

NJSEA SITE PLAN SUBMISSION

# MONMOUTH PARK

PROPOSED MIXED USE PROJECT  
OCEANPORT, NEW JERSEY



ILLUSTRATIVE PERSPECTIVE

**PROJECT UNIT MIX:**

**PHASE 1:**

**RESIDENTIAL:**

TYPE A (12 BLDGS, 3 STORIES) 29 DU EACH  
TYPE B (6 BLDGS, 3 STORIES) 24 DU EACH

**TOTAL: 388 RESIDENTIAL UNITS**  
**20% AFFORDABLE**

15,000 SF CLUBHOUSE  
POOL, OUTDOOR AMENITY DECK, TOT LOT, DOG  
PARK, TENNIS COURTS, AND PICNIC AREA  
INCLUDED AS OUTDOOR AMENITY AREAS

**MARKET RATE**

1BR 79 DU  
2BR 227 DU  
3BR 5 DU

**AFFORDABLE**

1BR 18 DU  
2BR 44 DU  
3BR 15 DU

**HOTEL:**

200 ROOMS

**PHASE 2:**

MIXED USE/ OFFICE/ RETAIL/ ENTERTAINMENT: TBD

**PARKING:**

**PHASE 1**

EXISTING RACE TRACE PARKING : 2,085 SPACES  
RESIDENTIAL: 676 SPACES (2.0 SPACES/DU)  
HOTEL: 200 SPACES (1 SPACES/ROOM)  
**TOTAL PROPOSED PARKING: 2,961 SPACES**

**PHASE 2**

**TOTAL PROPOSED PARKING: TBD**



LOCATION MAP

NTS

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**NJSEA APPROVAL**

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS  
HEREBY GRANTED TO THIS SITE PLAN BY THE  
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY.  
THIS \_\_ DAY OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
Board Chairman

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Board Engineer

PREPARED BY:  
**MINNO WASKO**  
ARCHITECTS AND PLANNERS  
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM  
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

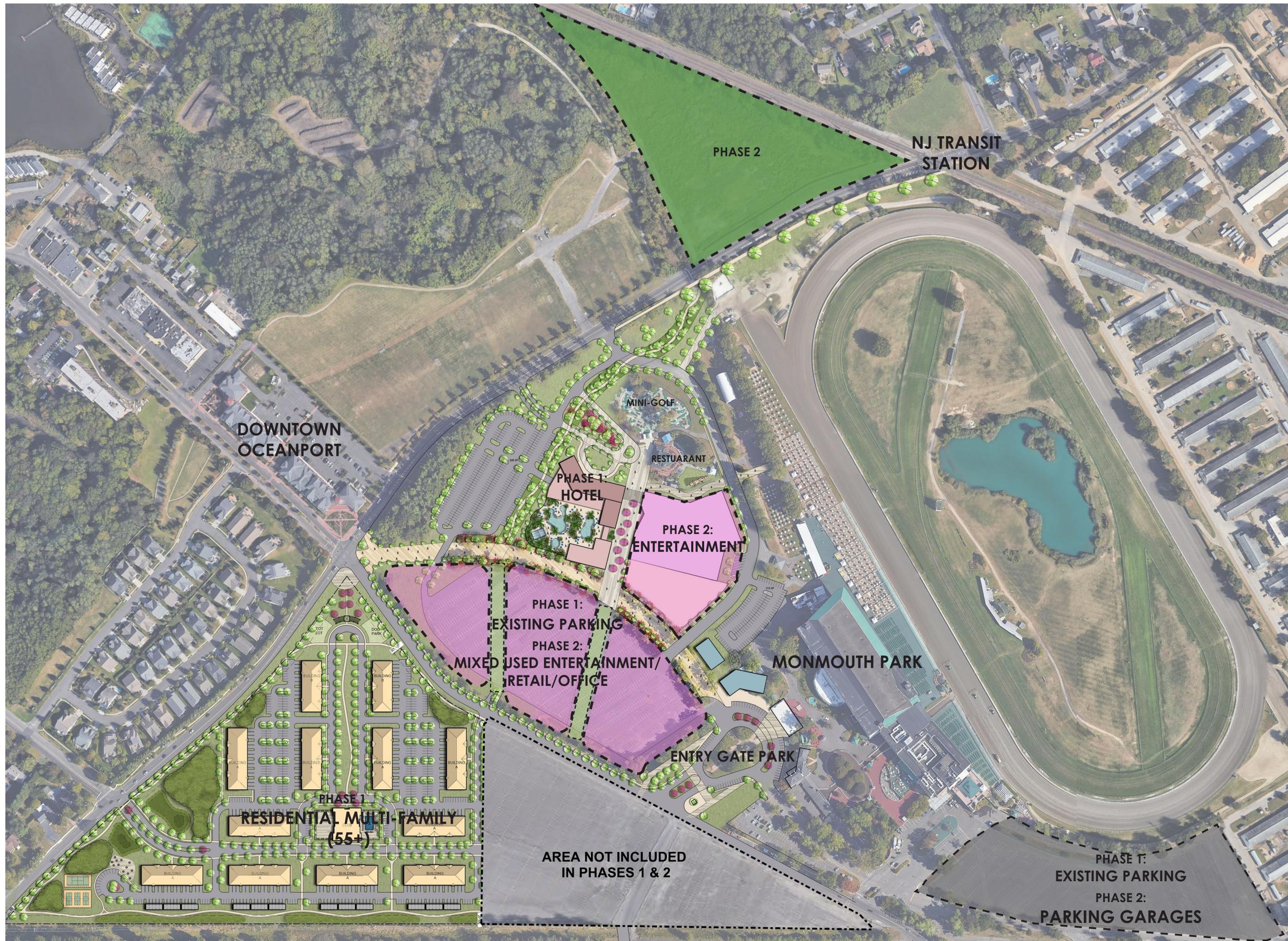
**MONMOUTH PARK**  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR:  
**JEMB**  
REALTY

