

MANASQUAN PLANNING BOARD MEETING AGENDA

DECEMBER 06, 2022 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on December 06, 2022 7:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

Join Zoom Meeting

<https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLQS9TRVBIWHVtbUd3Zz09>

OR

Tel – 1-646 876 9923 US (New York)

Meeting ID: 824 329 9920

Passcode: 365120

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

OLD/NEW BUSINESS

1. Approval of Vouchers
2. Regular Meeting Minutes - November 1, 2022
3. Amending Regular Meeting Minutes - October 4, 2022
4. Bushong, Charlotte - 222 Main Street - Block 96 Lot 4.01 - Request for Extension of Variance - Application #44-2021

RESOLUTION

5. #36-2022 Knauss, Curtis & Virginia - 88 Ocean Avenue - Block 162 Lot 21.05
Application #14-2022
6. #37-2022 Brown, Dustin -29 Pearce Avenue - Block 64 Lot 6 - Application #15-2022

APPLICATION

7. Informal Presentation - DeBel, Rick - 361 First Avenue - Block 184.01 Lot 23
8. #16-2022 Sanquini, Marilyn & Peters - 130 Glimmer Glass Circle - Block 136.01 Lot 6

OTHER BUSINESS

Comments from individual board members

9. Cancel December 20, 2022 Special Meeting

ADJOURNMENT

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

July 27, 2022

Richard Debel
15 Eugene Court
Lincoln Park, NJ 07035

Re: Block: 184.01 Lot: 23 Zone: R-5
361 First Avenue

Dear Sir:

The plot plan that was prepared by John Lord on November 5, 2013 for the construction of new house that shows that the driveway fronting on Timber Lane will be removed and the parking will be off of First Avenue.

Section 35-7.7 permits only one driveway and curb cut per property.

As of this date, the driveway and parking area on Timber Lane have not been removed and the rear of the property is being used for parking.

You have the option of removing the rear driveway and parking area or submitting an application to the Planning Board for a variance.

Your failure to comply with this notice on or before August 5, 2022 will result in a summons being issued.

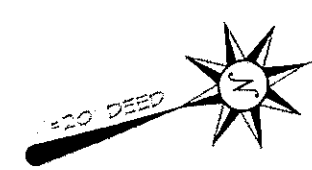
If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

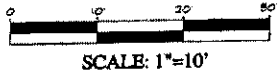
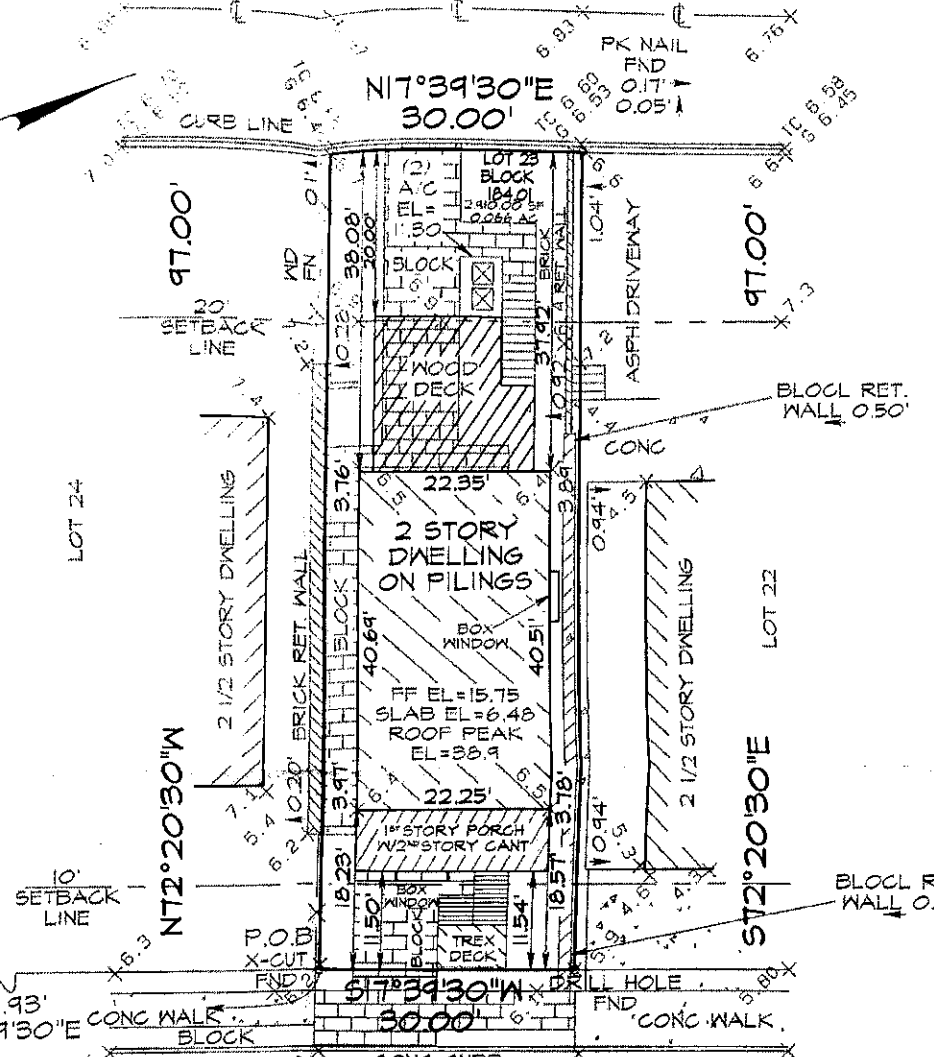
Richard Furey
Zoning/Code Enforcement Officer

TIMBER LANE

(33' R.O.W.)



WHITING AVENUE



LEGEND

x 6.2= EXIST SPOT ELEVATION

FLOOD ZONE INFORMATION

CURRENT
 COMMUNITY # 345303
 MAP NO. 34029C0456F
 SUFFIX "F"
 DATE: 9-25-2009
 ZONE "AE"
 BFE: 8

PRELIMINARY
 COMMUNITY # 345303
 MAP NO. 34029C0456G
 SUFFIX "G"
 DATE: 3-28-2014
 ZONE "AE"
 BFE: 9

ELEVATIONS REFER
 TO NAVD '88 DATUM

FIRST AVENUE

(60' R.O.W.)

FINAL ASBUILT SURVEY FOR
 361 FIRST AVENUE
LOT 23 BLOCK 184.01
 ON THE
BOROUGH OF MANASQUAN
TAX MAP
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

CERT. OF AUTH. # 24GA27979000
WILLIAM J. FORE, INC.
 PROFESSIONAL LAND SURVEYORS
 283 BRICK BLVD., UNIT 5, BRICK, NJ 08723
 TEL (732) 820-5100 FAX (732) 920-5199

