

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  
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102  
MINNOWASKO.COM

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

PREPARED FOR:  
**JEMB**  
REALTY

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

**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.

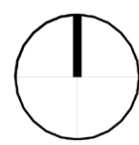
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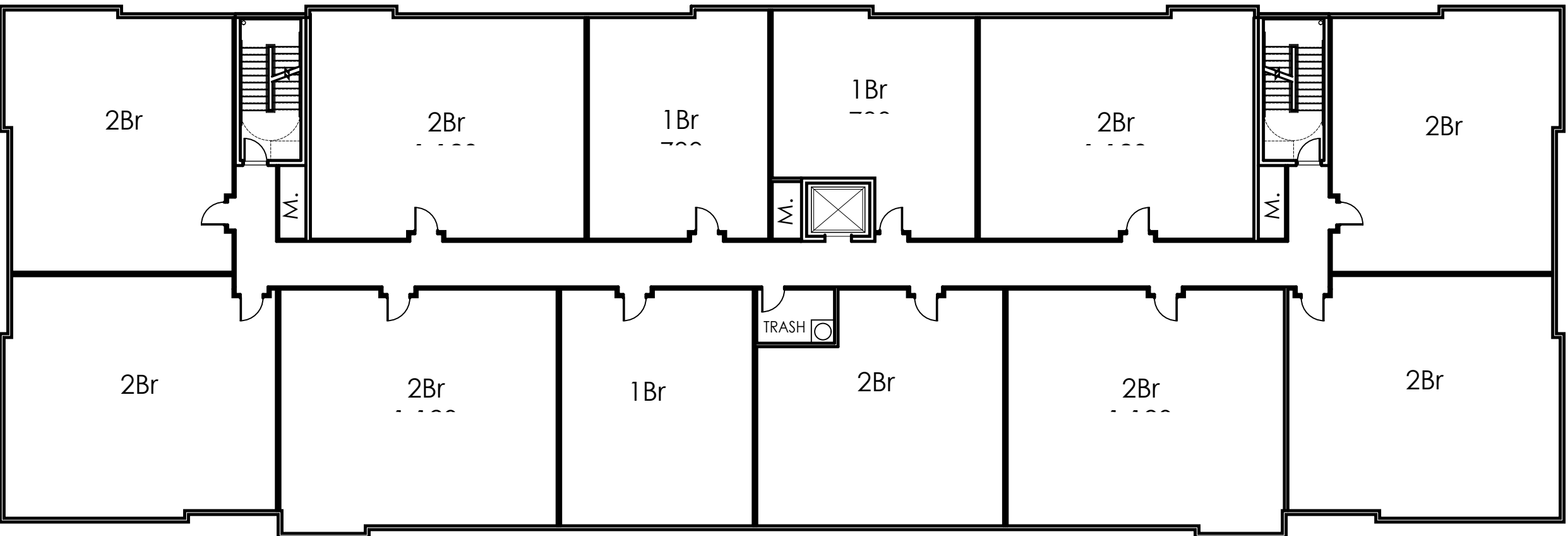
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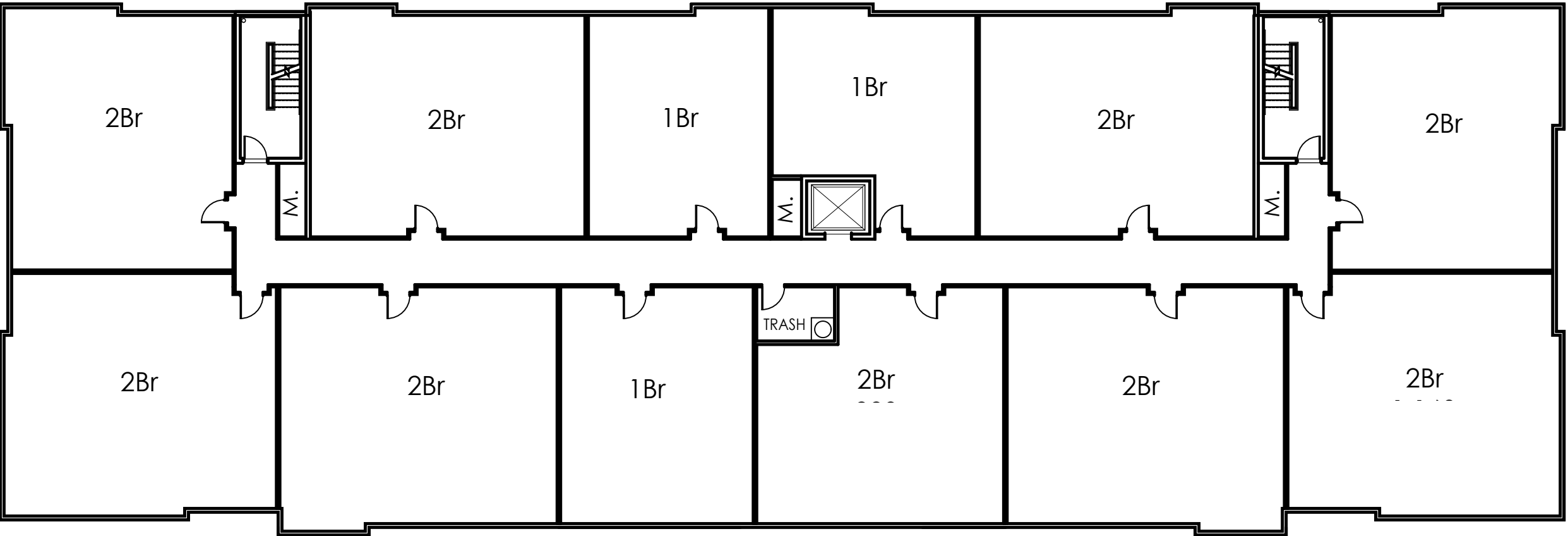
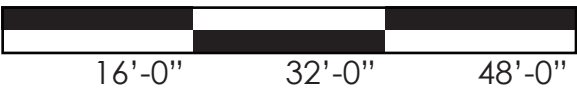


