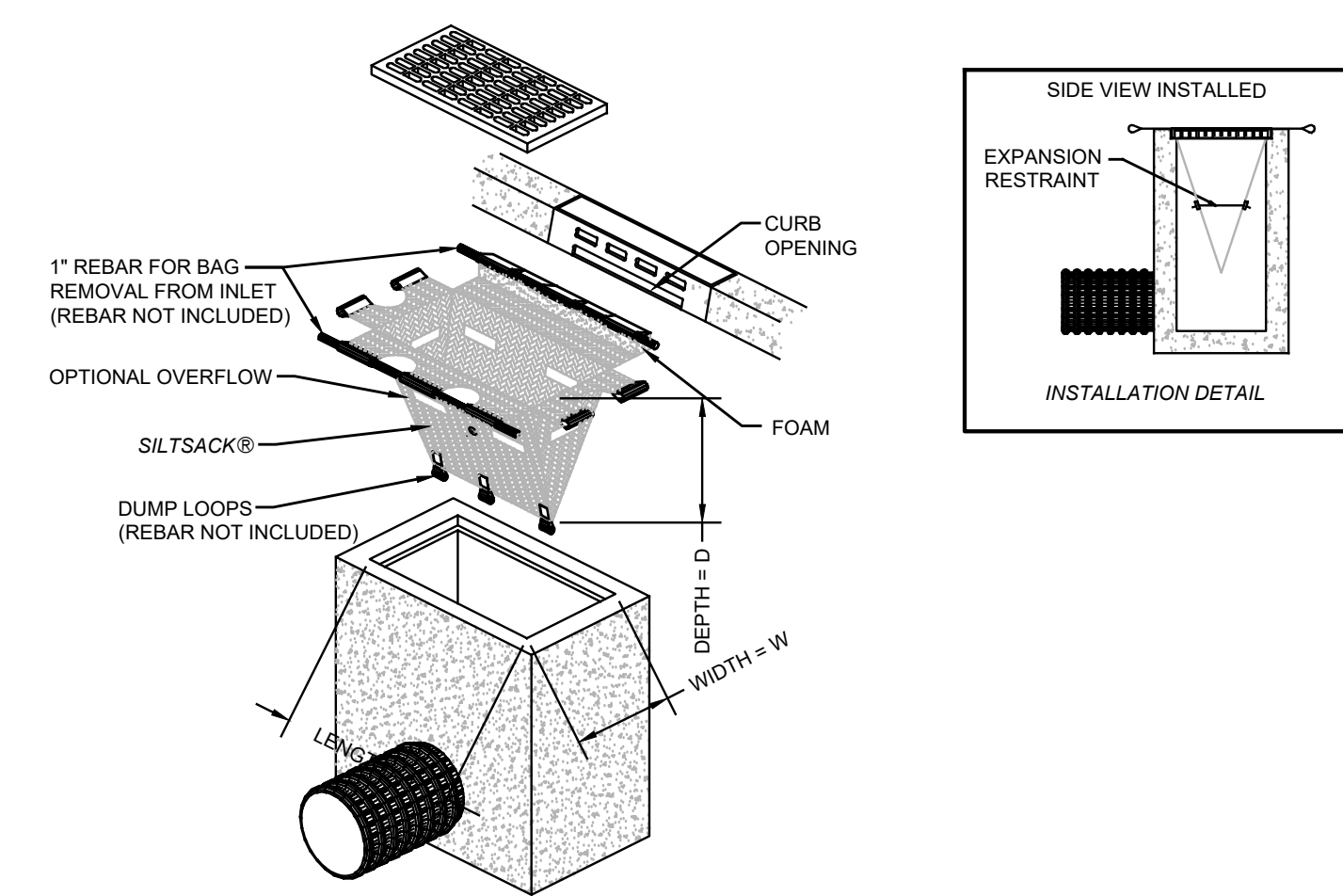
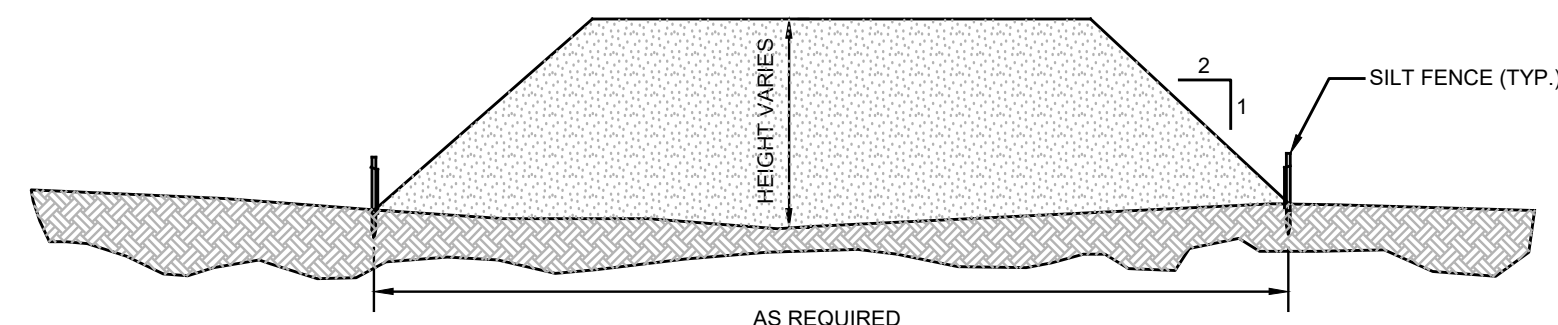
TOTAL PROJECT AREA = 1.72 AC.
TOTAL LIMIT OF DISTURBANCE = 1.72 AC.
TOTAL SOIL RESTORATION AREA = EXEMPT

