

NJSEA SITE PLAN SUBMISSION

MONMOUTH PARK

PROPOSED MIXED USE PROJECT
OCEANPORT, NEW JERSEY



ILLUSTRATIVE PERSPECTIVE

PROJECT UNIT MIX:

PHASE 1:

RESIDENTIAL:

BUILDING A (9 BLDGS, 3 STORIES) 30 DU EACH
BUILDING B (2 BUILDINGS, 2 STORIES): 18 DU EACH
306 DU TOTAL
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 83 DU
2BR 126 DU
2BR/D 36 DU

AFFORDABLE
1BR 21 DU
2BR 32 DU
2BR/D 8 DU

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
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

MONMOUTH PARK
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR:
JEMB
REALTY

ISSUE:
DATE: FOR:
11/23/2022 NJSEA SUBMISSION - SITE PLAN
09/01/2023 OCEANPORT SUBMISSION

C-01

COVER SHEET



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

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.

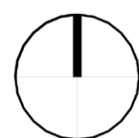
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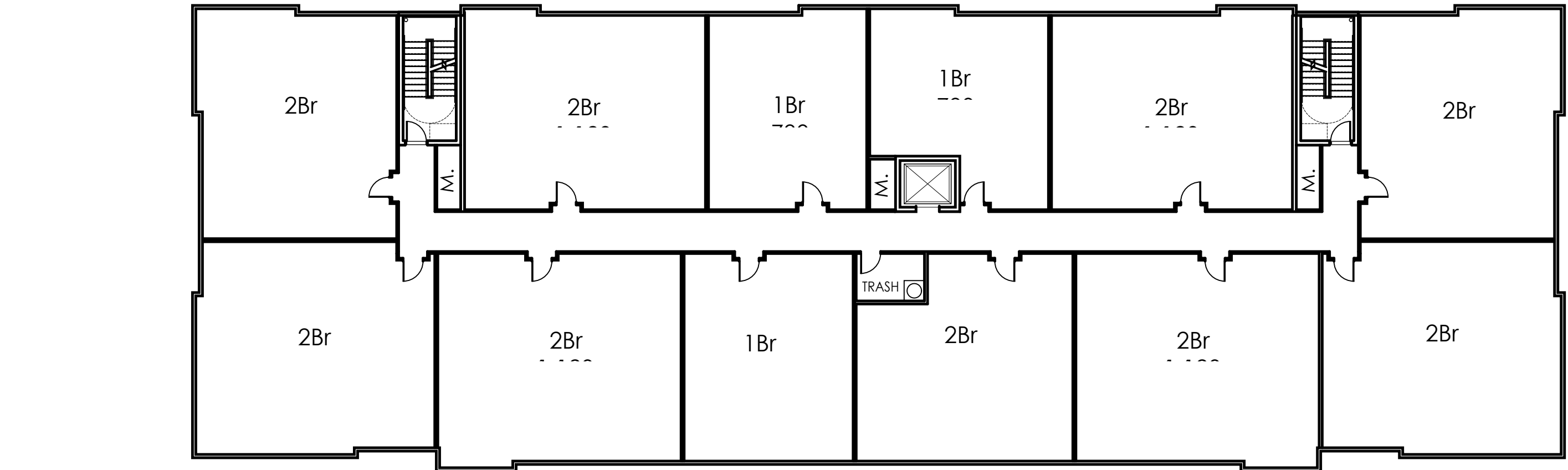
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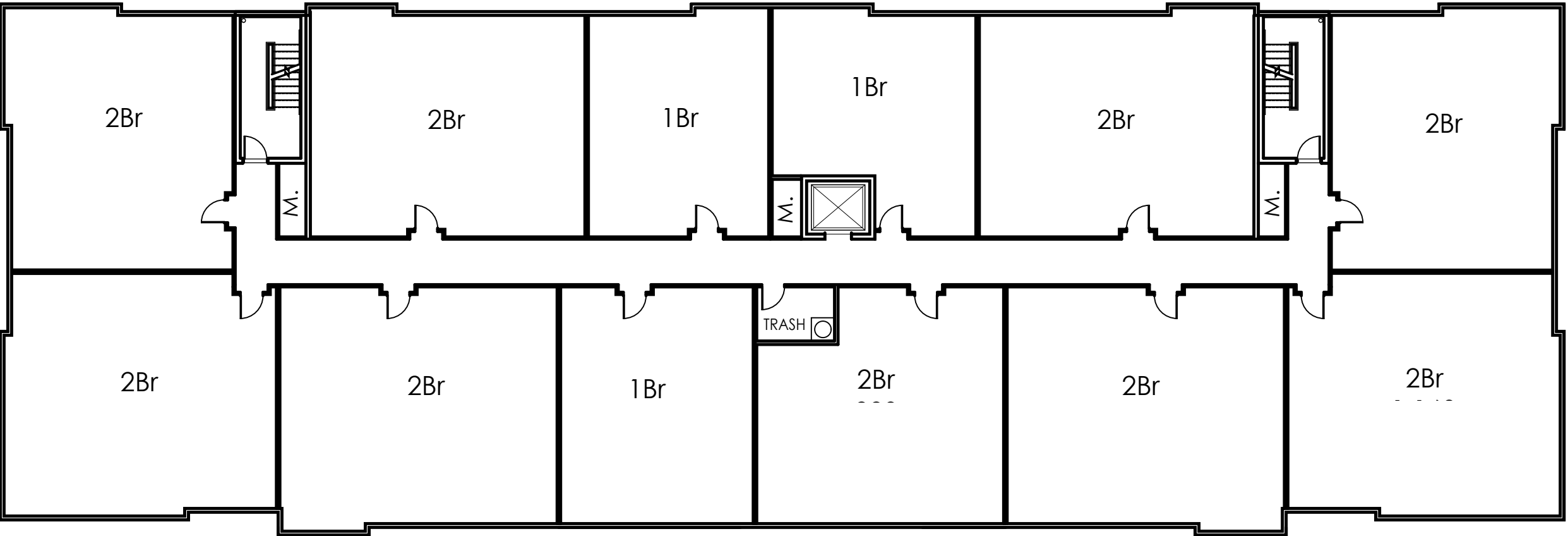
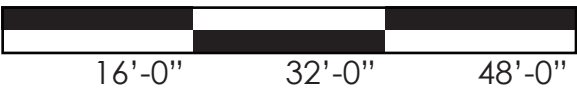
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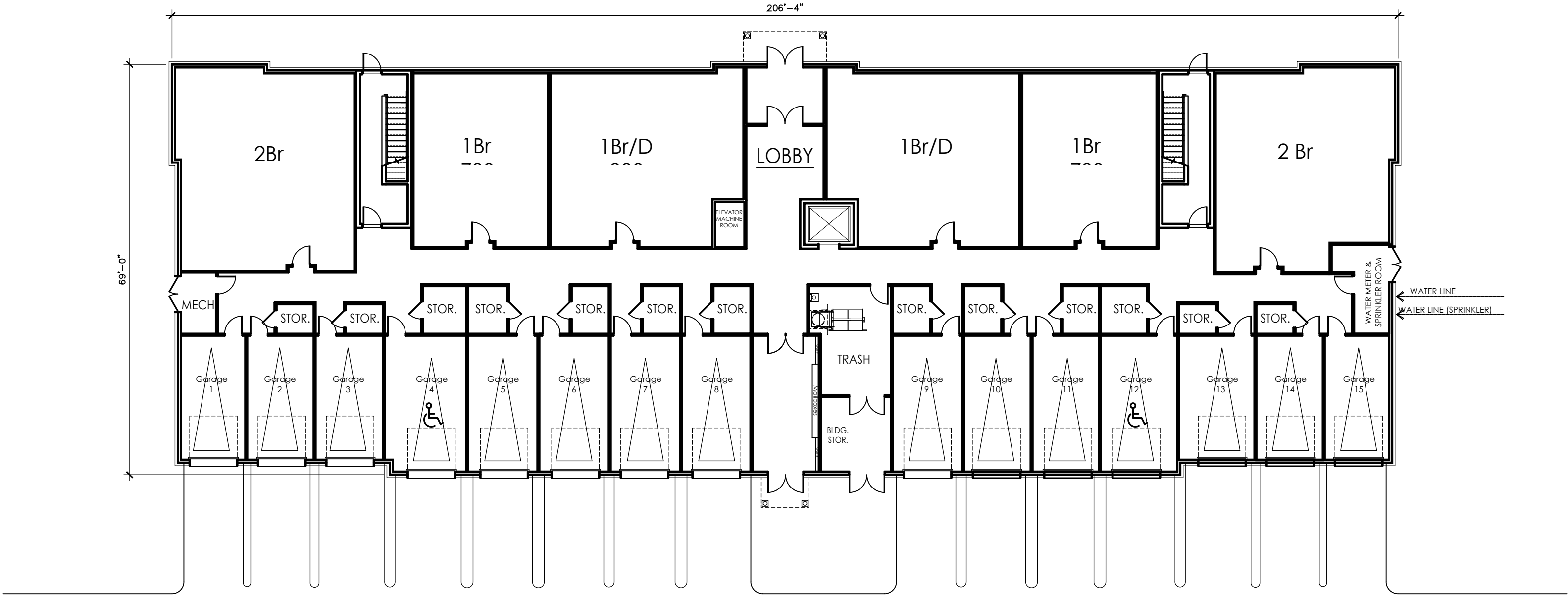
A-01
SITE PLAN