**A-01**  
SITE PLAN

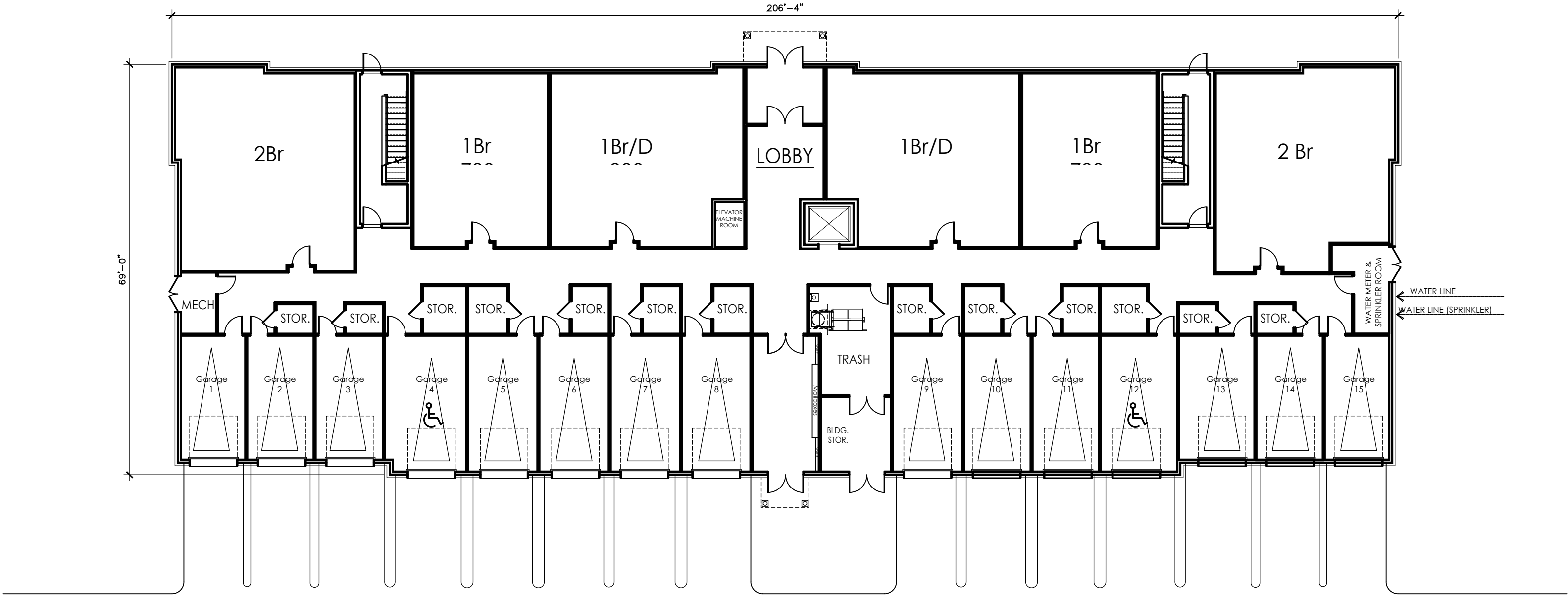




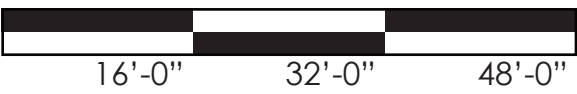
03 THIRD FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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



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



PROJECT UNIT MIX:

RESIDENTIAL:  
TYPE A (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.

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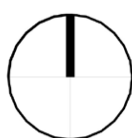