**ISSUE:** \_\_\_\_\_  
**DATE:** 11/23/2022 **FOR:** NJSEA SUBMISSION - SITE PLAN

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C-01**  
COVER SHEET



**PARKING CALCULATIONS:**

**TOTAL PROPOSED PHASE 1A PARKING:**  
 RESIDENTIAL: 676 SPACES (2.0 SPACES/DU)  
 HOTEL: 200 SPACES (1 SPACES/ROOM)

**PHASE 1A PARKING:**  
 EXISTING SPACES: 2,085 SPACES  
 PROPOSED SPACES: 876 SPACES  
 TOTAL PARKING: 2,961 SPACES

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

**SITE NOTES:**

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

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**A-01**  
 SITE PLAN

01 ARCHITECTURAL SITE PLAN  
 SCALE: 1" = 100'-0"

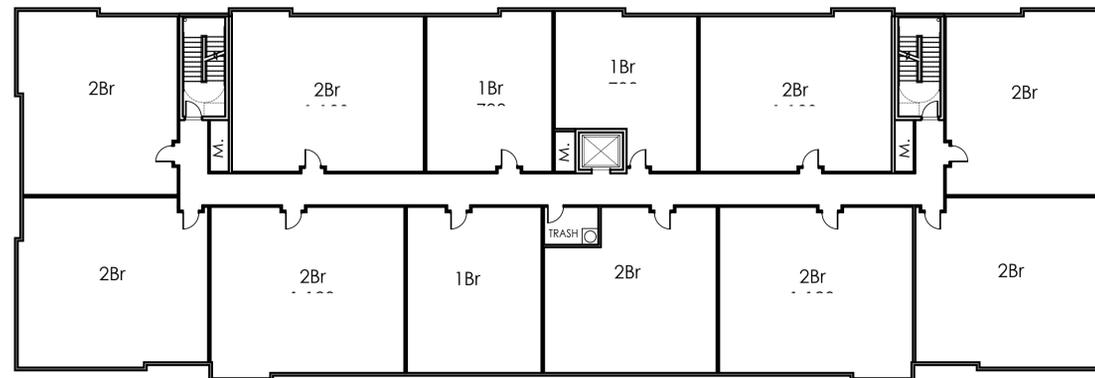
**PROJECT UNIT MIX:**

RESIDENTIAL:  
TYPE A (12 BLDGS, 3 STORIES) 29 DU EACH

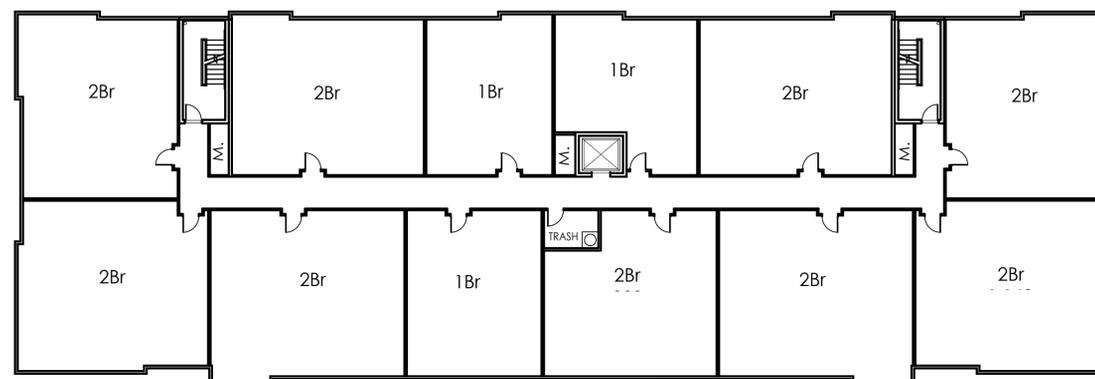
**REFUSE/RECYCLING:**

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

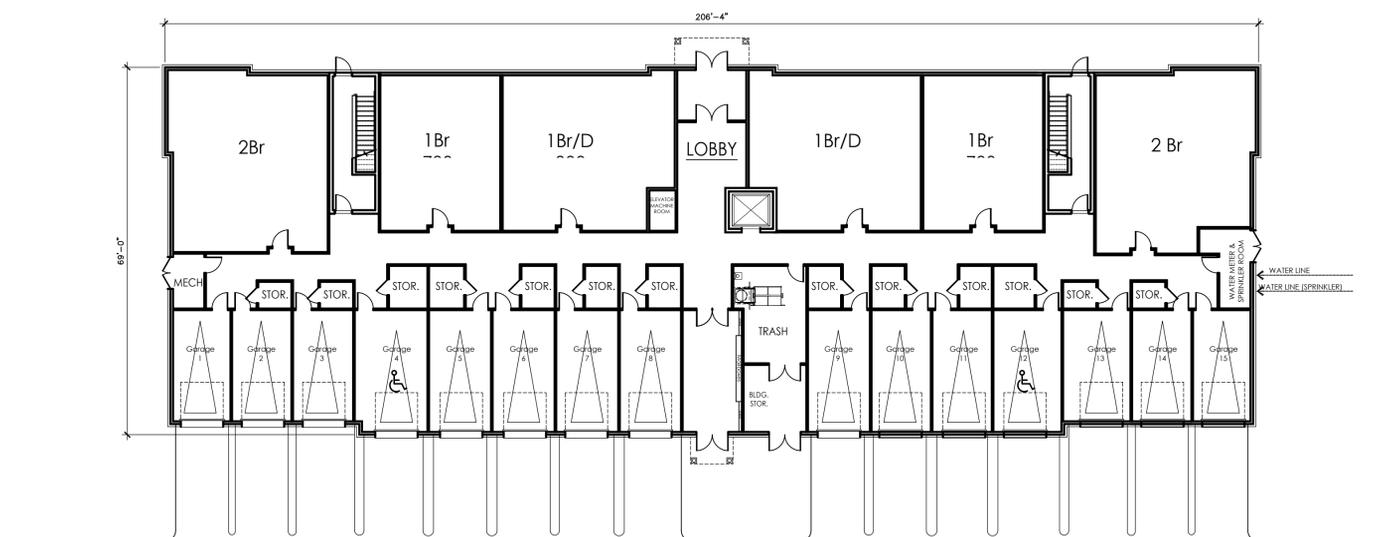
RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.