William J. Fore
 WILLIAM J. FORE, PROFESSIONAL LAND
 SURVEYOR GS# 35382 DATE 6/30/2014

PROJECT NO. 27020

DRAWN BY: JDP





uan, New Jersey





To the Manasquan Planning Board,

We purchased our home at 361 1st Ave late in 2013 following Superstorm Sandy and immediately began plans to demo the home and build a new one. It was indicated to us that we would be able to obtain approvals most quickly if we remained within the existing footprint and current layout of the property. The home we designed for the site was built on the exact footprint of the former home. The site we purchased had two curb cuts in the front with one being used primarily as an entrance to a basement apartment and the other going to a basement garage, neither of which allowed for a vehicle to be parked on the two driveways without encroaching on the sidewalk. In addition, the entire back yard was paved macadam from side to side and from the road to the house (please see attached photos of the front and back). Our plan for the new home called for the elimination of one of the two curb cuts in the front and a driveway that allowed for a full-size vehicle to be parked there with no encroachment on the sidewalk in any way. This was achieved by recessing the ground level garage to allow for the car to fit under the front porch. There is a garage door in the front allowing access to the garage where two more vehicles can be parked inside (please see attached photo). The plan also called for the removal of the macadam back yard and a single car width driveway with room for two additional vehicles and a rear garage door also allowing access to the garage from the rear (please see attached photo). Unfortunately, the site plan references the removal of the macadam back yard but did not indicate the single lane driveway (please see copy of the site plan). Upon submission of the plans and given the fact that the plans called for the new home to be built with-in the existing footprint, we received our approvals and building permits approximately four days after submission. We demolished the previous home during the last week of December and immediately began building. We found the process to be a very enjoyable experience and encountered nothing but professionalism from everyone in the Borough Office. The home was constructed as designed with no changes of consequence and both driveways were installed, along with the landscaping, well in advance of the final inspections. We received and submitted our Final Asbuilt Survey showing all of the above on or around 6/30/14 (please see attached). We received our Temporary Certificate of Occupancy on 7/8/2014 and our Permanent Certificate of Occupancy on 8/6/14 (copies attached). My recollection is that we had no failures of any inspections of any significance throughout the process. We have a large family, 6 children, and we have enjoyed our vacation time in Manasquan immensely these past 9 years!

On August 1st of this year, I received the attached letter dated July 27th from Richard Furey informing me of the issue regarding the rear driveway. I immediately called him and discussed what transpired. I understand that Manasquan is in the process of redoing 1st Ave and a review of curb cuts somehow brought our situation to light. He indicated that we would need to obtain a variance or remove either our front driveway or our rear driveway. We strongly prefer obtaining a variance as we believe that removing our front driveway would destroy the aesthetics of the house from 1st Ave. We also feel that removing the rear driveway would be very inconsistent with the design and would simply force two vehicles out onto the road into the public parking. As I mentioned, we have 6 children and 5 of them have their own cars and my youngest will have his car in less than a year. Our rear driveway obviously exits onto Timber

on the side where there is no public parking so there is no impact in that regard. Based on my review on Google Earth, there are approximately 59 houses that back up to Timber and 51 have rear driveways so this would not be an aberration.

We are respectfully requesting your direction concerning approval of a variance as it pertains to Section 35-7.7, as per Richard Furey's letter, which permits only one driveway and curb cut per property. I have tried to be as concise as possible, and I hope I have covered all the pertinent information needed. I would be happy to try to answer any questions you may have. Thank you for your time and your service to the Borough of Manasquan.

Best regards,

Rick DeBel

MANASQUAN BOROUGH
201 E MAIN ST
MANASQUAN, NJ 08736-3004

UCC NEW JERSEY CERTIFICATE

Permit #: 14-00007
Date Issued: 02/04/14
Certificate Issued Date: 07/08/14

IDENTIFICATION

Work Site Location: 361 FIRST AVE
Block/Lot/Qual: 184.01 23.
Owner in Fee: DEBEL, RICHARD & ELLEN E
Address: 15 EUGENE CT
LINCOLN PARK, NJ 07035-1502
Contractor: DEBEL, RICHARD & ELLEN E
Address: 15 EUGENE CT
LINCOLN PARK, NJ 07035-1502

Home Warranty No:
Type of Warranty Plan: homeowner
Use Group: R-5 Res; 1 & 2 Family
Maximum Live Load:
Construction Classification: 1A
Max Occupancy Load:
Description of Work/Use: NEW HOME

Tel.:
Fax:
Lic. No. or Bldrs. Reg. No:
Federal Employer No:

CERTIFICATE OF OCCUPANCY

- This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.
- If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than 09/06/14 or will be subject to fine or order to vacate.

TEMPORARY CERTIFICATE OF OF OCCUPANCY/COMPLIANCE

Patch holes in garage ceiling.
Complete outdoor shower enclosure

CERTIFICATE OF APPROVAL

- This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection

CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

- This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

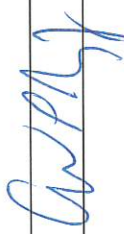
[] Total Removal of lead-based hazards in scope of work
[] Partial or limited time period (_____ years); see file

CERTIFICATE OF CONTINUED OCCUPANCY

- This serves notice that based on a general inspection of the visible parts of the building there are no immediate hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

- This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____



Date 7/8/14

Construction Official

MANASQUAN BOROUGH
201 E MAIN ST
MANASQUAN, NJ 08736-3004

UCC NEW JERSEY CERTIFICATE

Permit #: 14-00007
Date Issued: 02/04/14
Certificate Issued Date: 08/06/20

IDENTIFICATION

Work Site Location: 361 FIRST AVE
Block/Lot/Qual: 184.01 23.
Owner in Fee: DEBEL, RICHARD & ELLEN E
Address: 15 EUGENE CT
LINCOLN PARK, NJ 07035-1502
Contractor: DEBEL, RICHARD & ELLEN E
Address: 15 EUGENE CT
LINCOLN PARK, NJ 07035-1502

Home Warranty No: *Homeowner*
Type of Warranty Plan:
Use Group: R-5 Res; 1 & 2 Family
Maximum Live Load:
Construction Classification: 1A
Max Occupancy Load:
Description of Work/Use: NEW HOME

Tel.:
Fax:
Lic. No. or Bldrs. Reg. No:
Federal Employer No:

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

TEMPORARY CERTIFICATE OF OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or will be subject to fine or order to vacate.

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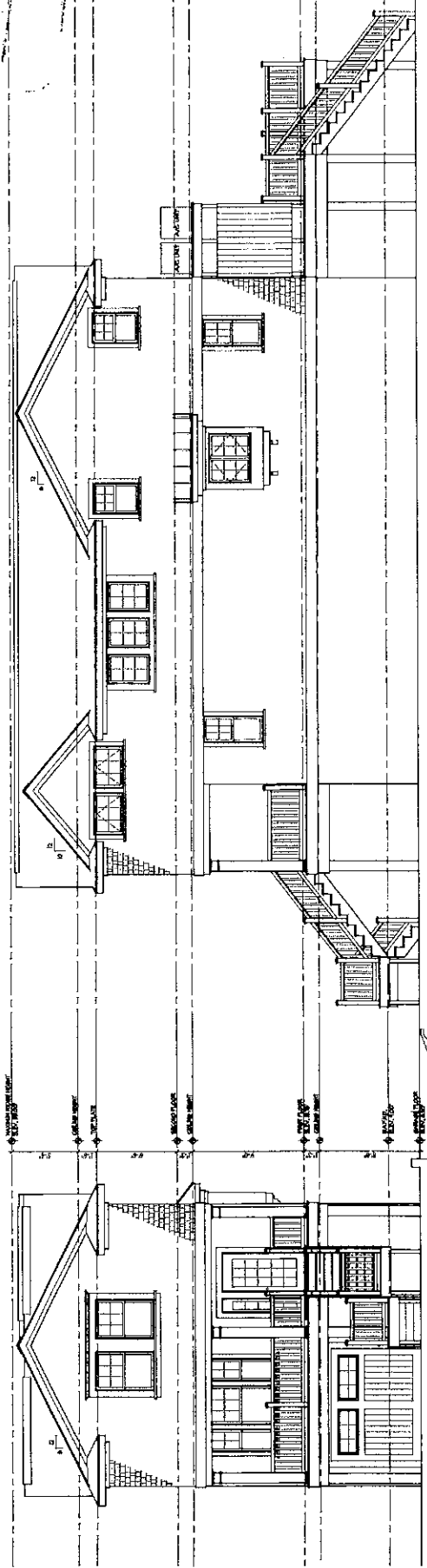
Construction Official

