

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

SHEET INDEX

C-01 COVER SHEET
A-01 SITE PLAN
A-02 BUILDING A - FLOOR PLANS
A-03 BUILDING A - ELEVATIONS
A-04 BUILDING A - ELEVATIONS
A-05 BUILDING B - FLOOR PLANS
A-06 BUILDING B - ELEVATIONS
A-07 BUILDING B - ELEVATIONS
A-08 TYPICAL UNIT PLANS
A-09 HOTEL - FLOOR PLANS
A-10 HOTEL - FLOOR PLANS
A-11 HOTEL - ELEVATIONS
A-12 HOTEL - ELEVATIONS
A-13 PERSPECTIVE RENDERING
A-14 PERSPECTIVE RENDERING
A-15 PERSPECTIVE RENDERING
A-16 PERSPECTIVE RENDERING
A-17 PERSPECTIVE RENDERING
A-18 PERSPECTIVE RENDERING
A-19 PERSPECTIVE RENDERING

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
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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.

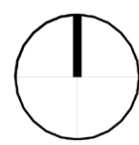
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A-01
SITE PLAN



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"

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
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- 07 ARCHITECTURAL METAL CANOPY
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- 09 ARCHITECTURAL GARAGE DOOR

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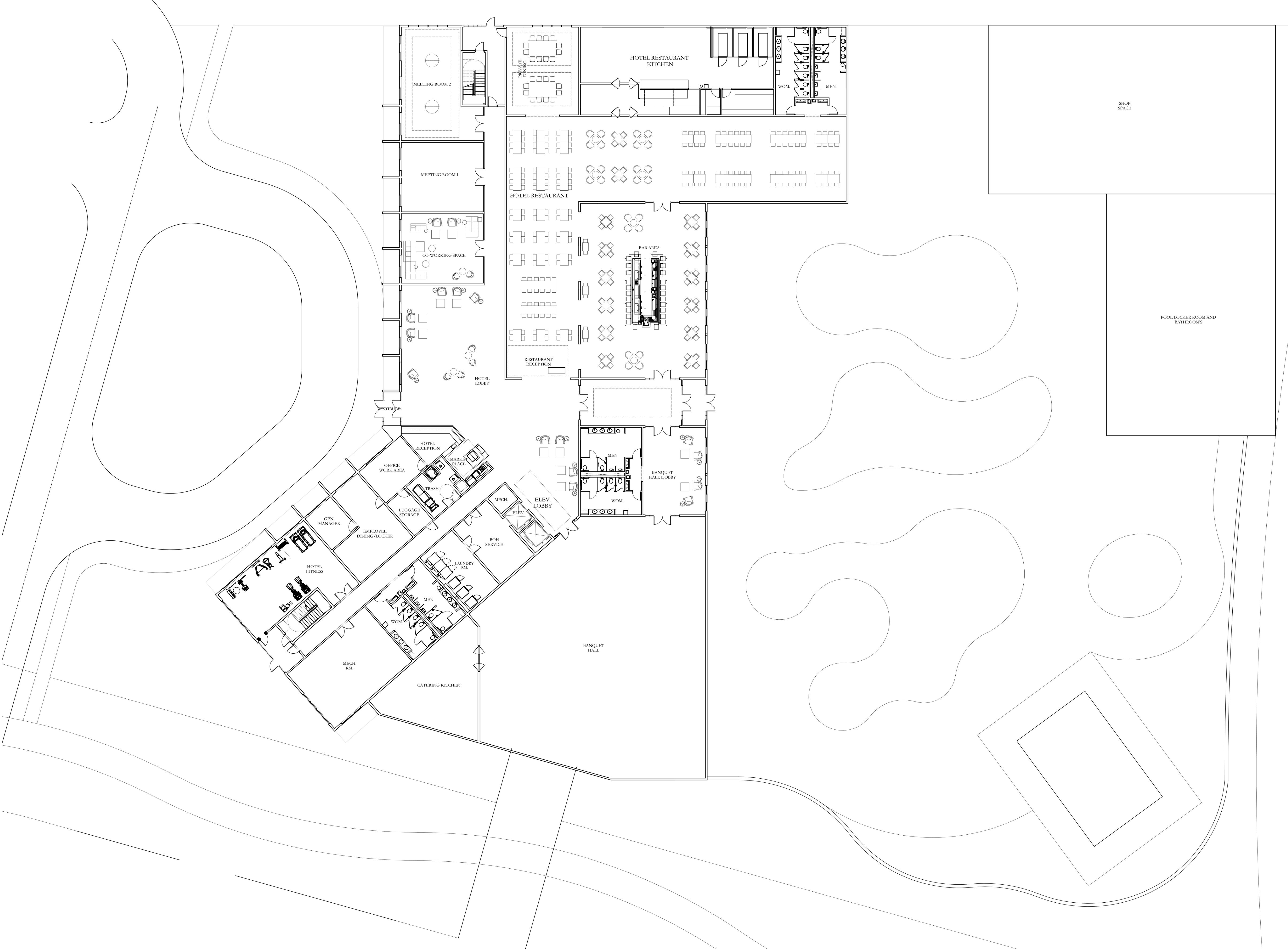
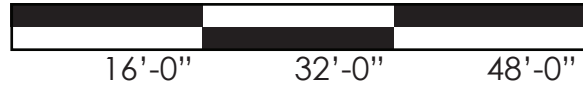
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A-06
BUILDING B