**03 THIRD FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**02 SECOND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**01 GROUND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



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**A-02**

BUILDING A



**02 EAST BUILDING ELEVATION**  
SCALE: 3/32" = 1'-0"



**01 NORTH BUILDING ELEVATION**  
SCALE: 1/16" = 1'-0"



**KEY PLAN:**



**MATERIALS KEY:**

- 01 MASONRY BRICK VENEER
- 02 COMPOSITE FIBER CEMENT PANEL
- 03 COMPOSITE FIBER CEMENT LAP SIDING
- 04 COMPOSITE FIBER CEMENT LAP SIDING
- 05 COMPOSITE FIBER CEMENT LAP SIDING
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL CANOPY
- 08 VINYL WINDOWS
- 09 ARCHITECTURAL GARAGE DOOR

**NOTES:**

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

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**A-03**  
BUILDING A



**02 WEST BUILDING ELEVATION**

SCALE: 3/32" = 1'-0"

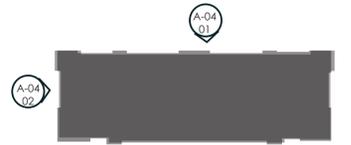


**01 SOUTH BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



**KEY PLAN:**



**MATERIALS KEY:**

- 01 MASONRY BRICK VENEER
- 02 COMPOSITE FIBER CEMENT PANEL
- 03 COMPOSITE FIBER CEMENT LAP SIDING
- 04 COMPOSITE FIBER CEMENT LAP SIDING
- 05 COMPOSITE FIBER CEMENT LAP SIDING
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**A-04**

BUILDING A

**PROJECT UNIT MIX:**

RESIDENTIAL:  
TYPE B (6 BLDGS, 3 STORIES) 24 DU EACH

**REFUSE/RECYCLING:**

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

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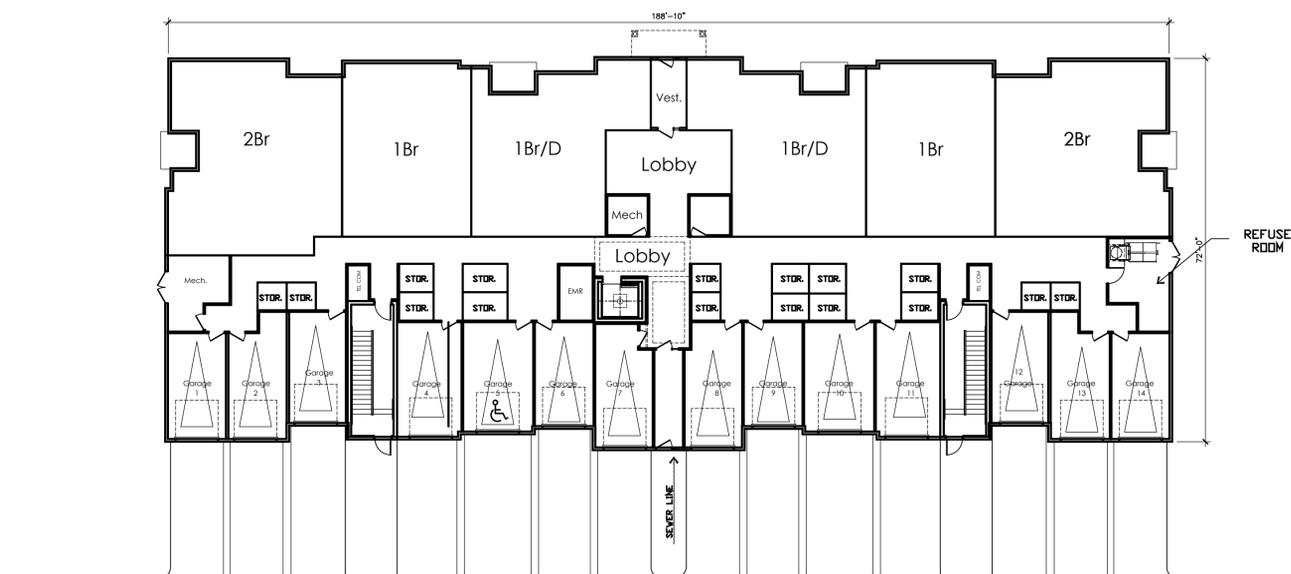
**03 SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**02 THIRD FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**01 GROUND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