AWP _____
Stacy _____
Date

BRANDON T. MOYER
 ARCHITECTURE
 46 JAMES AVENUE
 MASSACHUSETTS
 781.644.6936
 WWW.BRANDONMOYERARCHITECTURE.COM

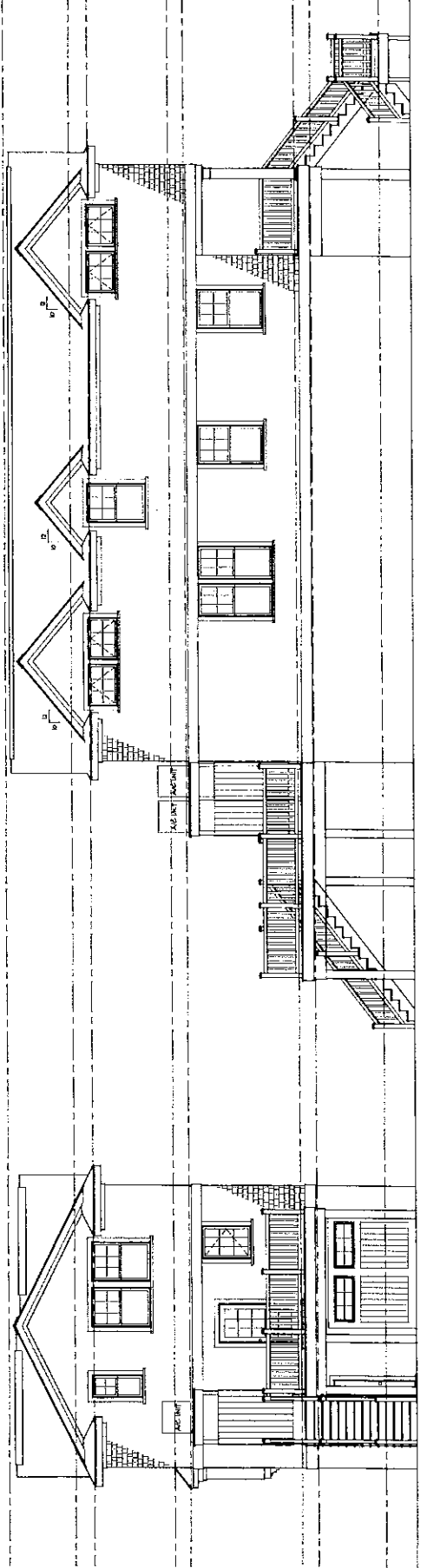
DEBEL RESIDENCE
 361 FIRST AVE
 MANASSAS, NJ 08750

DATE: 08/20/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: A-31
 SHEET 3 OF 9



NORTH ELEVATION
 SCALE: 1/8"=1'-0"

EAST ELEVATION
 SCALE: 1/8"=1'-0"



SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

WEST ELEVATION
 SCALE: 1/8"=1'-0"



October 20, 2022

Barbara Ilaria, Secretary
Manasquan Borough Planning Board
201 East Main Street
Manasquan, NJ 08736

Re: Boro File No. MSPB-R1940
Variance – Sanquini
Block 136.01, Lot 6
130 Glimmer Glass Circle
R-1 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Highlighted Property survey prepared by William Scott, PLS, of Mountain Surveying and Planning, dated July 12, 1995.
2. Architectural Floor Plans and Elevations prepared by Kenneth Quabeck, RA, of Quabeck Architecture, LLC, dated July 22, 2022.

The property is located in the R-1 Single-Family Residential Zone with frontage on Glimmer Glass Circle. With this application, the applicant proposes to construct two new additions, one on the east side and one on the western rear of the existing dwelling. A new rear deck and interior renovations to the existing dwelling are also proposed. The application is deemed complete on October 20, 2022.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum building coverage of 25% is permitted, whereas a building coverage of 33.5% is proposed (24.3% exists).
3. The following non-conformities exist on Lot 6 and are not proposed to be modified as part of this application:
 - a. A minimum rear yard setback of 35 feet is required, whereas a setback of 21.55 feet exists and is proposed.

Re: Boro File No. MSPB-R1940
Variance – Sanquini
Block 136.01, Lot 6

October 20, 2022
Sheet 2

4. The base flood elevation for the property is 9 (Zone AE). The architectural plans should be revised to indicate the existing and proposed elevation in relation to the BFE.
5. Any expanded driveway to service the new garage addition must be shown on the plan and the proposed driveway material indicated
6. The required 80 square feet of enclosed storage space appears to be provided in the existing garage and new rear storage addition.
7. The applicant should indicate if any new air conditioning units or generator are proposed and if so show their proposed locations on the plan.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
9. The applicant should indicate if any existing trees will be removed as part of the application.
10. Any curb and sidewalk must be replaced along Glimmer Glass Circle as necessary.

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,



ALBERT D. YODAKIS, P.E., P.P.
PLANNING BOARD ENGINEER
BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Kenneth Quabeck, RA
Quabeck Architecture, LLC, 258 Hockenbury Road, Hillsborough, NJ 08844-3228
Peter Sanquini
130 Glimmer Glass Circle, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DIROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Marilyn & Peter Sanquini

*Applicant's Address: 78 Bernard Street, Branchburg, NJ 08876

*Telephone Number: Home: _____ Cell: 908-581-0104

*e-mail Address: PSanquini@crpindustries.com

*Property Location: 130 Glimmer Glass Circle, Manadquan, NJ 08736

*Block: 136.01 Lot: 6

*Type of Application: Bulk variance (setbacks and impervious coverage)
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-
Site Plan Approval

*Date of Zoning Officer's Denial Letter: September 13, 2022
Attach Zoning Permit Application

*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? Yes

*Have there been any previous applications to the Planning Board concerning this property? No
(Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this
property? No
(Attach copy)

*The applicant agrees to be responsible for and pay for the costs entailed in the review of this
application by any experts retained by the Planning Board for advice in this matter.


Signature of Applicant or Agent

7/28/22
Date

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

September 13, 2022

Peter Sanquini
130 Glimmer Glass Circle
Manasquan, NJ 08736

Re: Block: 136.01 Lot: 6 Zone: R-1 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

On this date we reviewed your application for the following project.

Construct a covered front porch, side addition, rear addition, covered rear porch, deck in the rear yard and other interior alterations and renovations.

Survey/site plan prepared by William Scott on July 12, 1995. Conceptual plans prepared by Kenneth Quabeck on July 22, 2022.