SEE SHEET C101 FOR PLAN NOTES



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

SILT FENCE DETAIL
NTS

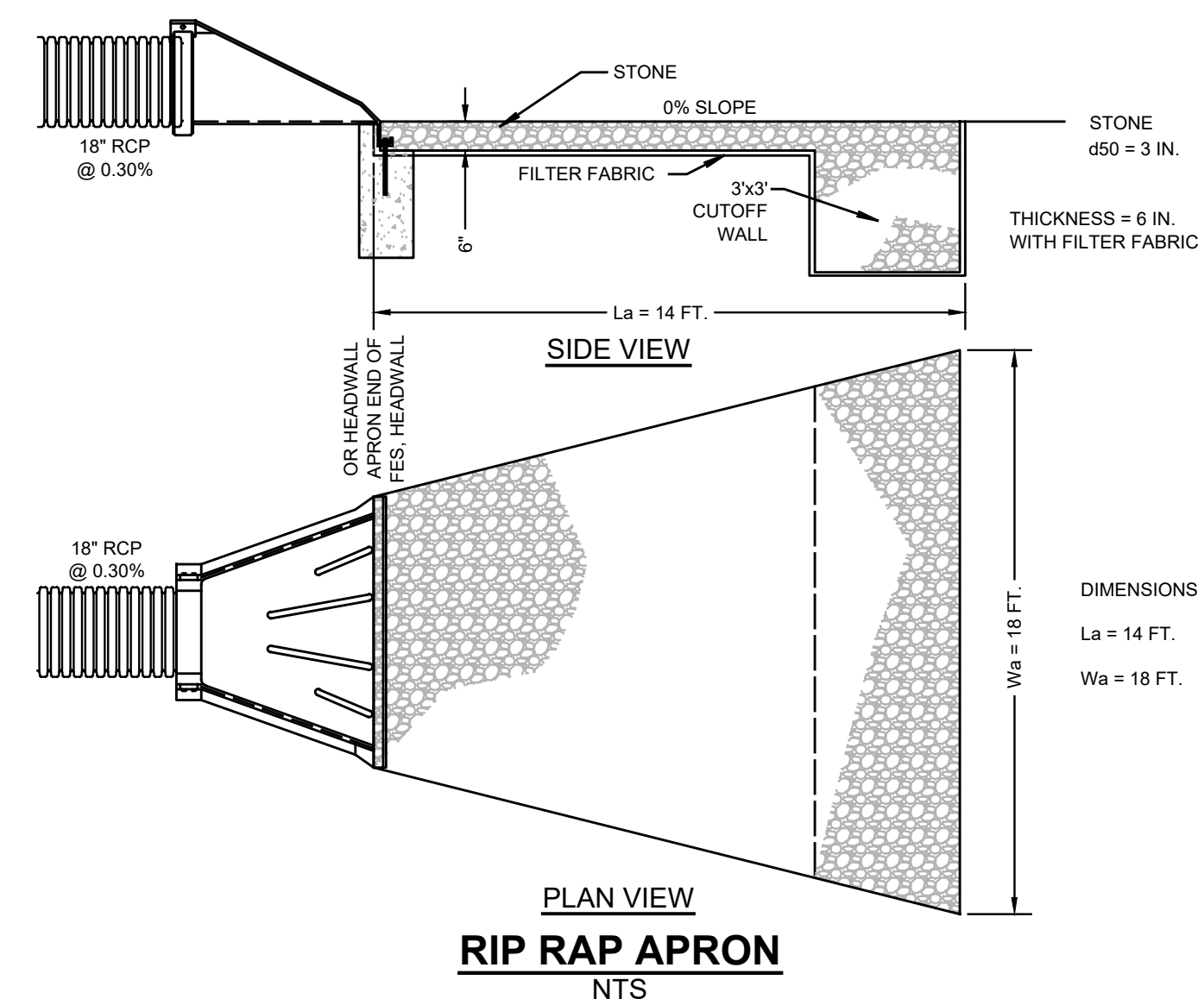


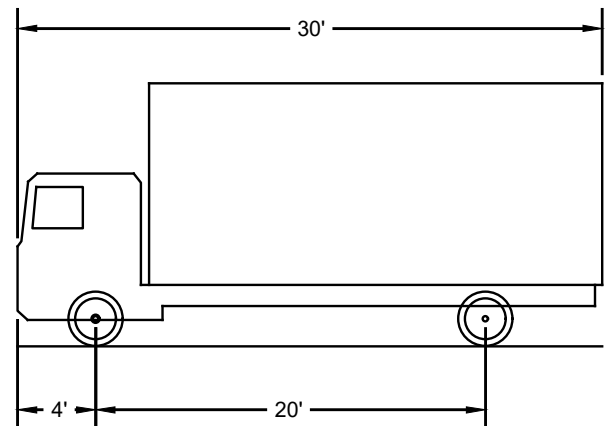
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2'	