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**A-05**

BUILDING B



02 EAST BUILDING ELEVATION

SCALE: 3/32" = 1'-0"



01 NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"



**KEY PLAN:**



**MATERIALS KEY:**

- 01 MASONRY BRICK VENEER
- 02 COMPOSITE FIBER CEMENT PANEL
- 03 COMPOSITE FIBER CEMENT LAP SIDING
- 04 COMPOSITE FIBER CEMENT LAP SIDING
- 05 COMPOSITE FIBER CEMENT LAP SIDING
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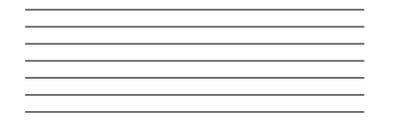
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**A-06**

BUILDING B



**02 WEST BUILDING ELEVATION**  
SCALE: 3/32" = 1'-0"



**01 SOUTH BUILDING ELEVATION**  
SCALE: 1/16" = 1'-0"



**KEY PLAN:**



**MATERIALS KEY:**

- 01 MASONRY BRICK VENEER
- 02 COMPOSITE FIBER CEMENT PANEL
- 03 COMPOSITE FIBER CEMENT LAP SIDING
- 04 COMPOSITE FIBER CEMENT LAP SIDING
- 05 COMPOSITE FIBER CEMENT LAP SIDING
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL CANOPY
- 08 VINYL WINDOWS
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**MONMOUTH PARK**  
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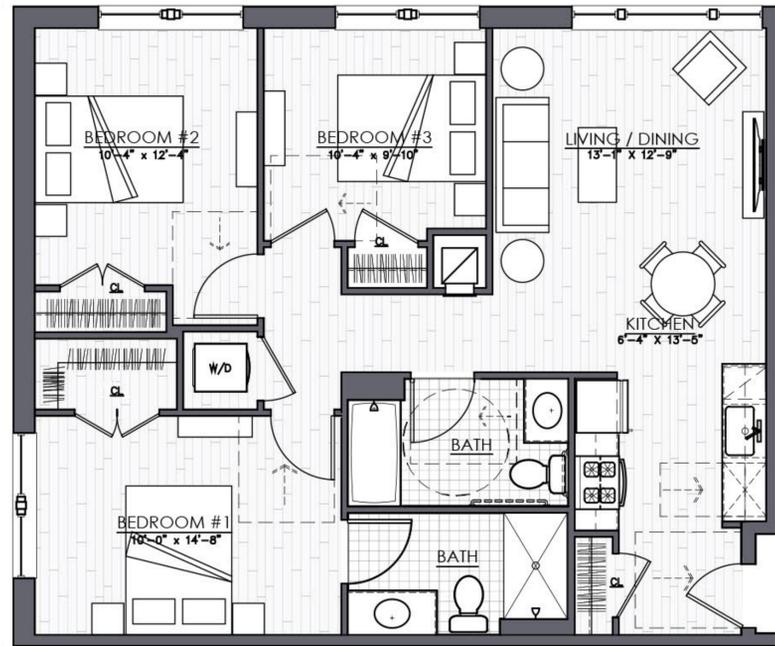
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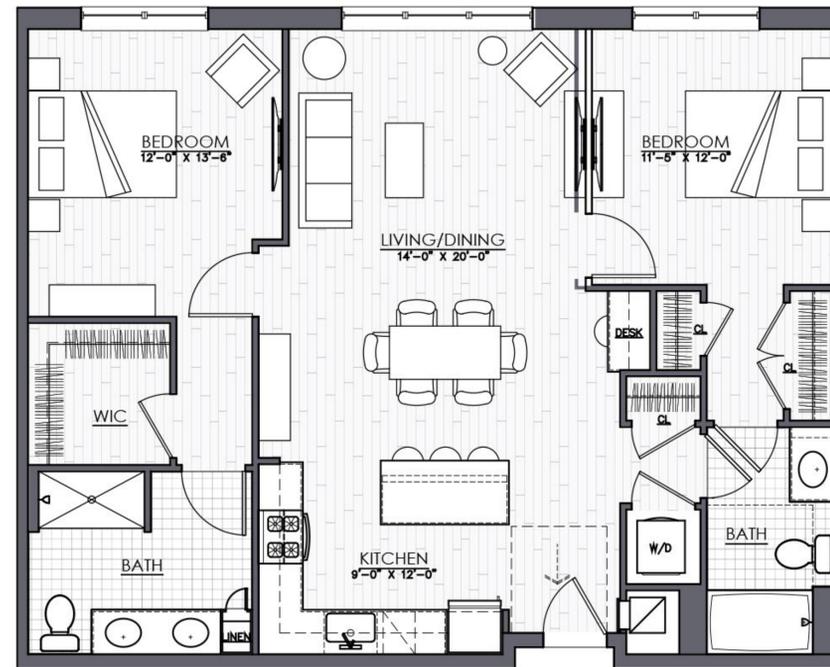
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**A-07**

