



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

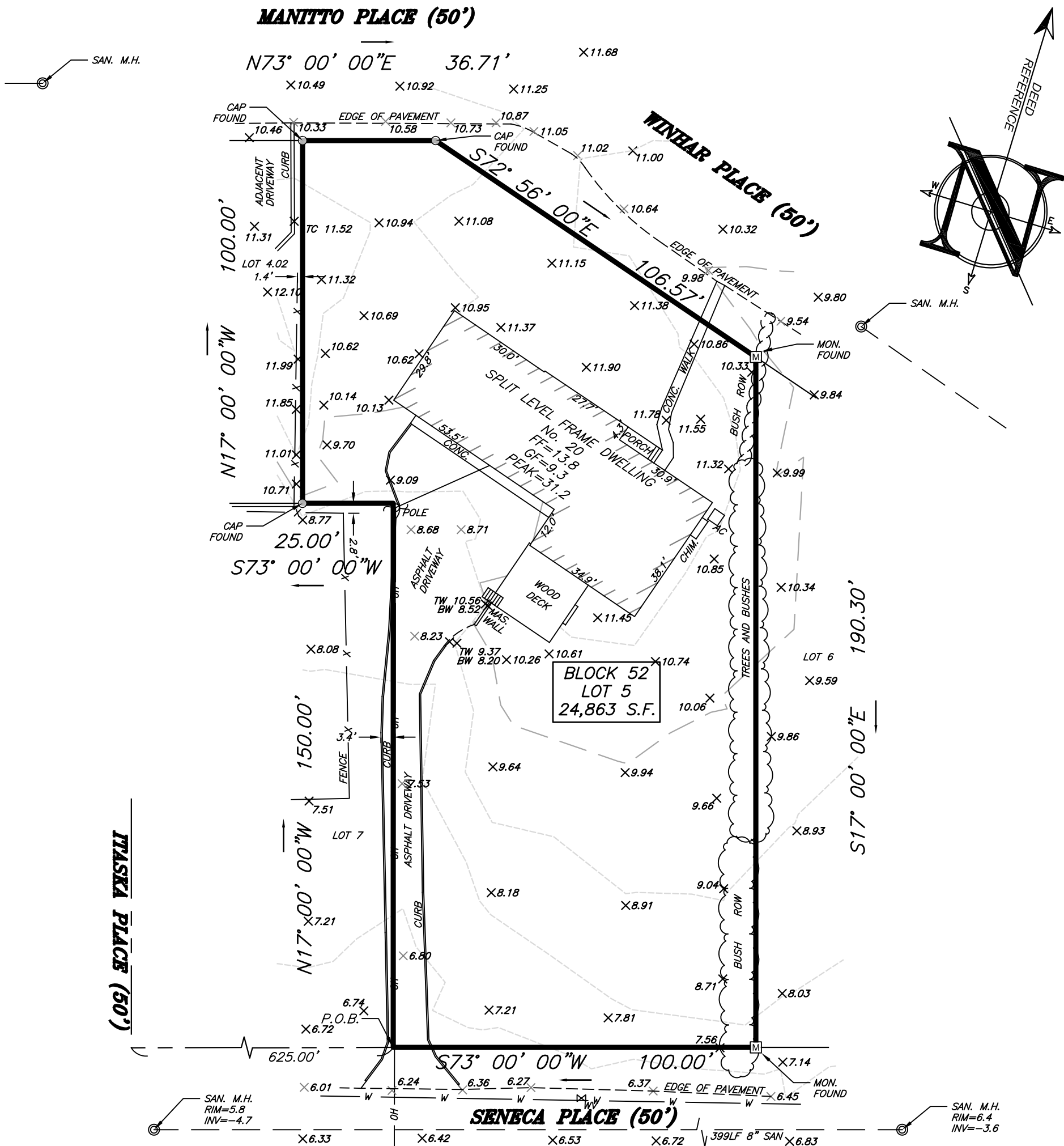
REGULAR MEETING • AGENDA

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

MARCH 12, 2025 at 7:00 PM

1. **Call to Order**
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 10, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
3. **Flag Salute**
4. **Board Policy**
 - It is Board Policy that no application will be opened after 9:30 PM.
 - No new testimony will be taken after 10:00 PM, except at the discretion of the Board.
5. **Roll Call**
6. **Board Business**
 - 6.1. Development Review Committee
7. **Approval of Minutes**
8. **Old Business**

