

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

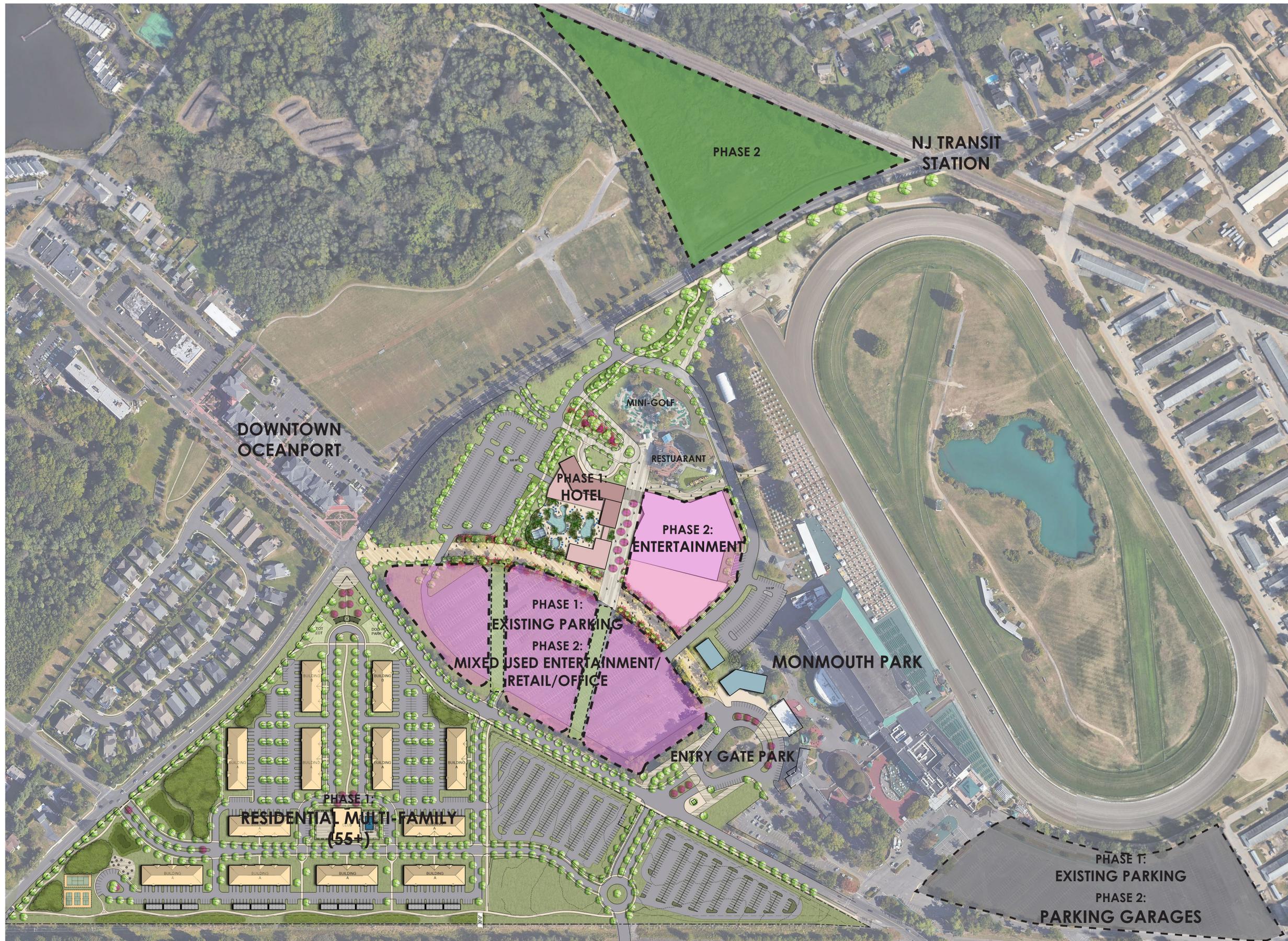
**MONMOUTH PARK**  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

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"



**02 WEST BUILDING ELEVATION**

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

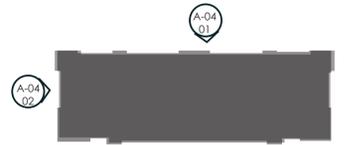


**01 SOUTH BUILDING ELEVATION**

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
- 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-04**