01 GROUND FLOOR PLAN

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



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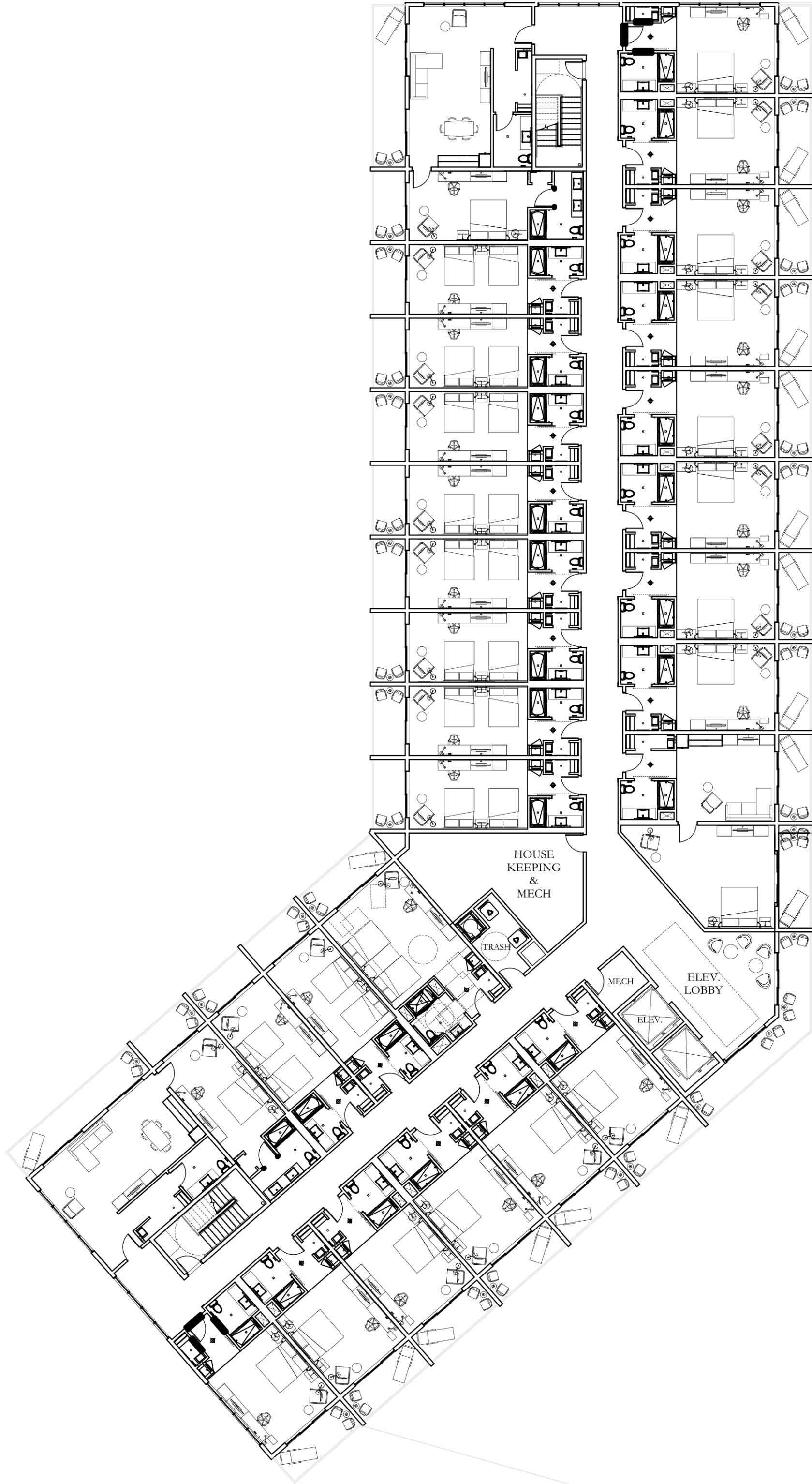
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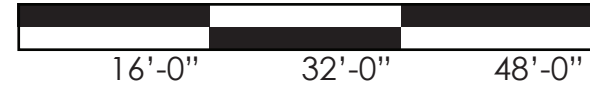
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A-09
HOTEL



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:



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.

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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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PERSPECTIVE RENDERING

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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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01 PERSPECTIVE VIEW OF HOTEL AND PEDESTRIAN BOULEVARD LOOKING SOUTH EAST

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A-18
PERSPECTIVE RENDERING

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01 PERSPECTIVE VIEW OF PEDESTRIAN BOULEVARD LOOKING NORTH EAST

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A-19
PERSPECTIVE RENDERING



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