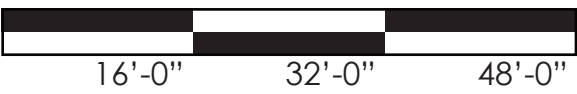
03 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



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



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



PROJECT UNIT MIX:

RESIDENTIAL:
TYPE A (3 BLDGS, 3 STORIES) 30 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.

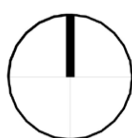
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REALTY

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09/01/2023 OCEANPORT SUBMISSION



A-02

BUILDING A



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



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

16'-0"

32'-0"

48'-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
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A-04
BUILDING A

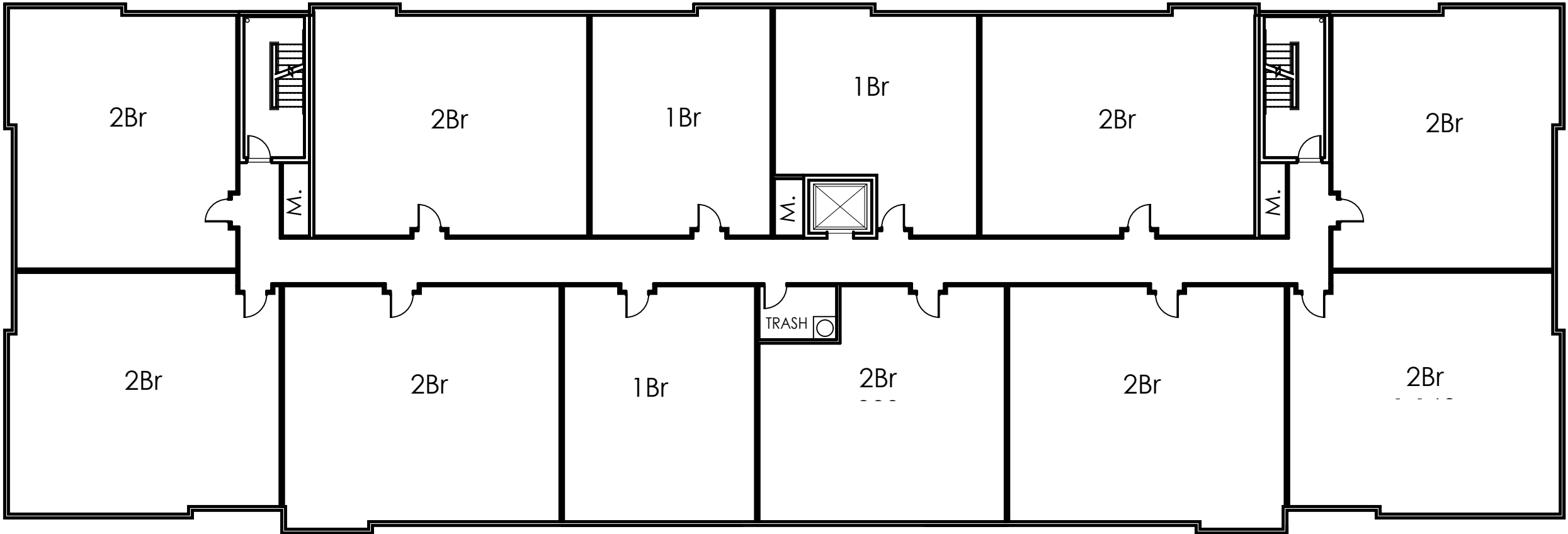
PROJECT UNIT MIX:

RESIDENTIAL:
TYPE A1 (1 BLDG, 2 STORIES) 18 DU EACH

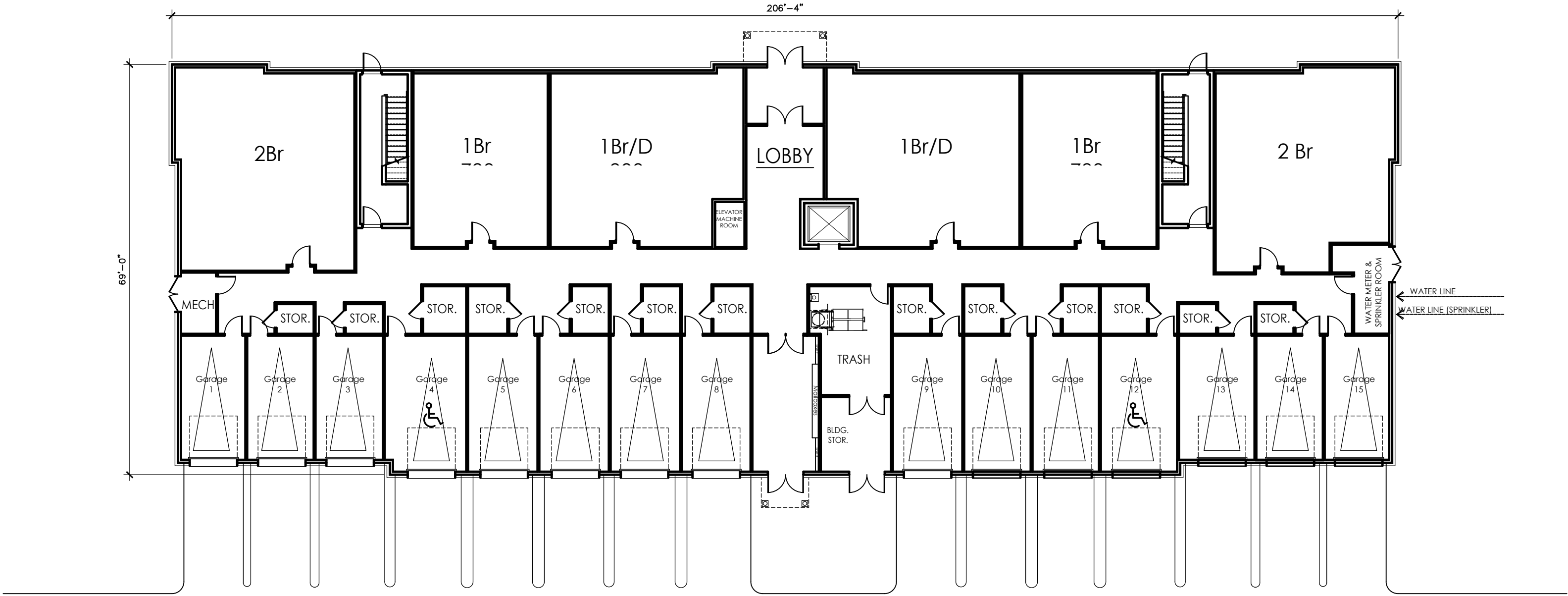
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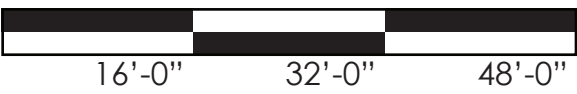
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02 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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



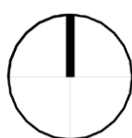
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A-05

BUILDING A1



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



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

16'-0" 32'-0" 48'-0"

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER
- 02 COMPOSITE FIBER CEMENT PANEL
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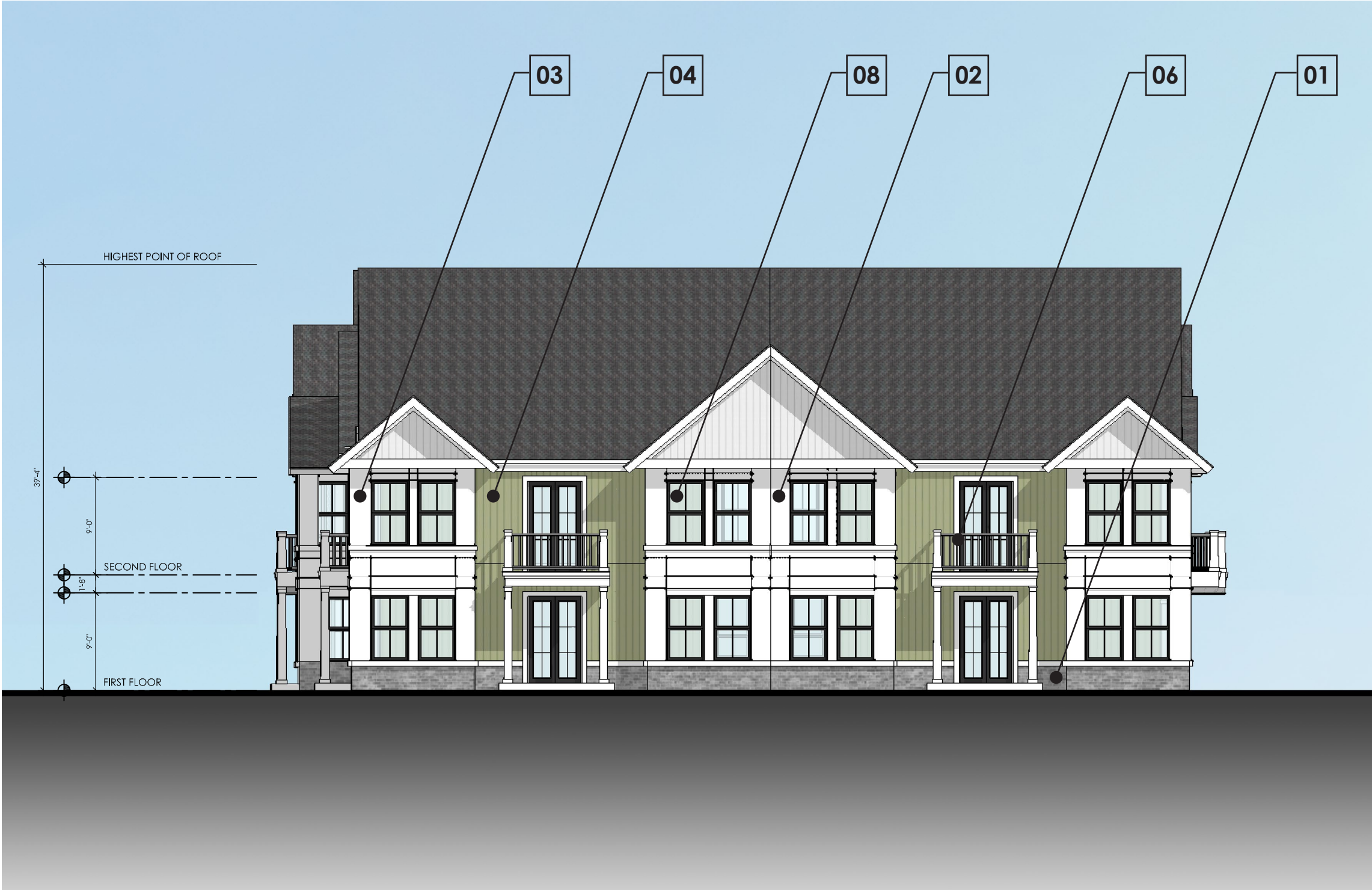
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OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