BUILDING B



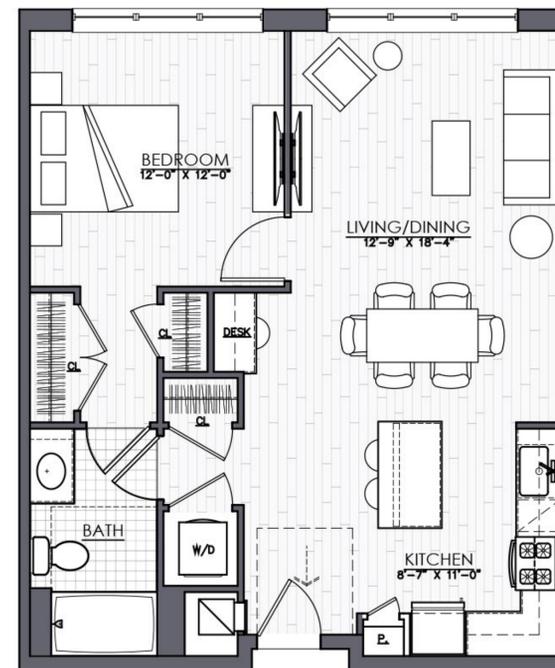
04 THREE BEDROOM AFF.  
SCALE: 1/4" = 1'-0"