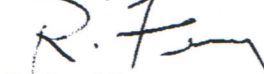
Application denied for the following reason(s):

Section 35-9.4 – Rear Setback – 35ft Required
21.55ft. existing and proposed

- “ - Building Coverage – 25% Permitted
24.3% Existing
33.5% Proposed

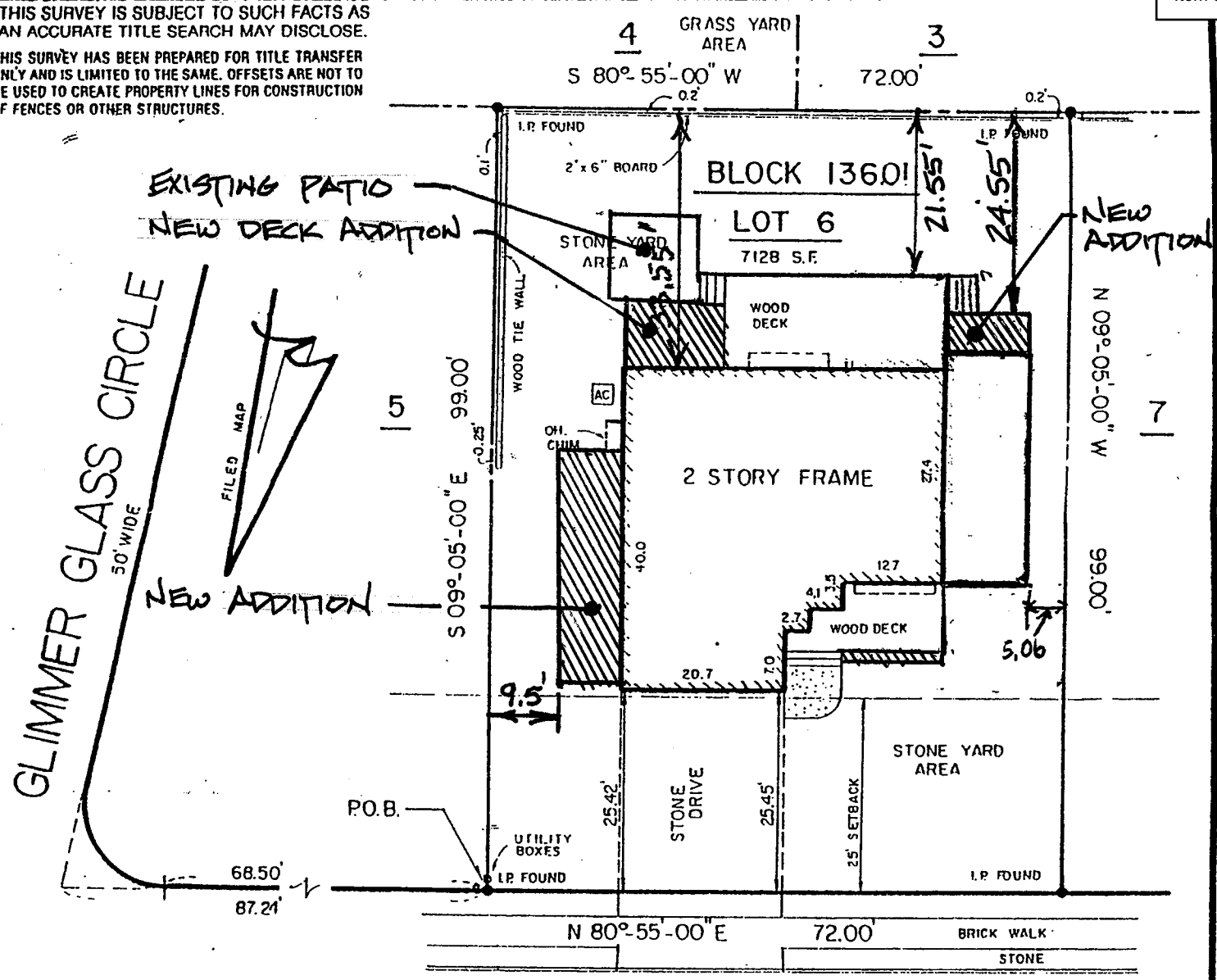
If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 THIS SURVEY HAS BEEN PREPARED FOR TITLE TRANSFER ONLY AND IS LIMITED TO THE SAME. OFFSETS ARE NOT TO BE USED TO CREATE PROPERTY LINES FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.



GLIMMER GLASS CIRCLE

50' WIDE

Property known as Lot 6 in Block 136.01 as shown on the current tax map of the Borough of Manasquan.

Property known as Lot 6 in Block 136.01 on a map entitled, "Final Map of Glimmer Glass Island in the Borough of Manasquan, Monmouth County, New Jersey", and filed in the Monmouth County Clerk's Office on January 22, 1988 in Case No. 222, Sheet 14.

Being more commonly known as 130 Glimmer Glass Circle, Borough of Manasquan, NJ.

Property corners have not been set as per contractual agreement.

This survey is prepared for the benefit of Richard L. Sanquini and Virginia Sanquini; Wasser and Feldman, Esqs.; Stewart Title Guaranty Company; and Tri-County Lawyers Service, Inc. (ST48622).

PROPOSED ADDITIONS

This certification is made only to above named parties for purchase and/or mortgage of herein delineated property by the above named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not named in certification, either directly or indirectly.

**SKETCH OF PROPERTY SURVEYED FOR
 RICHARD L. & VIRGINIA SANQUINI**

BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY

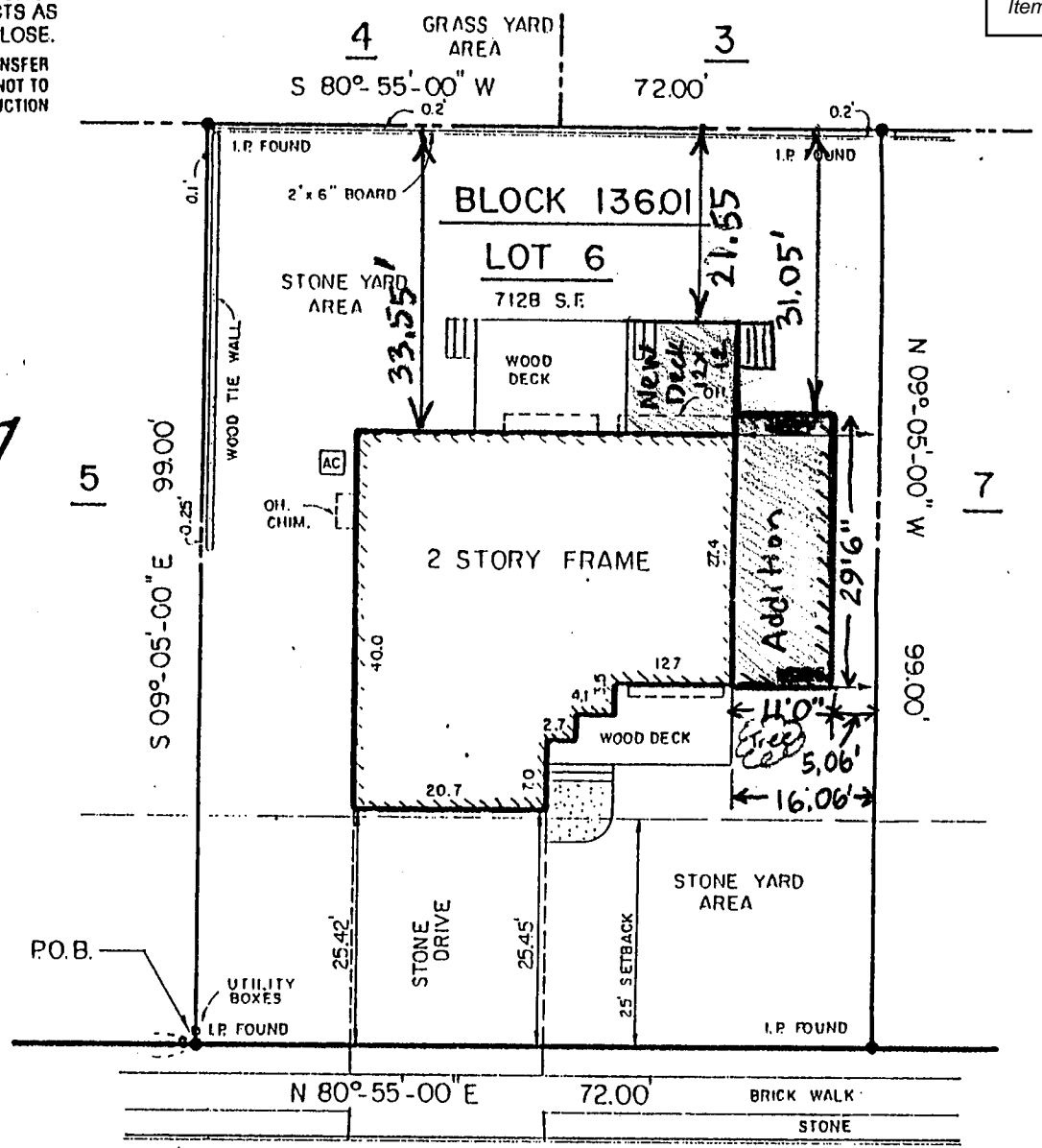
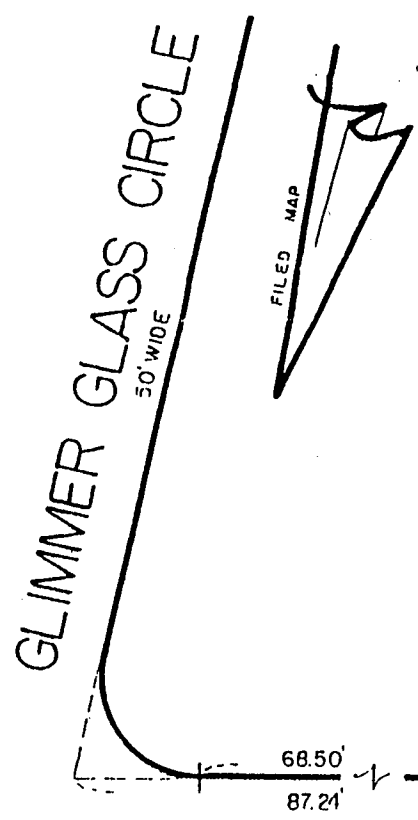
MOUNTAIN SURVEYING AND PLANNING
 PROFESSIONAL LAND SURVEYORS AND PLANNERS
 10 SHAWNEE DRIVE, SUITE 2, WATCHUNG, N.J. 07060 (908) 668-7701