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A-06
BUILDING A1



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



01 SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"
16'-0" 32'-0" 48'-0"

KEY PLAN:



MATERIALS KEY:

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- 02 COMPOSITE FIBER CEMENT PANEL
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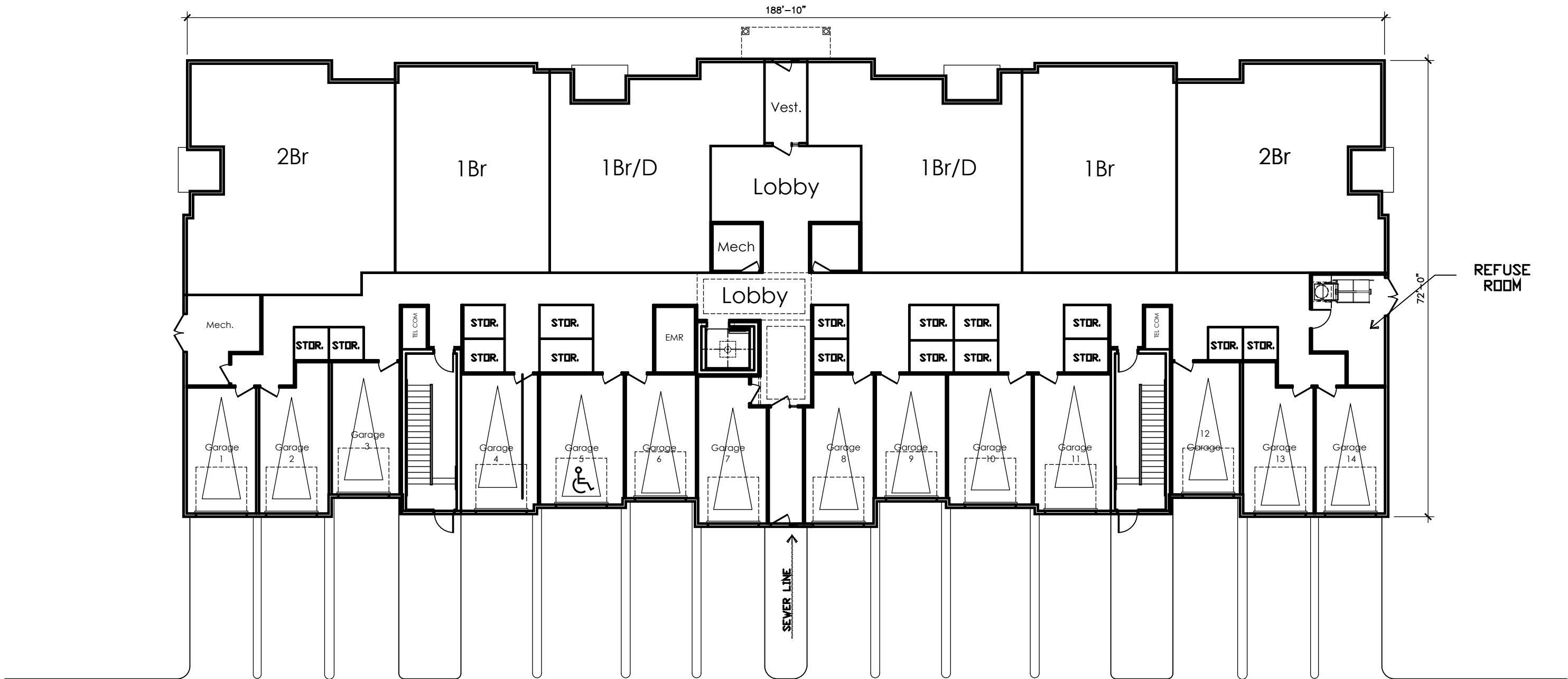
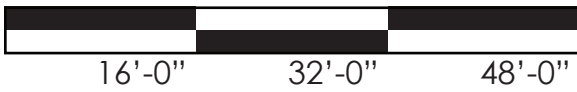
A-07
BUILDING A1



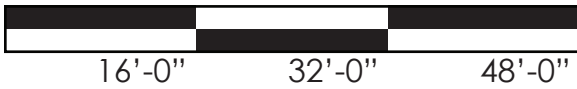
03 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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



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



PROJECT UNIT MIX:

RESIDENTIAL:
TYPE B (2 BLDGS, 2 STORIES) 17 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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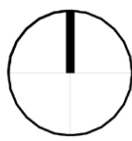
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A-05

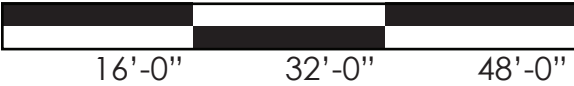
BUILDING B



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



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



KEY PLAN:



MATERIALS KEY:

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NOTES:

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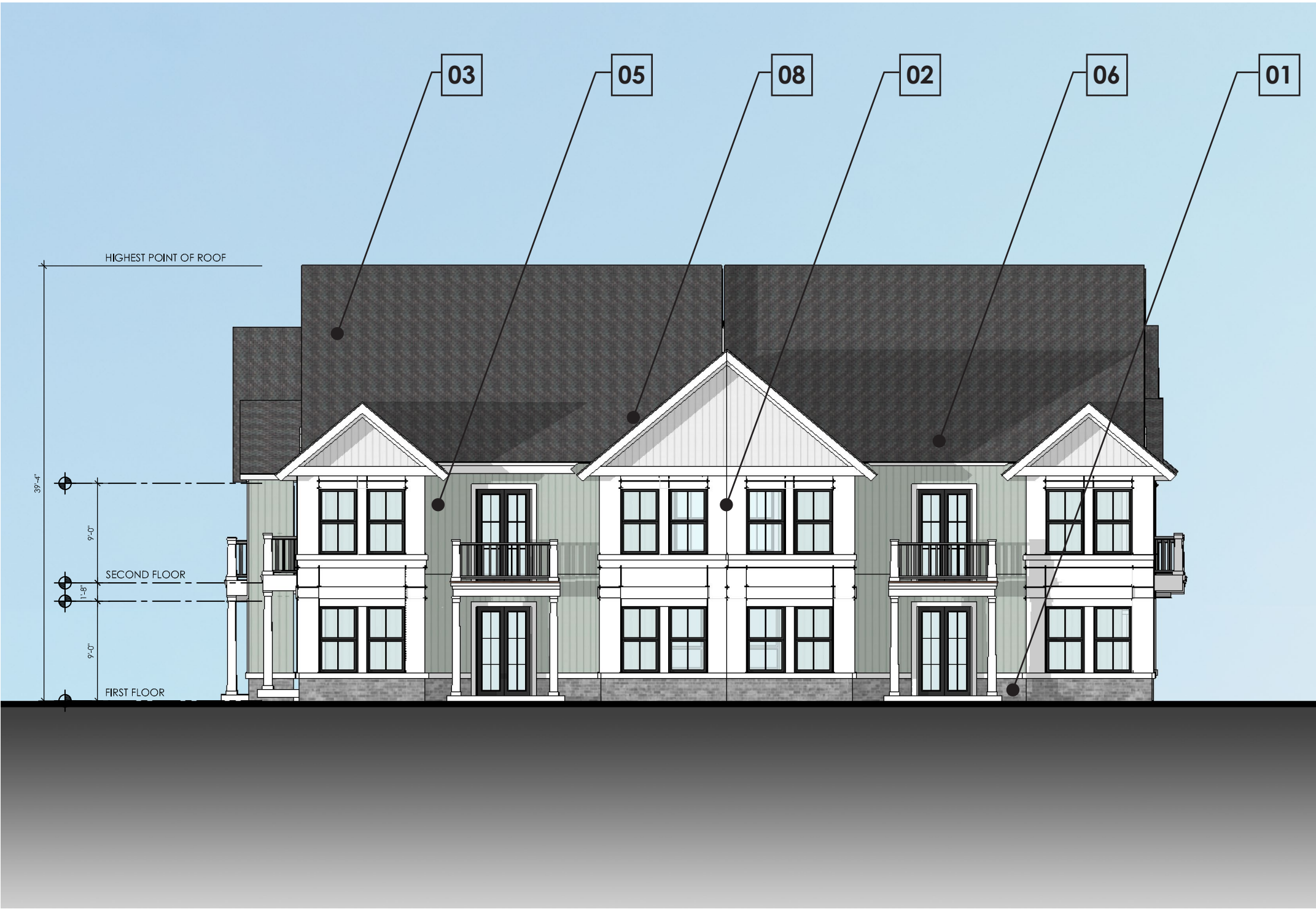
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A-06
BUILDING B



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



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

16'-0" 32'-0" 48'-0"

KEY PLAN:



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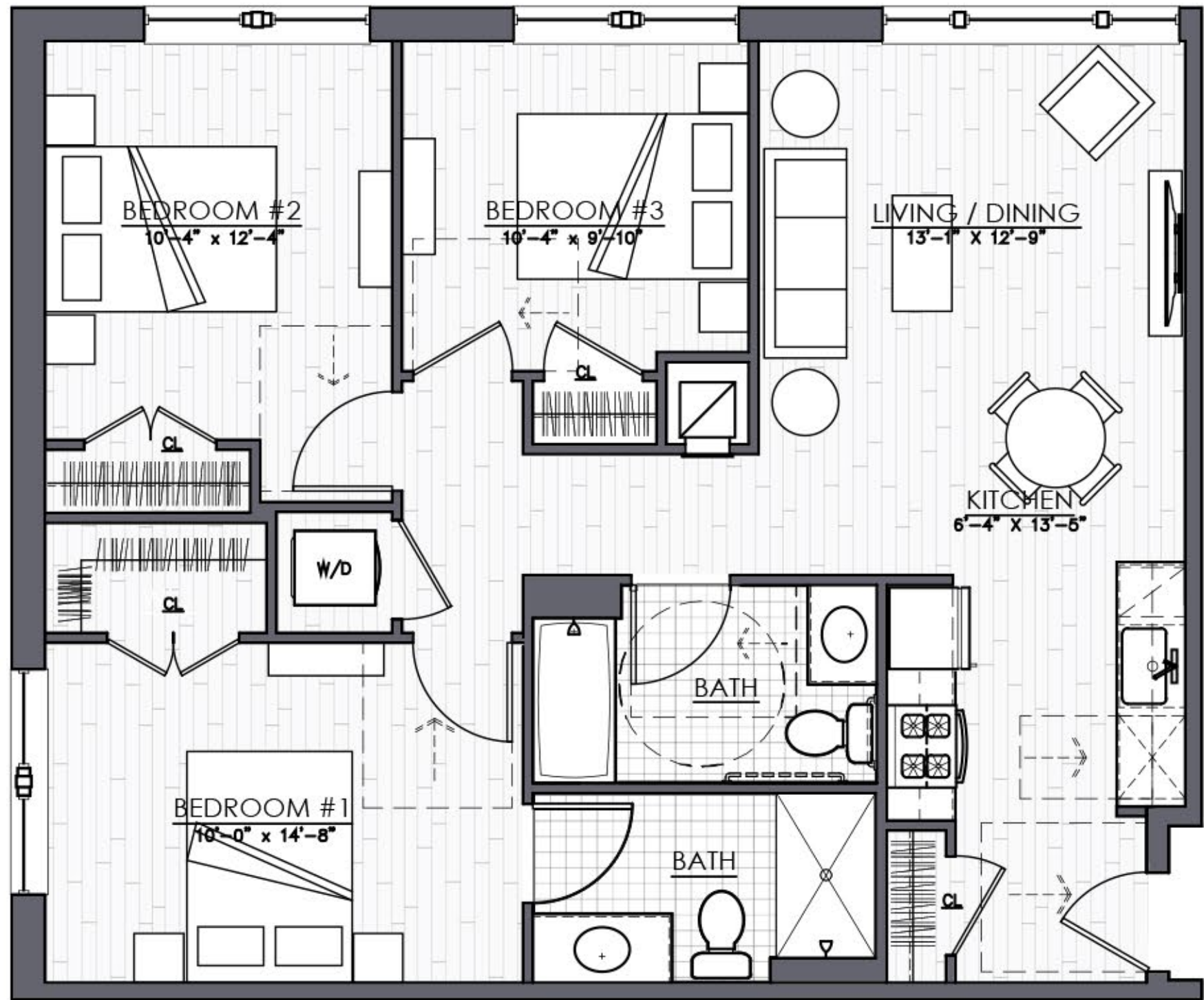
MONMOUTH PARK
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PREPARED FOR:

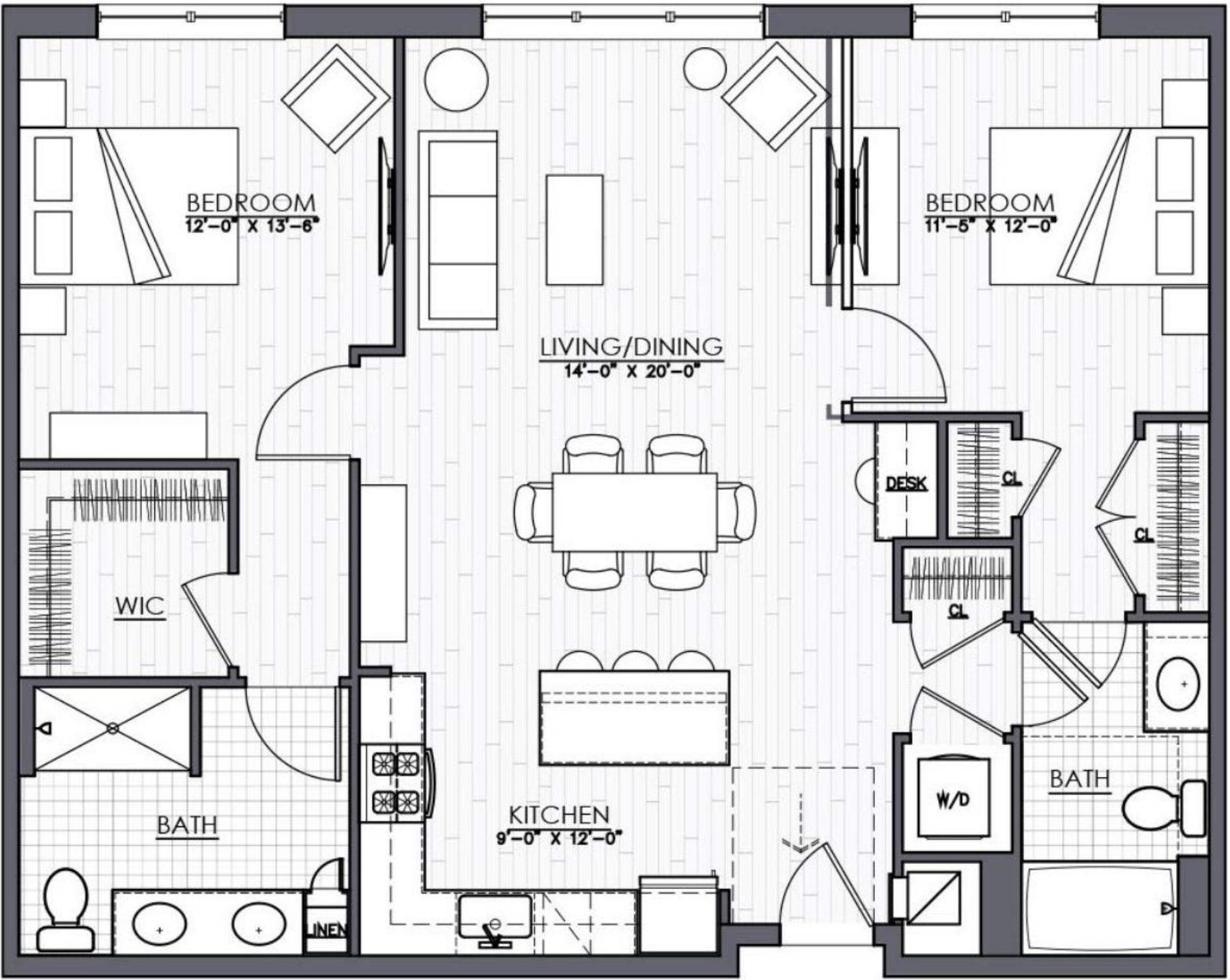
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A-07
BUILDING B