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11/23/2022 NJSEA SUBMISSION - SITE PLAN



**A-02**

BUILDING A

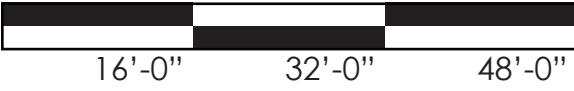




02 EAST BUILDING ELEVATION  
SCALE: 3/32" = 1'-0"



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
- 06 ARCHITECTURAL METAL RAILING
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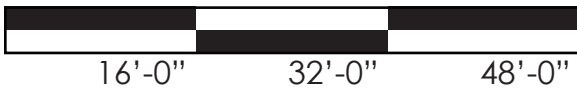
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**A-04**  
BUILDING A

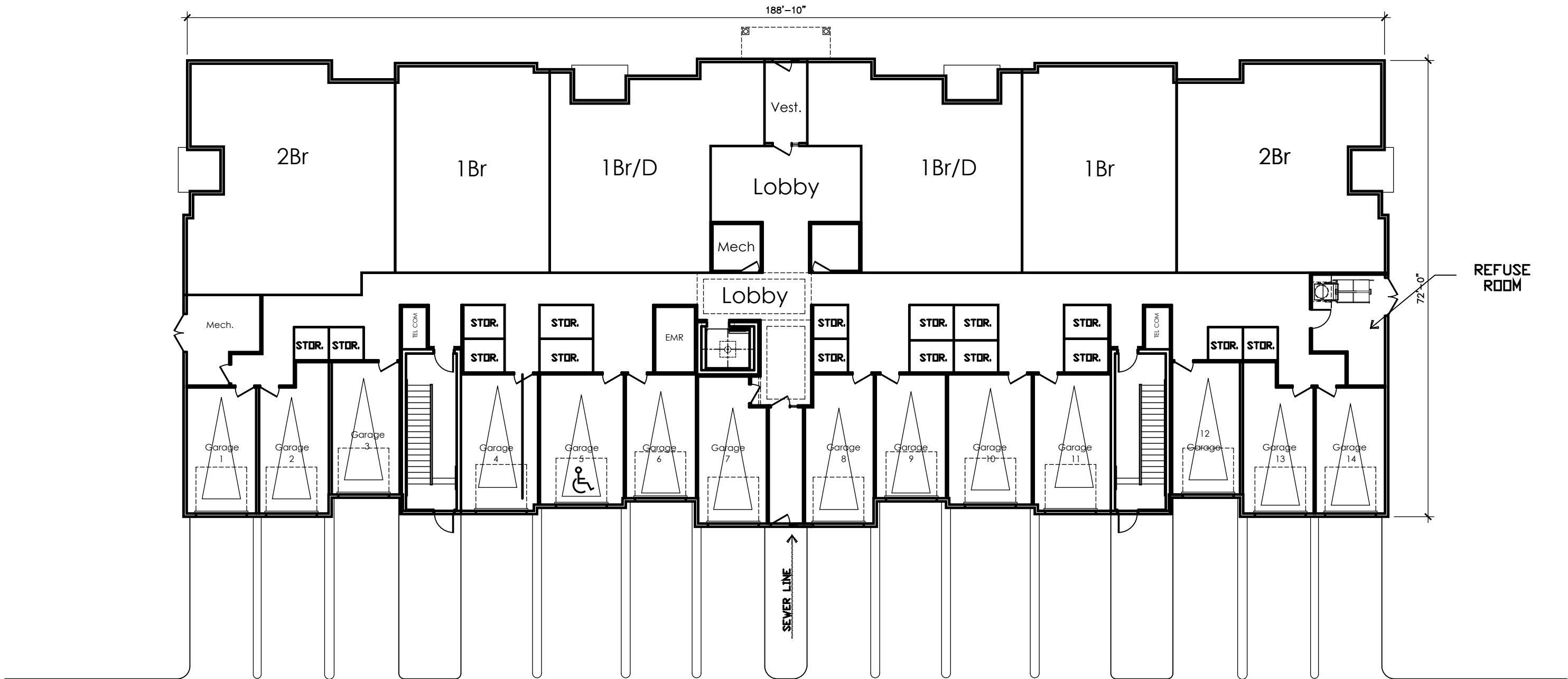
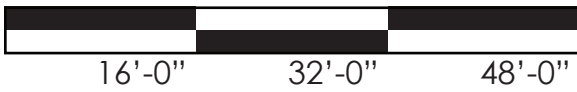