William N. Scott
WILLIAM N. SCOTT P.L.S. N.J. LIC. NO. 17421

SCALE 1" = 20	DATE 7-12-95
DRAWN BY NJS	CHECKED BY WNS
FILE NO 1573 MSP	MAP NO 1
DWG NO M-4597	

THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 THIS SURVEY HAS BEEN PREPARED FOR TITLE TRANSFER ONLY AND IS LIMITED TO THE SAME. OFFSETS ARE NOT TO BE USED TO CREATE PROPERTY LINES FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.



GLIMMER GLASS CIRCLE

50' WIDE

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 Being more commonly known as 130 Glimmer Glass Circle, Borough of Manasquan, NJ.
 Property corners have not been set as per contractual agreement.
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FOR REFERENCE ONLY
 (PREVIOUSLY APPROVED ADDITIONS SHOWN)

This certification is made only to above named parties for purchase and/or mortgage of herein delineated property by the above named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not named in certification, either directly or indirectly.

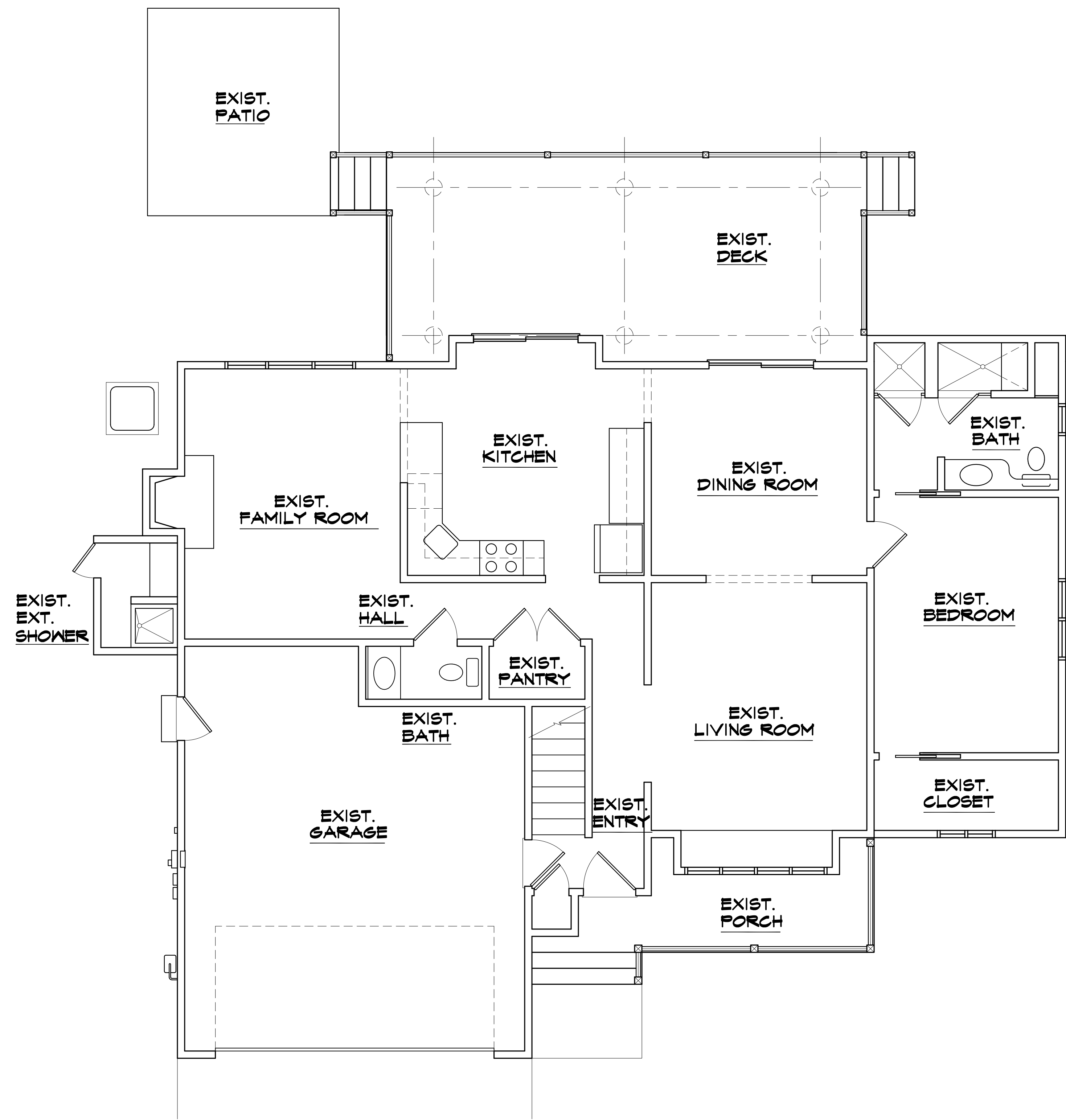
SKETCH OF PROPERTY SURVEYED FOR
 RICHARD L. & VIRGINIA SANQUINI

BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY

MOUNTAIN SURVEYING AND PLANNING
 PROFESSIONAL LAND SURVEYORS AND PLANNERS
 10 SHAWNEE DRIVE, SUITE 2, WATCHUNG, N.J. 07060 (908) 668-7701

William N. Scott
WILLIAM N. SCOTT P.L.S. N.J. LIC. NO. 17421

SCALE 1" = 20	DATE 7-12-95
DRAWN BY NJS	CHECKED BY WNS
FILE NO 1573 MSP	MAP NO 1
OWG NO M-4597	



1 EXISTING FIRST FLOOR PLAN
 scale: 1/4" = 1'-0"

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258 HOCKENBURY ROAD
 HILLSBOROUGH, NJ 08844-3228
 PHONE: 908.371.9400
 FAX: 908.371.9401