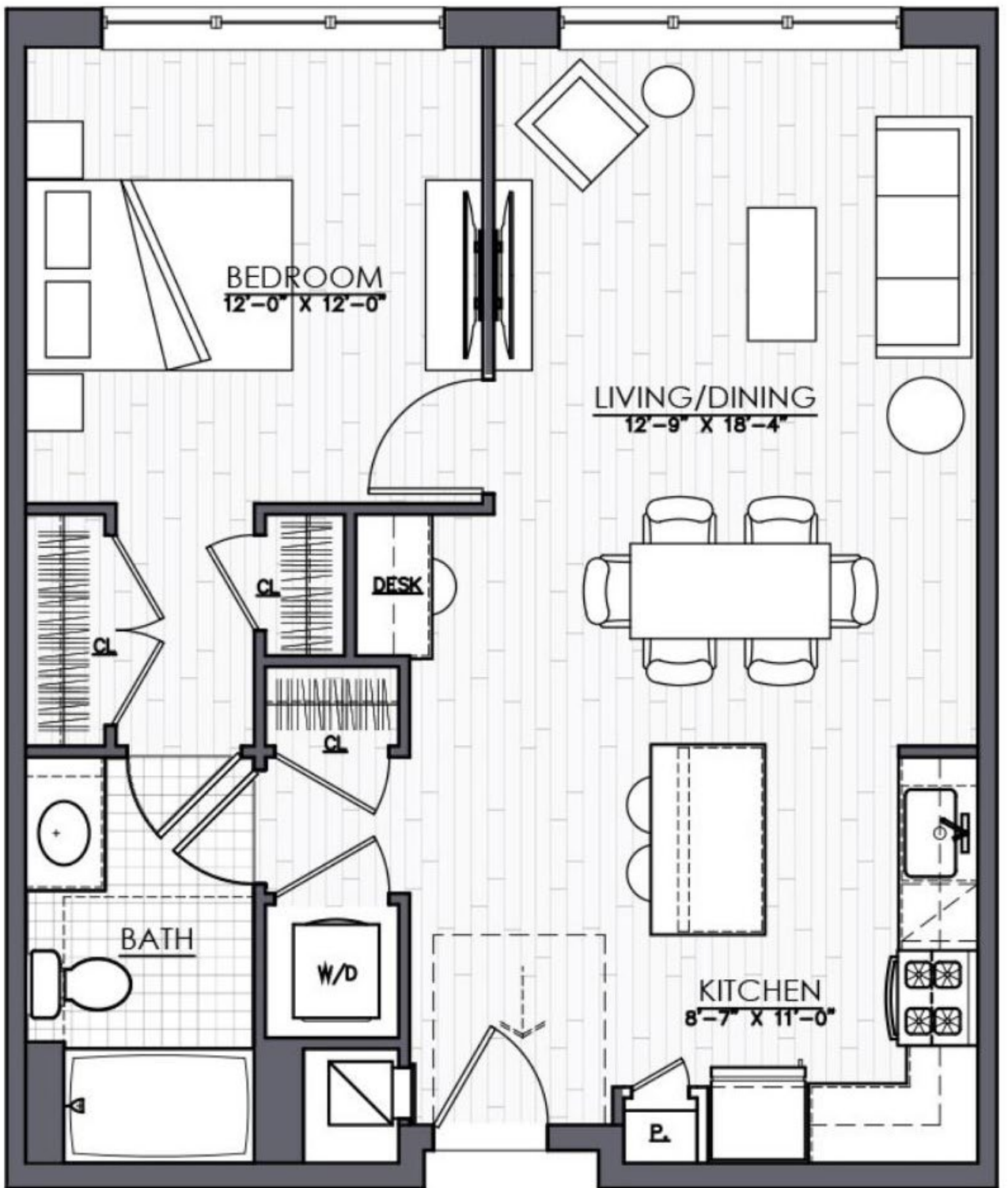
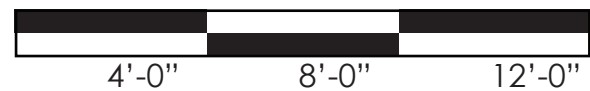
04 THREE BEDROOM AFF.
SCALE: 1/4" = 1'-0"



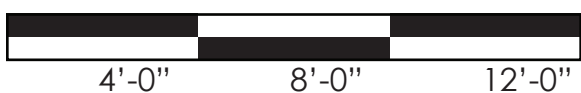
03 TWO BEDROOM
SCALE: 1/4" = 1'-0"



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



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



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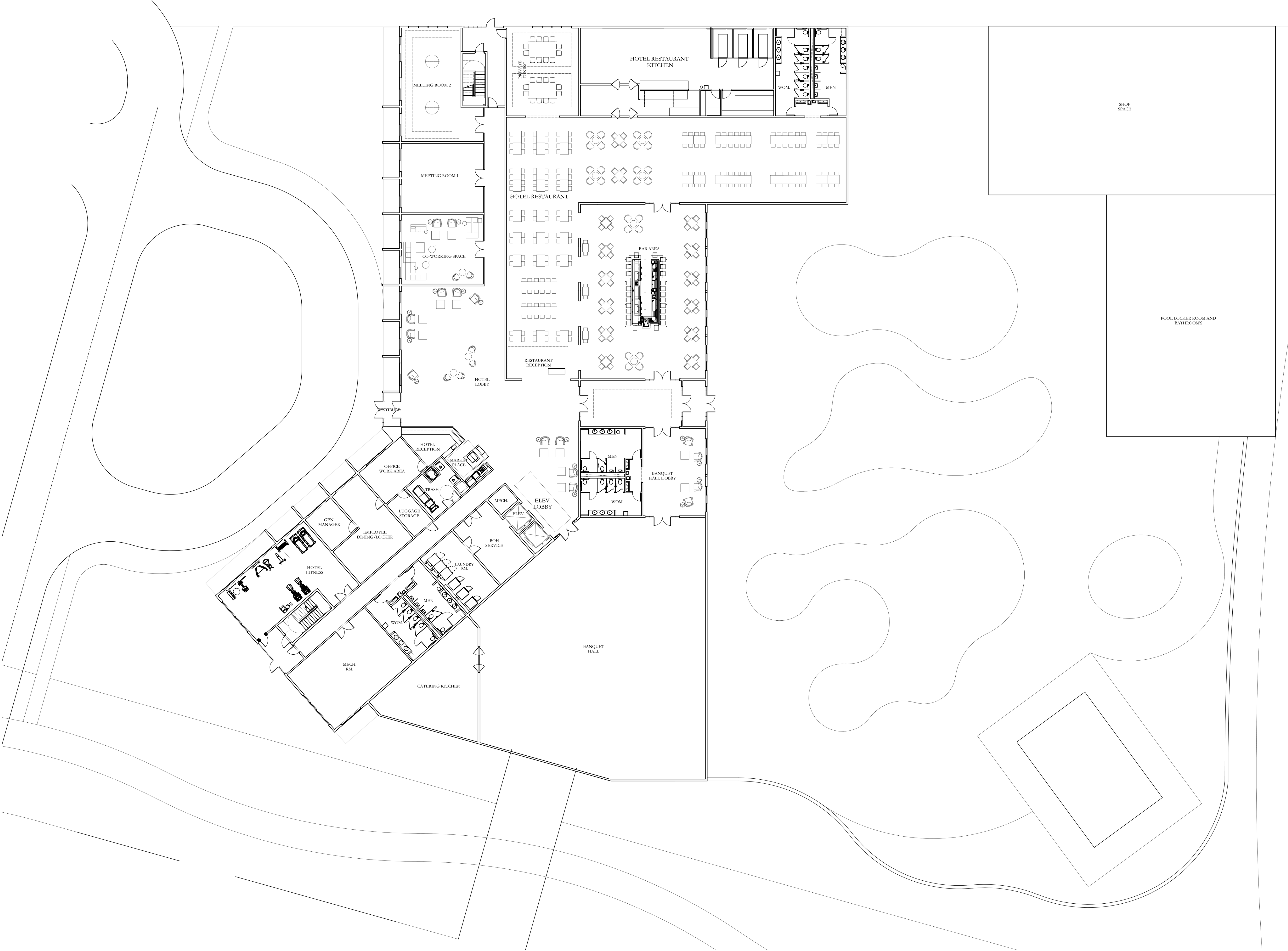
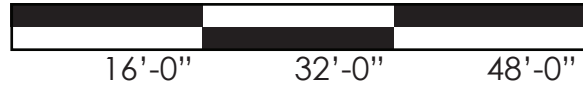
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A-08
TYPICAL UNIT PLANS