03 TWO BEDROOM  
SCALE: 1/4" = 1'-0"

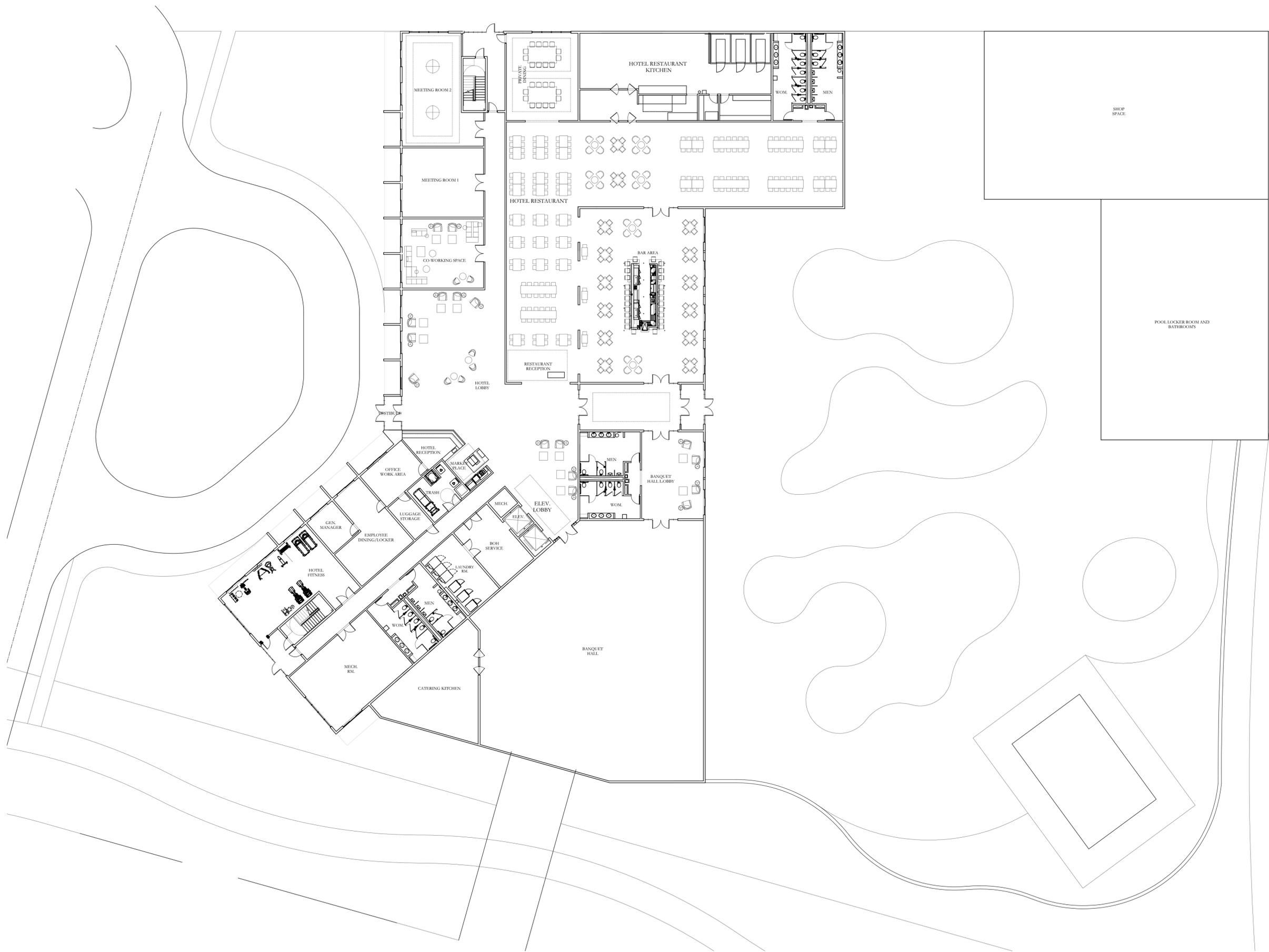


02 ONE BEDROOM + DEN  
SCALE: 1/4" = 1'-0"



01 ONE BEDROOM  
SCALE: 1/4" = 1'-0"