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

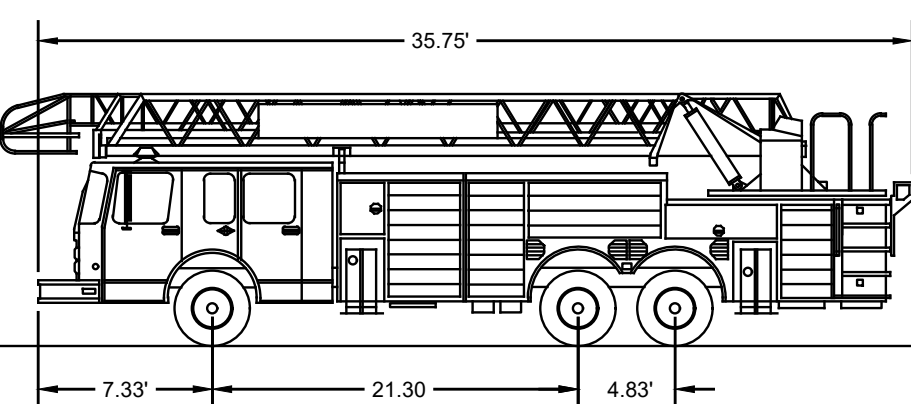
STABILIZED CONSTRUCTION ENTRANCE
NTS