01 GROUND FLOOR PLAN

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



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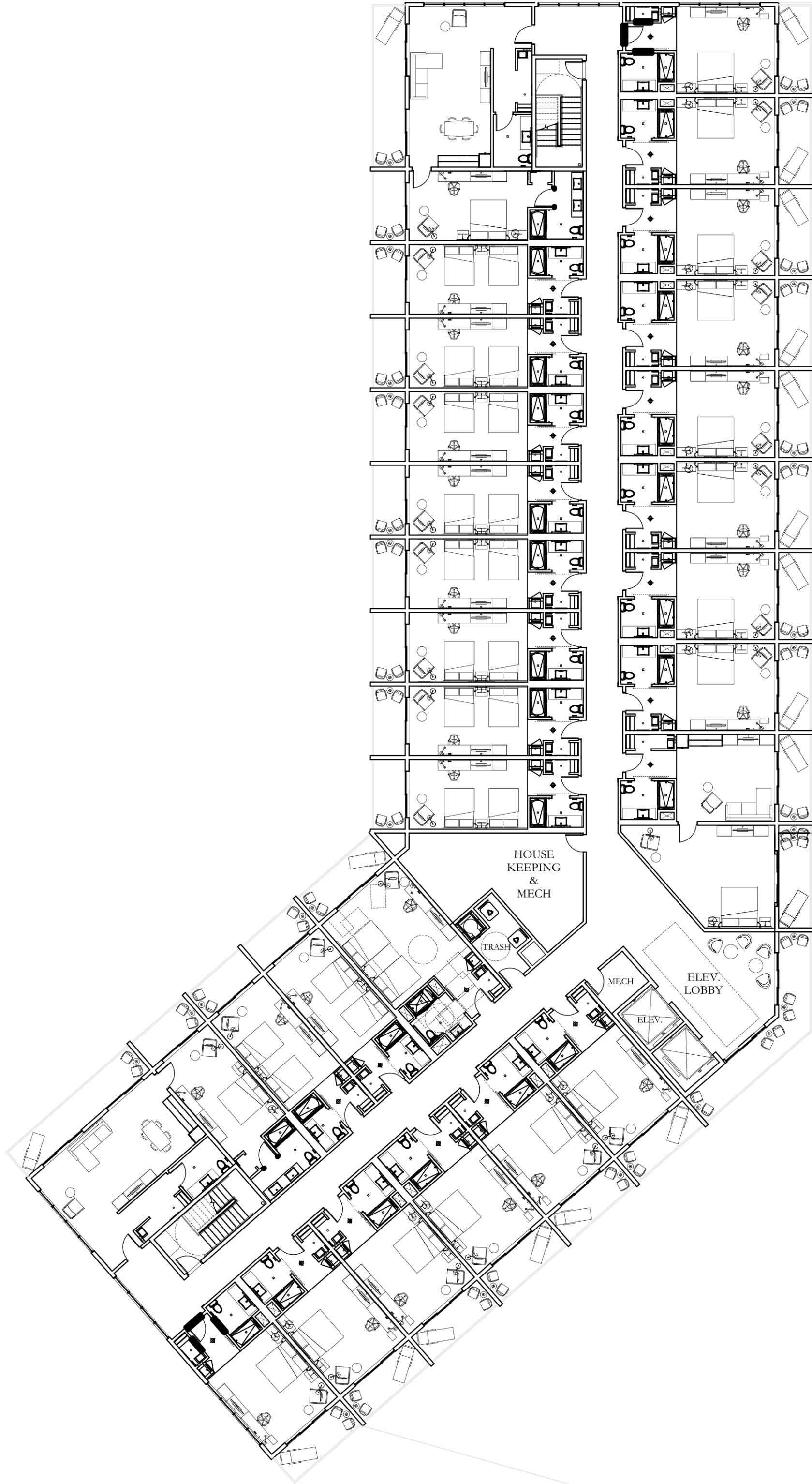
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A-09
HOTEL



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

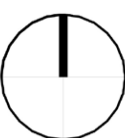


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A-010
HOTEL



02 EAST BUILDING ELEVATION

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



01 NORTH BUILDING ELEVATION

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



KEY PLAN:

A-14
02

A-14
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:

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-11
HOTEL

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

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.

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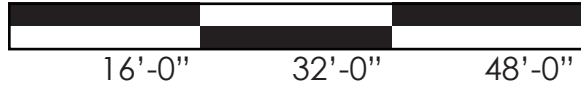
02 SOUTH BUILDING ELEVATION

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



01 WEST BUILDING ELEVATION

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



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HOTEL



01 PERSPECTIVE AERIAL VIEW LOOKING SOUTH EAST

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01 PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

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01 PERSPECTIVE VIEW OF AMENITY BUILDING

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A-16
PERSPECTIVE RENDERING



01 PERSPECTIVE VIEW OF HOTEL LOOKING WEST

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A-17
PERSPECTIVE RENDERING



01 PERSPECTIVE VIEW OF HOTEL AND PEDESTRIAN BOULEVARD LOOKING SOUTH EAST

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PERSPECTIVE RENDERING



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PERSPECTIVE RENDERING

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