KENNETH R. QUABECK, R.A.
 NEW JERSEY LICENSED ARCHITECT
 LICENSE NO.: A114575

STATE OF NEW JERSEY
 CERTIFICATE OF AUTHORIZATION NUMBER:
 21A00054100

Consultant:

Consultant:

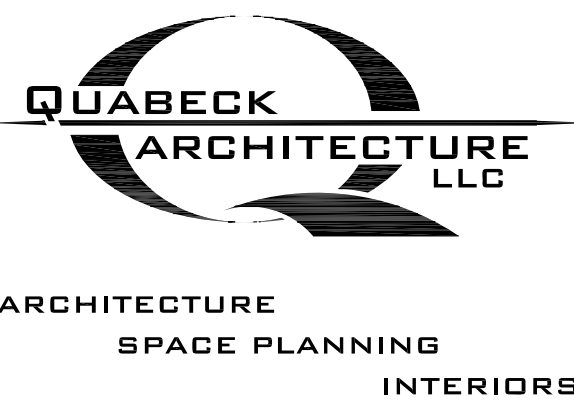
Consultant:

RESIDENTIAL ADDITION TO:
THE SANQUINI RESIDENCE
 BLOCK 136.01, LOT 6
 130 GLIMMER GLASS CIRCLE
 MANASQUAN, NJ
 08736

revisions

scale: AS NOTED	date: 7/22/22
dwn: KWH	chk: KRQ
	comm. no. 222006

dwg. title	
EXISTING FIRST FLOOR PLAN	
dwg. no.	
EX-1	



258 HOCKENBURY ROAD
HILLSBOROUGH, NJ 08844-3228
PHONE: 908.371.9400
FAX: 908.371.9401

KENNETH R. QUABECK, R.A.
NEW JERSEY LICENSED ARCHITECT
LICENSE NO.: A114575

STATE OF NEW JERSEY
CERTIFICATE OF AUTHORIZATION NUMBER:
21A00054100

Consultant:

Consultant:

Consultant:

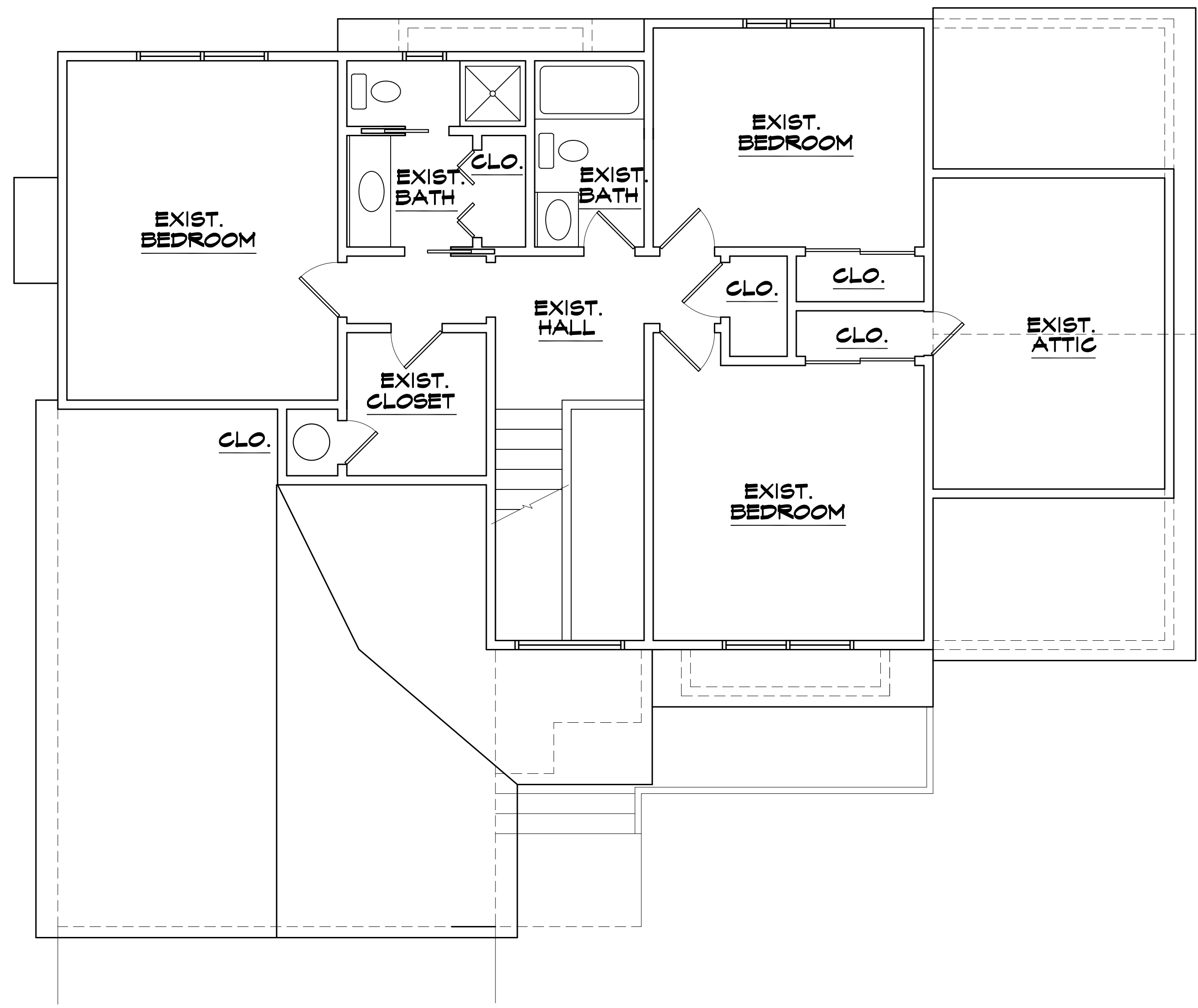
RESIDENTIAL ADDITION TO:
THE SANQUINI RESIDENCE
BLOCK 136.01, LOT 6
130 GLIMMER GLASS CIRCLE
MANASQUAN, NJ
08736

revisions

scale: AS NOTED	date: 7/22/22
dwn: KWH	chk: KRQ
	comm. no. 222006

dwg. title
EXISTING SECOND FLOOR PLAN

dwg. no.
EX-2



EXISTING SECOND FLOOR PLAN
scale: 1/4" = 1'-0"

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KENNETH R. QUABECK, R.A.
NEW JERSEY LICENSED ARCHITECT
LICENSE NO.: A114575
STATE OF NEW JERSEY
CERTIFICATE OF AUTHORIZATION NUMBER:
21A00054100

Consultant:
Consultant:
Consultant:

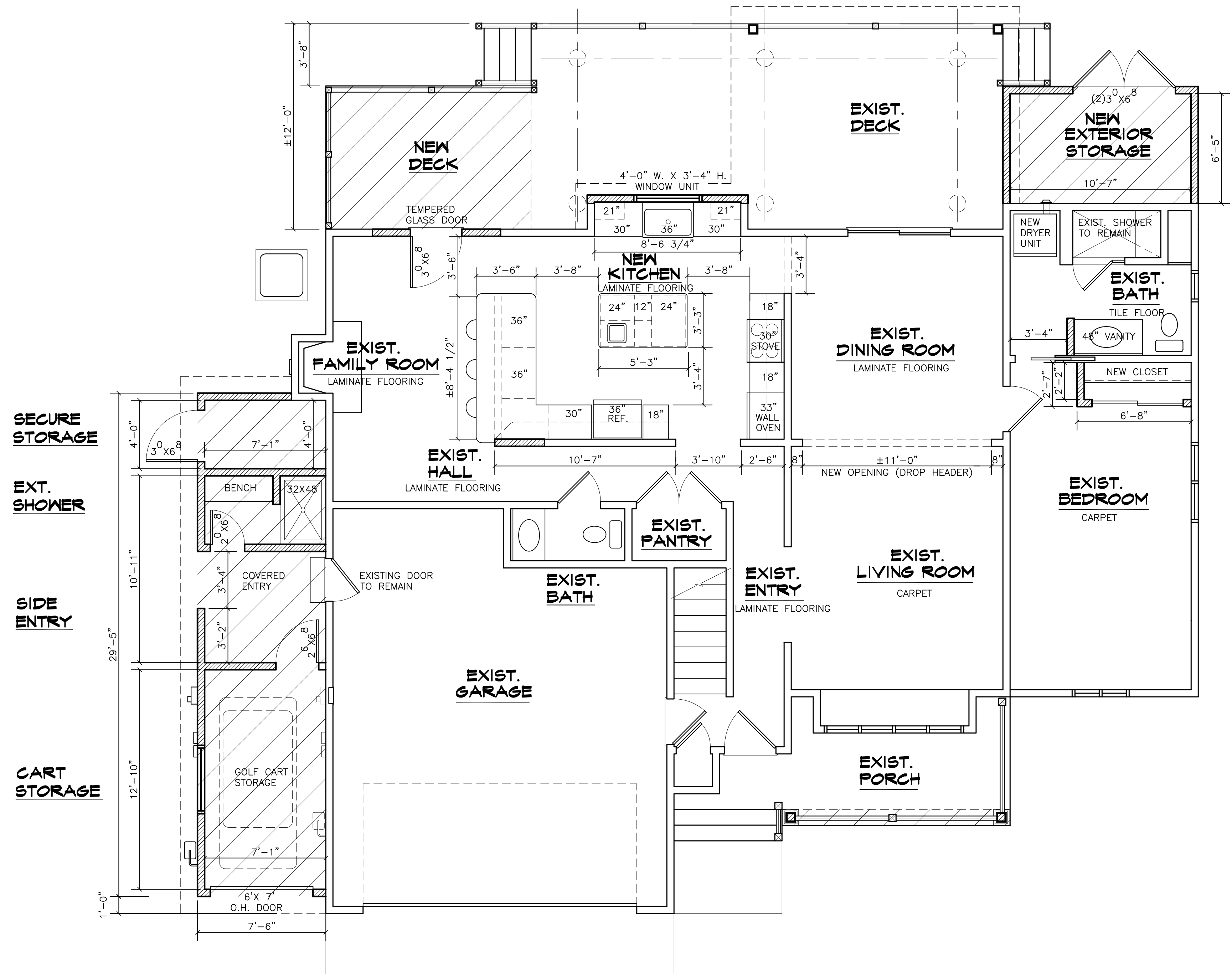
RESIDENTIAL ADDITION TO:
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130 GLIMMER GLASS CIRCLE
MANASQUAN, NJ
08736

revisions

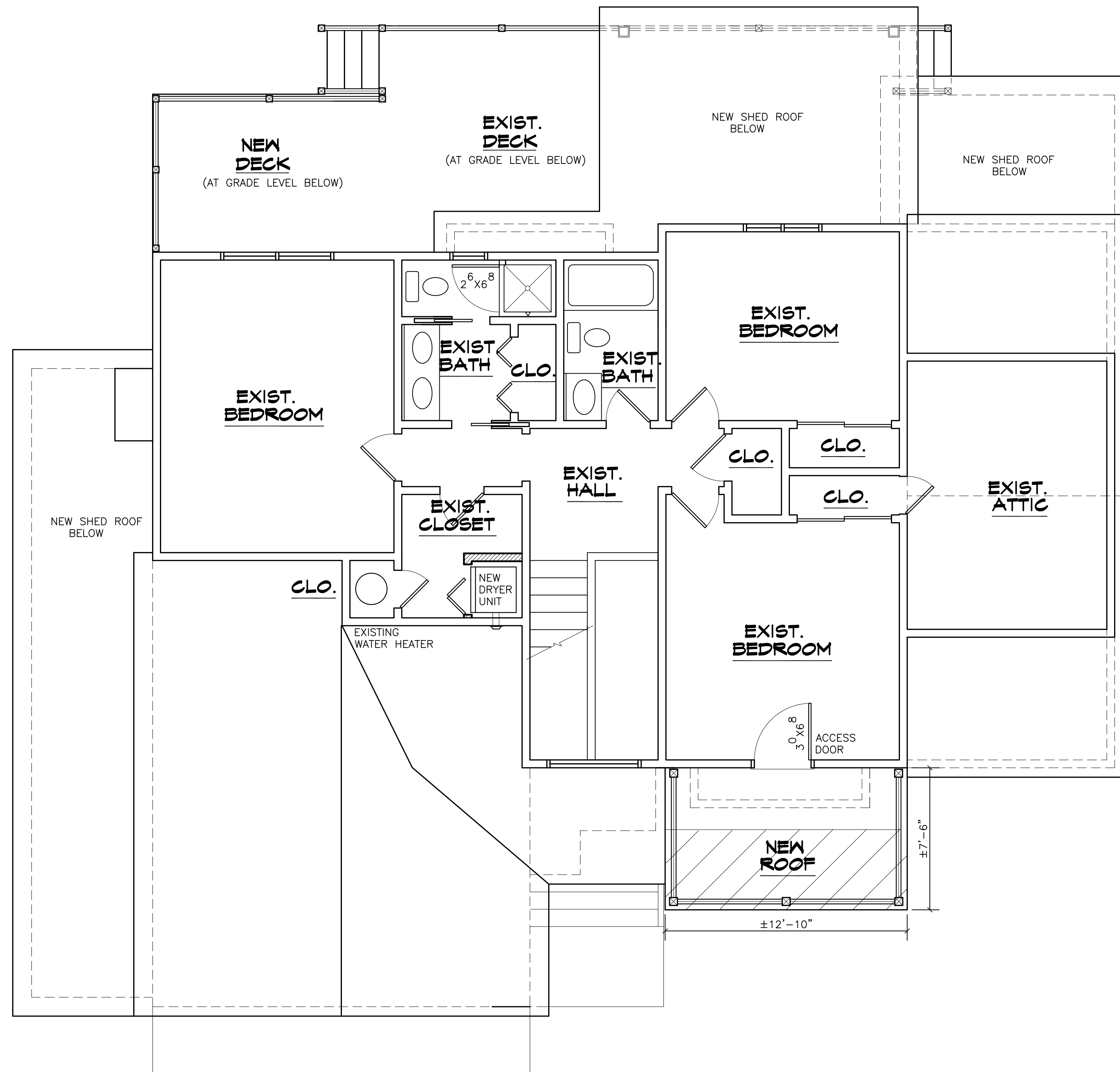
scale:	date:
AS NOTED	7/22/22
dwn:	chk:
KWH	KRQ
	comm. no.:
	222006

PROPOSED
FIRST FLOOR PLAN
A-1

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PROPOSED FIRST FLOOR PLAN
scale: 1/4" = 1'-0"
NOTE: HATCHED AREAS INDICATE EXPANDED BUILDING FOOTPRINT



1 **PROPOSED SECOND FLOOR PLAN**
 scale: 1/4" = 1'-0"