None
9. **New Business**
 - 9.1. PB2024-11, Genna Laurino
Block 52 Lot 5
20 Winhar Place
Proposed minor subdivision
 - Minimum lot width of 100 feet where 120 is required on lot B.
 - Rear yard setback of 22.76 feet where 25 is required on lot B.
10. **Petitions from the Public**
11. **Adjournment**



SURVEY NOTES:

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

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

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS NOT IN A FLOOD ZONE.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "SURVEY OF PROPERTY, LOT 5, BLOCK 52, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, BY MICHAEL S. LYNCH, DATED 07/06/18."

DEED REFERENCES:

DB 4043 PG 206

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

TOPOGRAPHIC SURVEY



InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1913 ATLANTIC AVE., SUITE F4,
WALL, NJ 08736
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteSurveying.net
www.InSiteSurveying.net

Site Location:

20 WINHAR PLACE
LOT 5 BLOCK 52
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

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

[Signature]
AUSTIN J. HEDGES

PROFESSIONAL LAND SURVEYOR NJ LIC. NO. GS43362

InSite Project No.
18-S001-88
Drawing No.
18-S001-88
Date
10/17/18
Scale
1"=30'
Drawn By:
GRS
Revisions

February 28, 2025

VIA EMAIL

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

Application No. PB2024-11

Review No. 1

20 Winhar Place
Block 52, Lot 5
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0364

Dear Board Members,

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

- Plan entitled "Topographic Survey" prepared by InSite Surveying, LLC, dated October 17, 2018 consisting of one (1) sheet;
- Plan entitled "Minor Subdivision Plan" prepared by InSite Engineering, LLC, dated October 17, 2024, consisting of six (6) sheets;
- Plan entitled "New Construction for Hemeway Construction, Winhar Place, Oceanport, NJ" prepared by Monteforte Architectural Studio, LLC dated January 27, 2025, consisting of four (4) sheets; and,
- Plan entitled "New Construction for Hemeway Construction, Seneca Place, Oceanport, NJ" prepared by Monteforte Architectural Studio, LLC dated January 27, 2025, consisting of four (4) sheets.

The subject property is a 24,863 SF (0.571 Ac) parcel located in the R-3 Residential Zone District. The parcel is on the south side of the intersection of Winhar Place and Manitto Place. The property has frontage on Manitto Place, Winhar Place and Seneca Place. The Applicant is proposing to raze the existing dwelling, subdivide the parcel into two (2) lots, and construct two (2) single family dwellings.

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

A. VARIANCES/DESIGN WAIVERS

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

1. Bulk variances are required for the following:
 - a. Minimum Lot Width – a minimum lot width of 120 feet is required, the existing lot is only 100 feet wide on Seneca Place, a pre-existing condition.

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.

The Applicant shall provide testimony in support of the variance being requested and/or identified.

B. GENERAL COMMENTS

1. The Applicant shall clarify if the subdivision will be filed by Map or Deed. If by Deed the Metes and Bounds descriptions shall be submitted for review and approval.
2. The Applicant shall demonstrate how the building height was measured for each dwelling.
3. Street trees shall be provided along the property frontages at a maximum spacing of 50 feet in accordance with Ordinance 371.

4. The existing driveway encroaches into Lot 7. The Applicant shall clarify if the driveway is to be removed in its entirety.
5. The new lot numbers shall be revised so Lot A is 5.01 and Lot B is 5.02.
6. The Applicant proposes a basement on Lot A and crawlspace on Lot B. The lowest floor shall be at least 2 feet above the Seasonal High Ground Water Table (SHGWT). Test pits are required to determine the elevation of the SHGWT.
7. The proposed crawlspace on Lot B is below grade on all sides and is not permitted. The crawlspace elevation must be at or above the outside grade along one (1) wall at a minimum.

C. ADDITIONAL AGENCY APPROVALS

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

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

Sincerely,

Colliers Engineering & Design, Inc.



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

WHW/hlo

cc: David Haber, Esq., Applicant's Attorney (via email)
Jason Fitcher, P.E., Applicant's Engineer (via email)

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