03 SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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



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



**PROJECT UNIT MIX:**

**RESIDENTIAL:**  
TYPE B (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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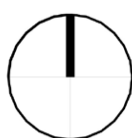
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**A-05**

BUILDING B





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



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

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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OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

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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:



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
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- 08 VINYL WINDOWS
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NOTES:

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MONMOUTH PARK  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

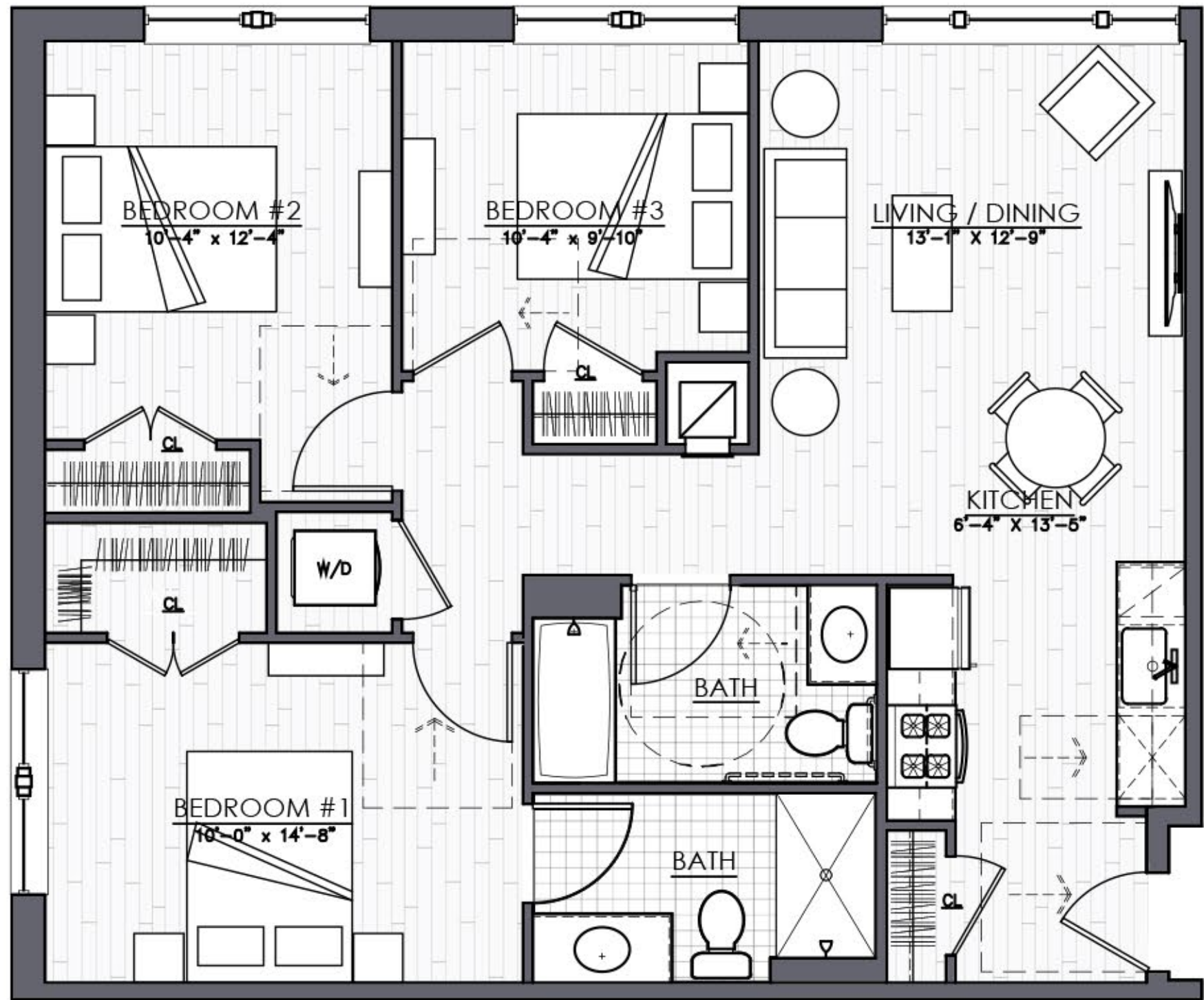
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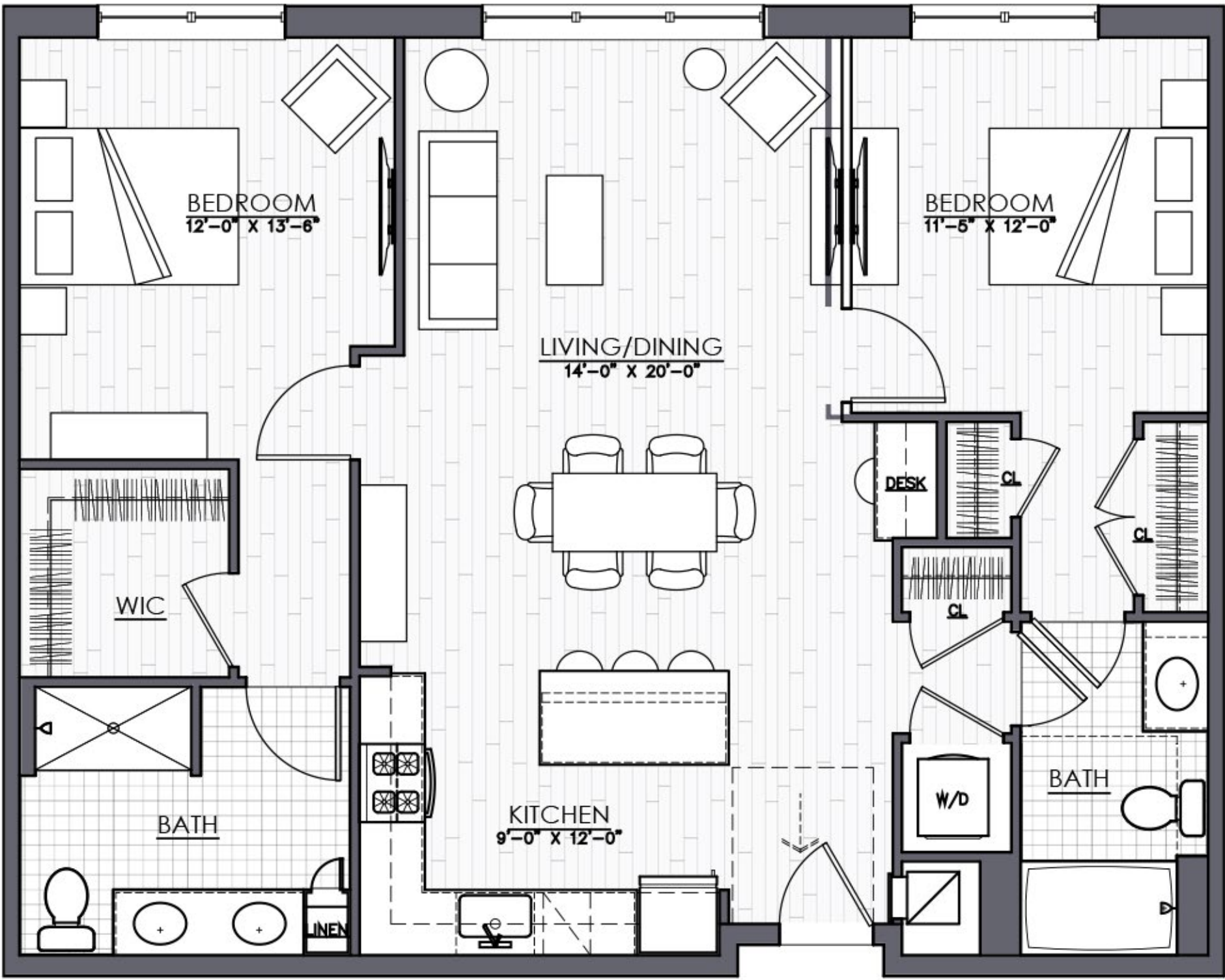
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**A-07**  
BUILDING B