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

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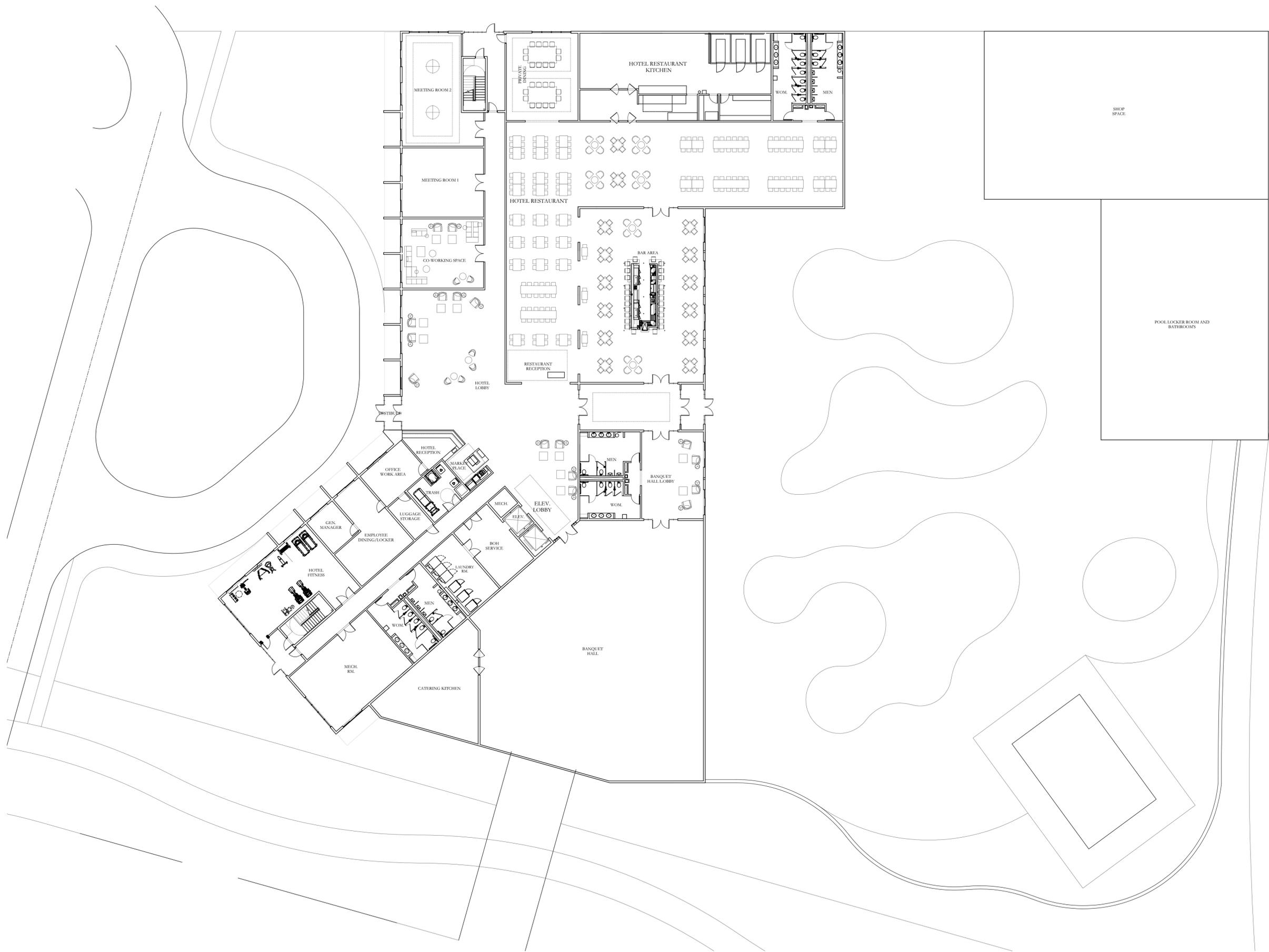
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**A-06**