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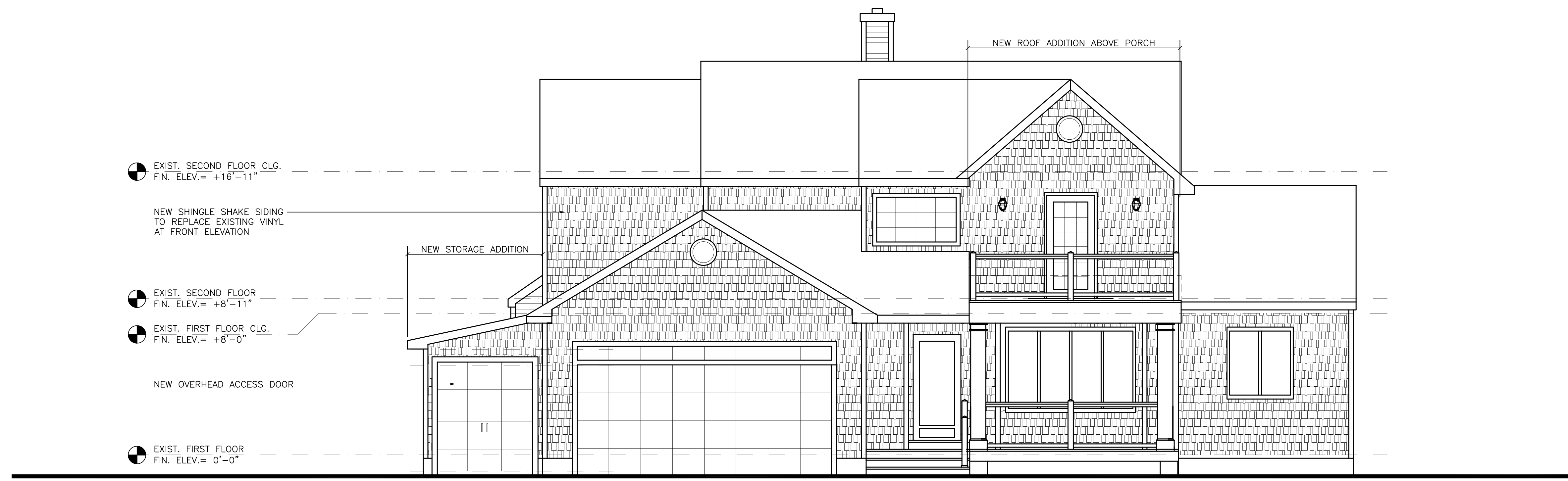
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 130 GLIMMER GLASS CIRCLE
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 08736

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dwn: KWH	chk: KRQ
	comm. no. 222006

dwg. title
PROPOSED SECOND FLOOR PLAN

dwg. no.
A-2

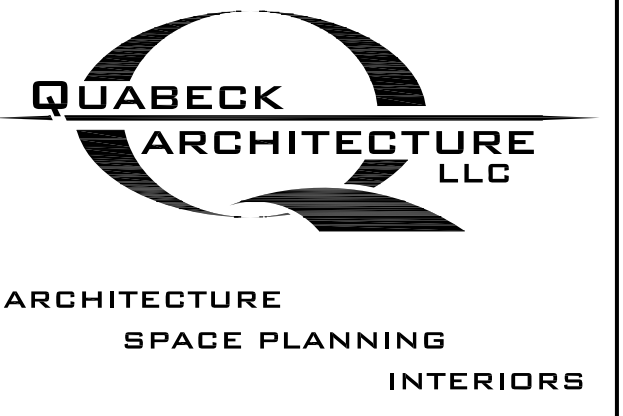


1 FRONT ELEVATION
 scale: 1/4" = 1'-0"



2 REAR ELEVATION
 scale: 1/4" = 1'-0"

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Consultant:

Consultant:

Consultant:

RESIDENTIAL ADDITION TO:
THE SANQUINI RESIDENCE

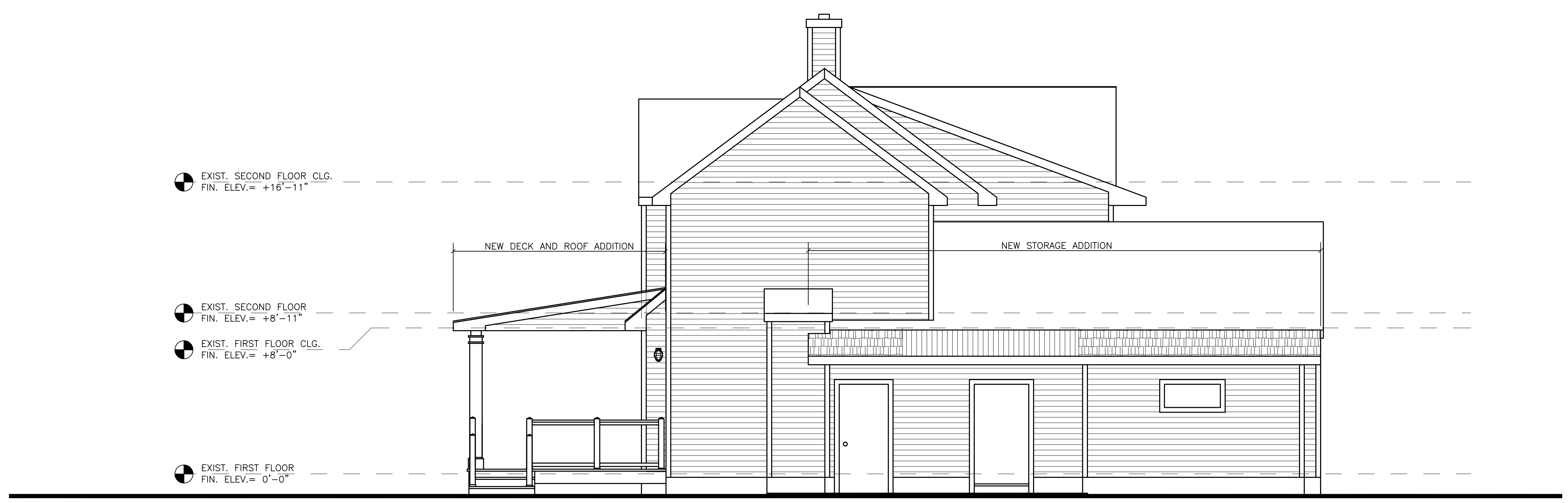
BLOCK 136.01, LOT 6
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 08736

revisions

scale: AS NOTED	date: 7/22/22
dwn: KWH	chk: KRQ
	comm. no. 222006

PROPOSED
 FRONT AND REAR
 ELEVATIONS

diag. no.
A-3

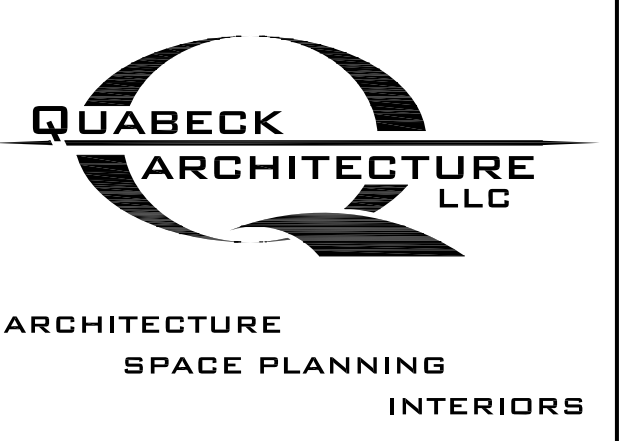


1 LEFT SIDE ELEVATION
 scale: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
 scale: 1/4" = 1'-0"

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	comm. no. 222006

dwg. title
PROPOSED SIDE ELEVATIONS
 dwg. no.
A-4