01 GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



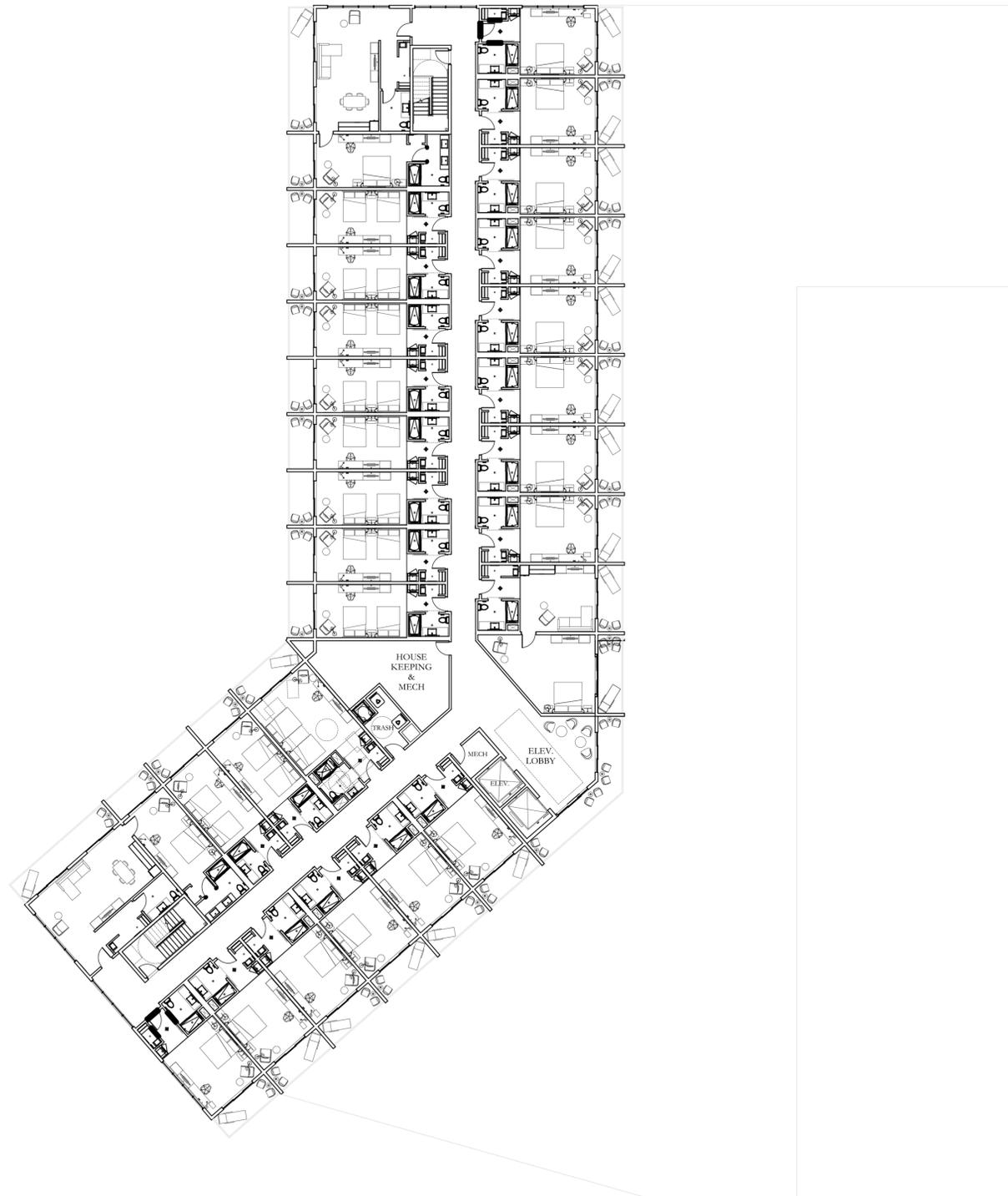
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**A-09**  
HOTEL