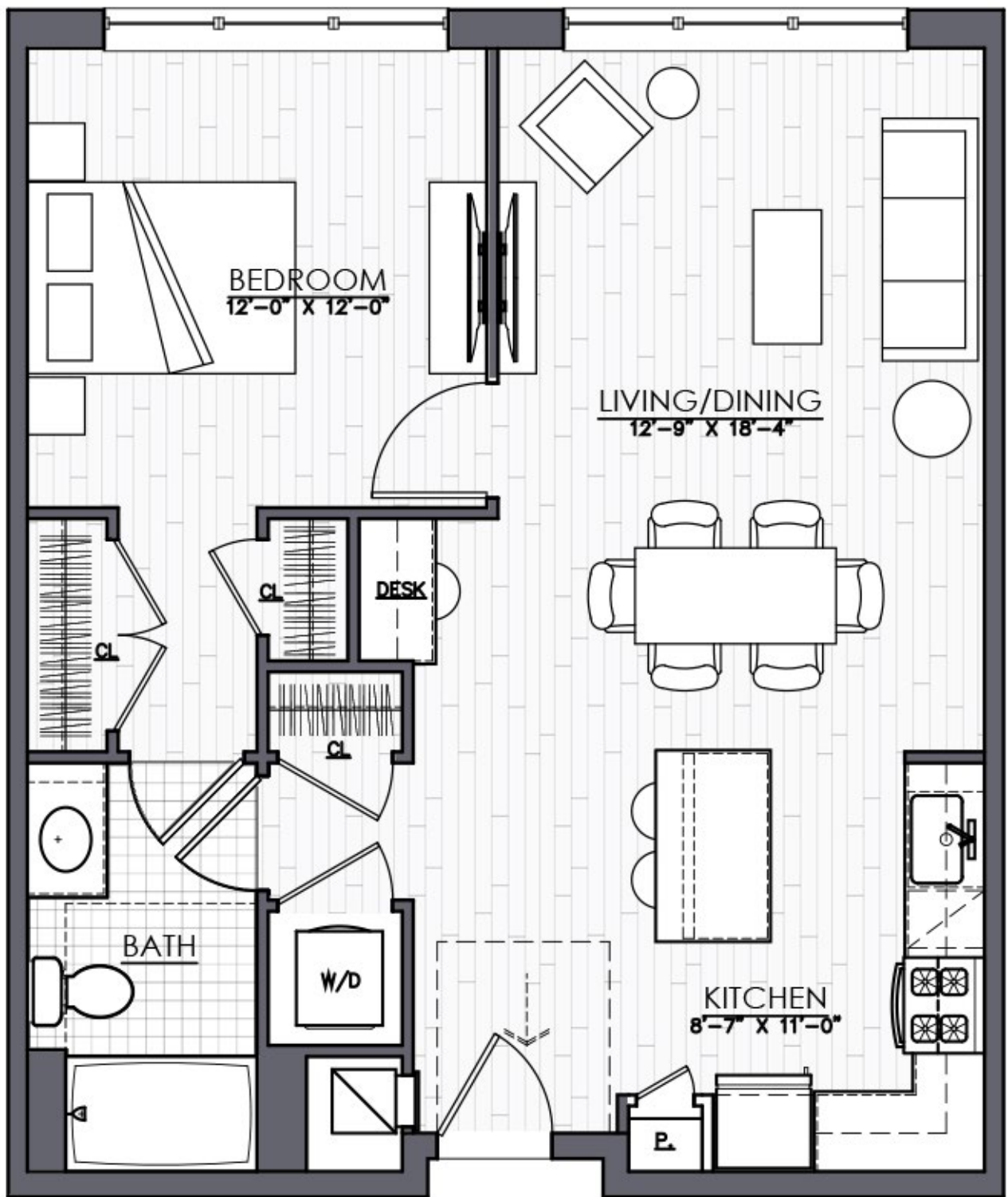
04 THREE BEDROOM AFF.  
SCALE: 1/4" = 1'-0"



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"