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

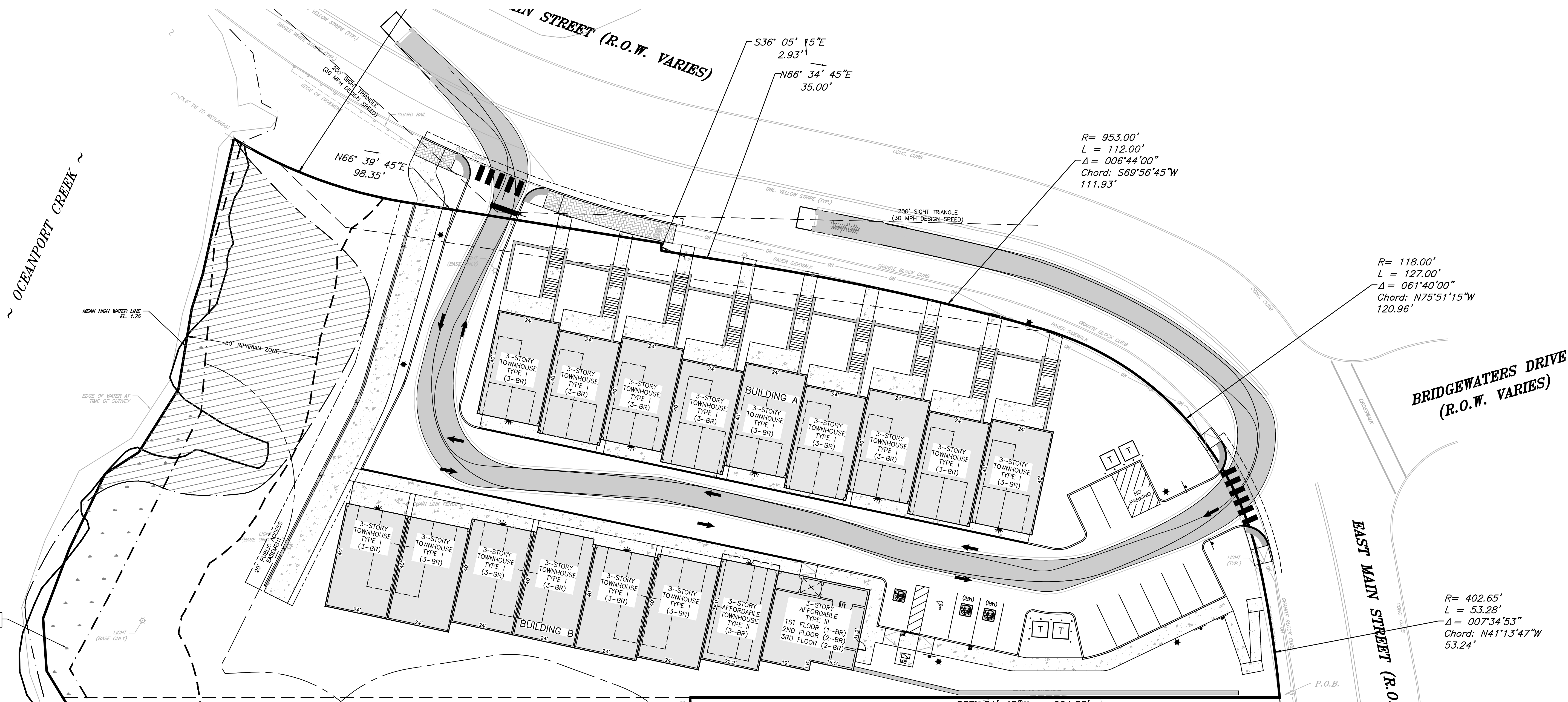
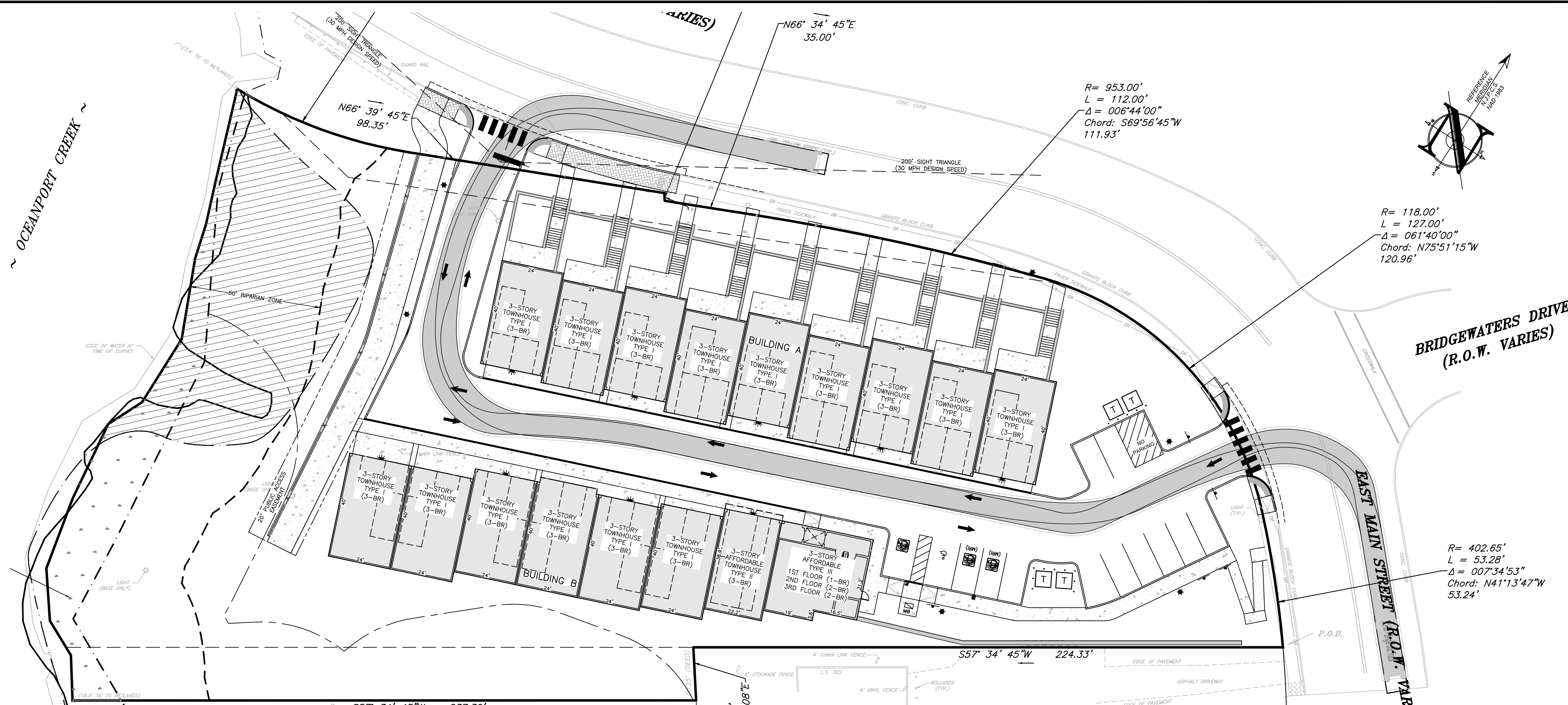