01 TYPICAL FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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 **A-10**  
HOTEL

**KEY PLAN:**

A-XX  
02

A-XX  
01



**MATERIALS KEY:**

- 01 COMPOSITE METAL PANEL
- 02 HARD COAT STUCCO/EIFS
- 03 HARD COAT STUCCO/EIFS
- 04 ARCHITECTURAL GLASS RAILING
- 05 ARCHITECTURAL METAL CANOPY
- 06 VINYL WINDOWS
- 07 ALUMINUM STOREFRONT SYSTEM
- 08 ARCHITECTURAL GARAGE DOOR

**NOTES:**

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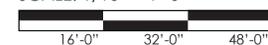
**02 EAST BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



**01 NORTH BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



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**A-11**

HOTEL

**KEY PLAN:**

A-XX  
02

A-XX  
01

**MATERIALS KEY:**

- 01 COMPOSITE METAL PANEL
- 02 HARD COAT STUCCO/EIJS
- 03 ARCHITECTURAL GLASS RAILING
- 04 ARCHITECTURAL METAL CANOPY
- 05 VINYL WINDOWS
- 06 ALUMINUM STOREFRONT SYSTEM
- 07 ARCHITECTURAL GARAGE DOOR

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**02 SOUTH BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



**01 WEST BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



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**A-12**  
HOTEL



01 PERSPECTIVE AERIAL VIEW LOOKING SOUTH EAST

PREPARED BY:  
**MINNO WASKO**  
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**A-13**

PERSPECTIVE RENDERING



01 PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

PREPARED BY:  
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**A-14**

PERSPECTIVE RENDERING

22-1005-01  
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01 PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

PREPARED BY:  
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01 PERSPECTIVE VIEW OF AMENITY BUILDING

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**MONMOUTH PARK**  
 OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR:  
**JEMB**  
 REALTY

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01 PERSPECTIVE VIEW OF HOTEL LOOKING WEST

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01 PERSPECTIVE VIEW OF HOTEL AND PEDESTRIAN BOULEVARD LOOKING SOUTH EAST

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01 PERSPECTIVE VIEW OF PEDESTRIAN BOULEVARD LOOKING NORTH EAST

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PHASE II THEME IMAGERY



PHASE II ENTERTAINMENT RESTUARANT/ MINI GOLF CONCEPT THEME IMAGES

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