BUILDING B



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



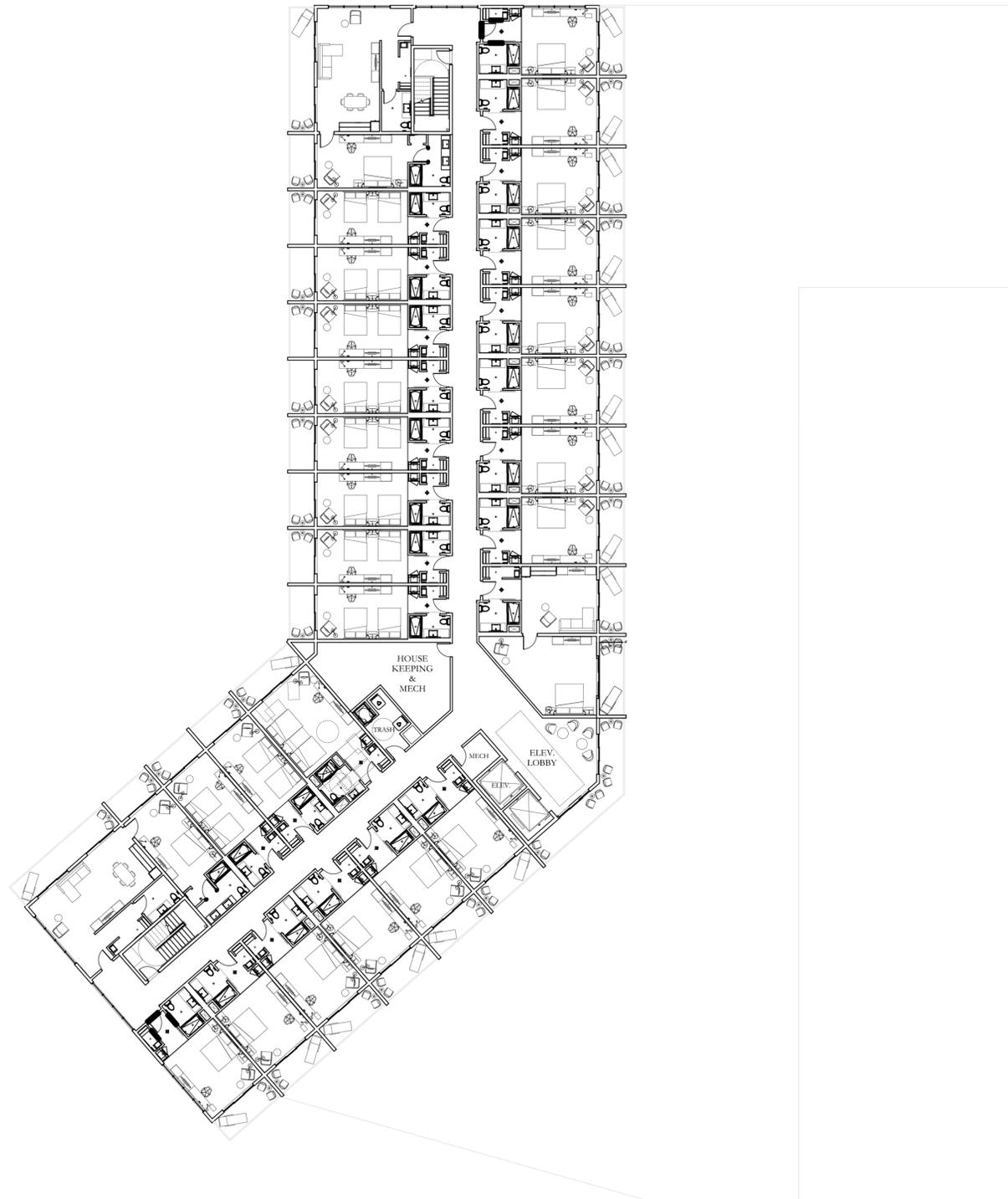
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**A-09**  
HOTEL



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/EIFS
- 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

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**A-13**

PERSPECTIVE RENDERING



01 PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

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**A-14**  
 PERSPECTIVE RENDERING

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01 PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

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**A-15**  
 PERSPECTIVE RENDERING



01 PERSPECTIVE VIEW OF AMENITY BUILDING

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**A-16**

PERSPECTIVE RENDERING

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01 PERSPECTIVE VIEW OF HOTEL LOOKING WEST

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 PERSPECTIVE RENDERING

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01 PERSPECTIVE VIEW OF HOTEL AND PEDESTRIAN BOULEVARD LOOKING SOUTH EAST

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**A-18**

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01 PERSPECTIVE VIEW OF PEDESTRIAN BOULEVARD LOOKING NORTH EAST

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**A-19**  
 PERSPECTIVE RENDERING

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PHASE II ENTERTAINMENT  
CONCEPT THEME IMAGES

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PHASE II THEME IMAGERY



PHASE II ENTERTAINMENT RESTUARANT/ MINI GOLF CONCEPT THEME IMAGES

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PHASE II THEME IMAGERY

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## PARKING SUMMARY

EXISTING PARKING (WITHIN PROJECT LIMITS)	
RACETRACK (BLOCK 122)	2216 SPACES
RACETRACK (BLOCK 127)	3292 SPACES
RESTAURANT/MINI GOLF	155 SPACES

PROPOSED PHASE I PARKING	
RACETRACK (BLOCK 122)	1053
RACETRACK (BLOCK 127)	644
RESTAURANT/MINI GOLF	155
HOTEL	238

ADDITIONAL RACETRACK PARKING (SOUTHERN PORTION OF BLOCK 122)	1,292
TOTAL AVAILABLE RACETRACK PARKING	2,989

PROPOSED PHASE IA PARKING				
	REQUIRED	UNITS PROPOSED	SPACES REQUIRED	SPACES PROPOSED
1 BEDROOM	1.8	97	175	
2 BEDROOM	2.3	271	623	
3 BEDROOM	2.4	20	48	
TOTAL			846	925