SU-30 - SINGLE UNIT TRUCK
NTS



OCEANPORT AERIAL FIRE TRUCK
NTS



PROJECT INFORMATION

298 & 306
EAST MAIN
STREET

PROJECT LOCATION:
BLOCK 121, LOTS 1.01 & 2
298 & 306 EAST MAIN STREET
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT:
OLD WHARF DEVELOPMENT, LLC
255 FOREST AVENUE
GLEN RIDGE, NJ 07028

APPLICANT'S PROFESSIONALS

ATTORNEY:
GIORDANO, HALLERAN & CIESLA
123 HALF MILE ROAD, #550
RED BANK, NJ 07701

ARCHITECT:
MONTFORT ARCHITECTURAL STUDIO, LLC
733 HIGHWAY 35, SUITE C
OCEAN, NJ 07712

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

GEOTECHNICAL:
CARLON SIMPSON & ASSOCIATES
61 MAIN STREET
SAVERVILLE, NJ 08872

TRAFFIC:
DYNAMIC TRAFFIC, LLC
1904 MAIN STREET
LAKE COMO, NJ 07719

Engineering - Surveying - Planning
Shaping land. Shaping future.

INSITE ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07001
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 HANGING SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL
AND MAY HAVE BEEN ALTERED.

ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJ P.E. NO. 42827

REVISIONS

REV.	DATE	DESCRIPTION
0	05/20/26	INITIAL RELEASE

SCALE: 1"=20'
DATE: 05/20/26
JOB #: 26-2522-02
DESIGNED BY: STC
DRAWN BY: STC
CHECKED BY: ERB
APPROVED BY:
FOR CONSTRUCTION
PLAN INFORMATION
PRELIMINARY & FINAL
MAJOR SITE PLAN
SHEET TITLE:
CIRCULATION PLAN
SHEET NO.:
C900