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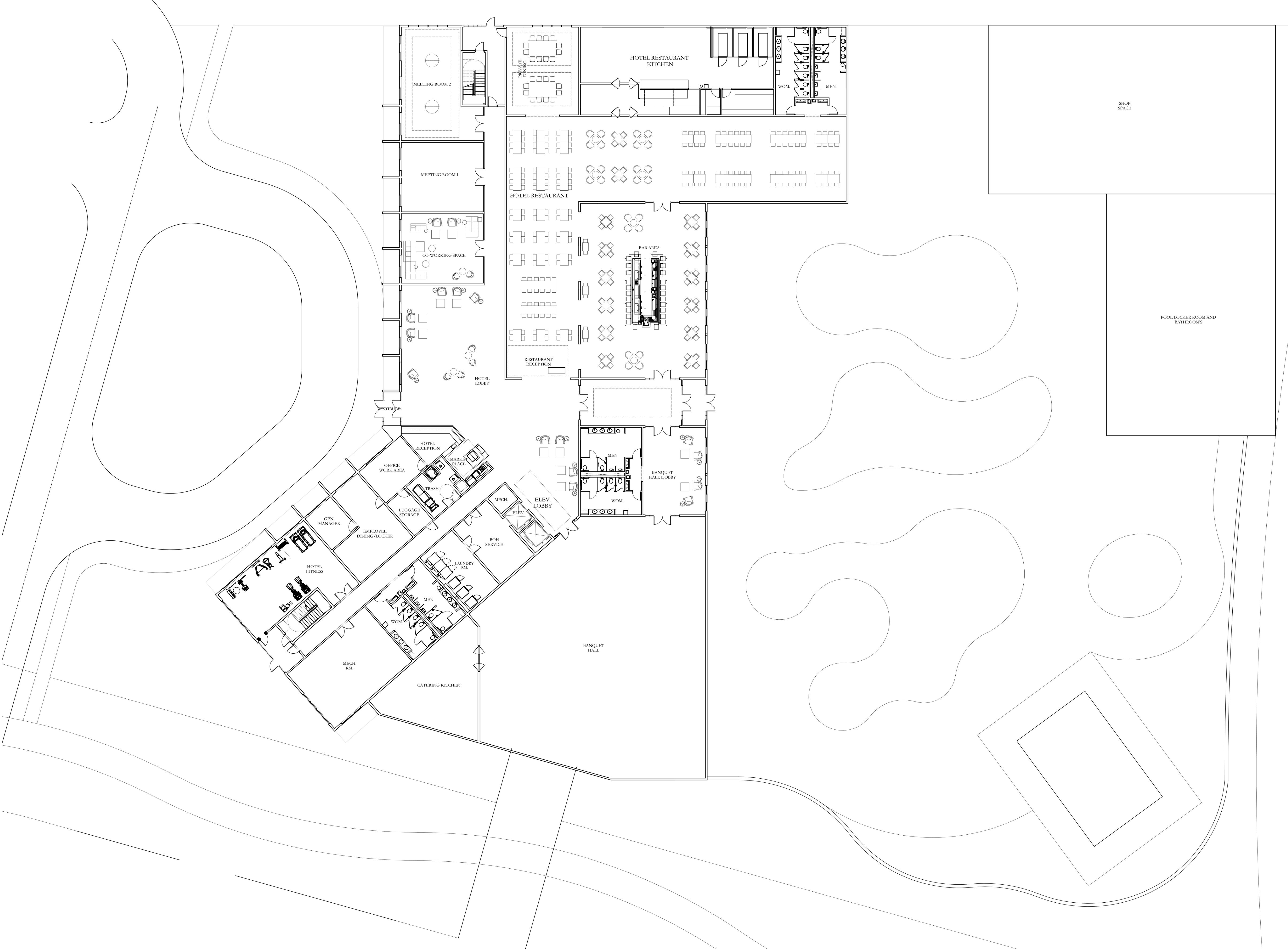
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\_\_\_\_\_



01 GROUND FLOOR PLAN

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



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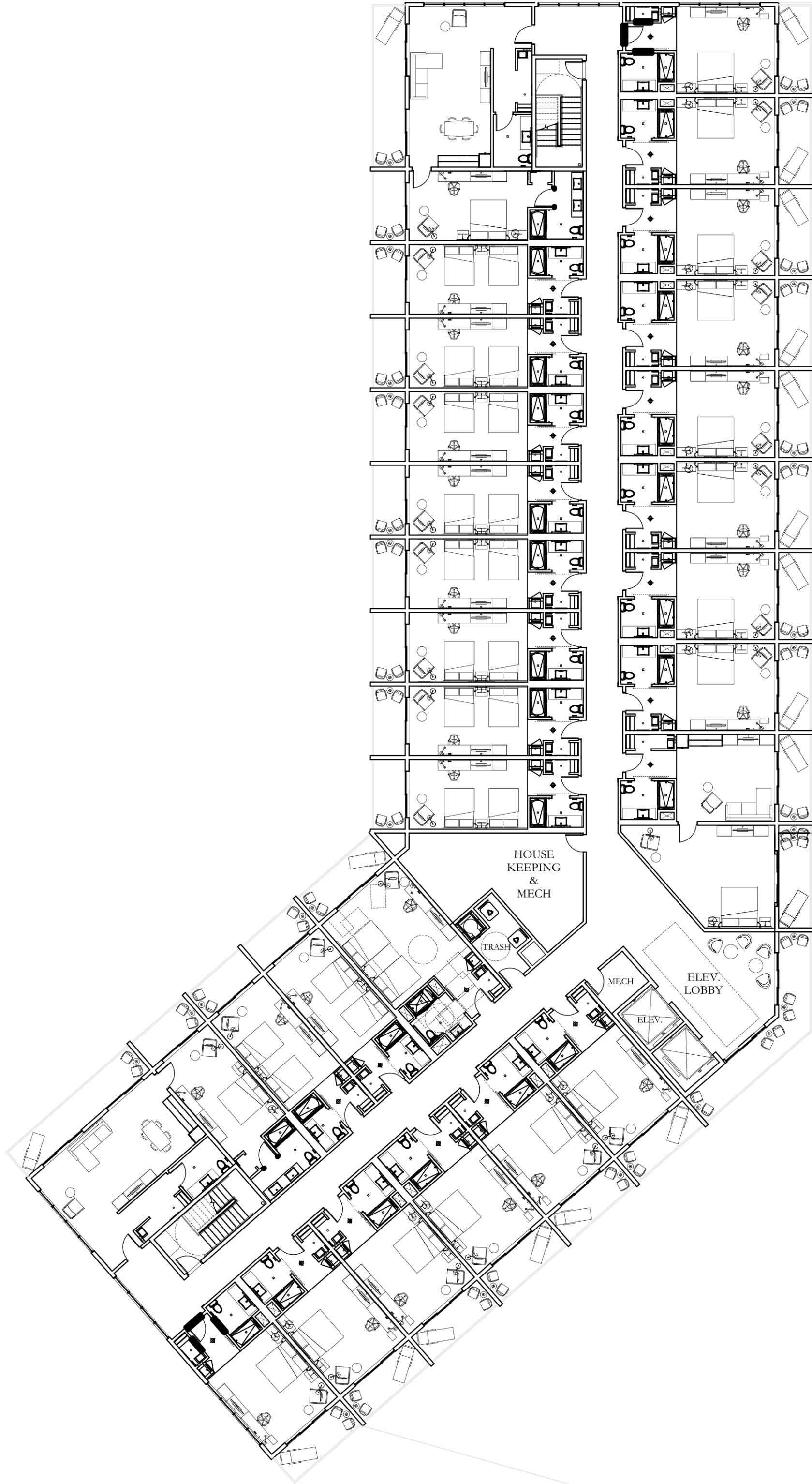
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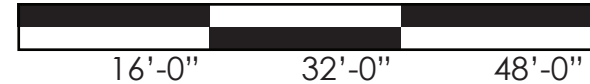
**A-09**  
HOTEL





01 TYPICAL FLOOR PLAN

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

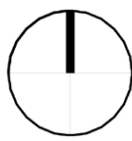


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**A-10**  
HOTEL





02 EAST BUILDING ELEVATION

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



01 NORTH BUILDING ELEVATION

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



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:

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:

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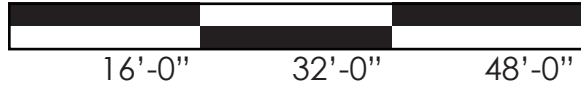
02 SOUTH BUILDING ELEVATION

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:  
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**A-13**  
PERSPECTIVE RENDERING





01 PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

PREPARED BY:  
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**MONMOUTH PARK**  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR:  
**JEMB**  
REALTY

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01 PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

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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  
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PHASE II THEME IMAGERY