

MANASQUAN PLANNING BOARD MEETING AGENDA

JULY 11, 2023 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on July 11, 2023 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. Approval of Minutes - Special Meeting Minutes April 18, 2023

RESOLUTION

3. #22-2023 North Potter Partners, LLC - 66 North Potter Avenue - Block 162 Lot 1 & 2 - Application #01-2023
4. #23-2023 Boz, James & Noreen - 583 Brielle Road - Block 182.01 Lot 20 - Application #06-2023
5. #24-2023 King, Cassie - 302 East Main Street - Block 113 Lot 3 - Application #08-2023

APPLICATION

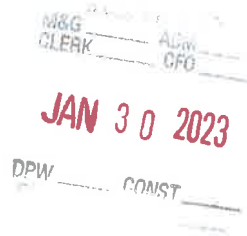
6. #04-2023 Nikolich, Christopher - 145 First Avenue Block 171 Lot 41
7. #09-2023 Ely, Susan - 168 Fletcher Avenue - Block 158 Lot 8

OTHER BUSINESS

Comments from individual board members

8. Cancel July 18, 2023 Special Meeting

ADJOURNMENT



January 27, 2023

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

Re: Boro File No. MSPB-R2010
Variance – Nikkolich
Block 171, Lot 41
145 First Avenue
R-5 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. Survey of Property prepared by Steven Kelly, PLS, PP, dated September 22, 2021.
2. Architectural Layout, Elevation and Site Diagram, prepared by Adam Anzzolin, AIA, of Anzzolin Architectural, LLC, dated August 22, 2022.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Riddle Way. With this application, the applicant proposes to construct a raised 10' by 15'11" Trex deck with stairs in the rear yard and a new door onto the deck from the rear of the existing dwelling. The application is deemed complete as of January 27, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 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 minimum rear yard setback of 20 feet is required, whereas a setback of 13 feet is proposed (23 exists).
3. The following non-conformities exist on Lot 41 and are not proposed to be modified as part of this application:
 - a. A minimum lot frontage of 40 feet is required, whereas a frontage of 30 feet exists.

Re: Boro File No. MSPB-R2010
Variance – Nikkolich
Block 171, Lot 41

January 27, 2023
Sheet 2

4. The base flood elevation for the property is 9 (Zone AE). The existing and proposed finish first floor appears in excess of this elevation, but the actual finish floor elevation should be shown on the plans.
5. It appears that the proposed deck will be located at the same elevation as the existing decks and first floor.
6. A new sliding door is proposed to access the raised deck and the existing rear door on the ground floor is to be removed.
7. 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.
8. The existing raised air conditioning units on the first floor are to be relocated to the second floor elevation but remaining in the rear yard.
9. It appears that no existing trees will be removed as part of the application.
10. Any curb and sidewalk must be replaced along First Avenue and Riddle Way 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.
MANASQUAN PLANNING BOARD
ENGINEER

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Christopher Nikkolich
145 First Avenue, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. BONDYAN
Mayor

THOMAS E. LABREY
Municipal Administrator

Empowered December 10, 1997

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-1544
Fax 732-223-1300

FRANK J. BIRUMA
Superior of Code Enforcement

STEVEN J. WINTERB'S
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Christopher Nikolich

*Applicant's Address: 145 1st Ave Manasquan, NJ 08736

*Telephone Number: Home: _____ Cell: 917-574-1745

*e-mail Address: nikolich.chris@gmail.com

*Property Location: 145 1st Ave Manasquan, NJ 08736

Call

*Block: 171 Lot: 174 41

*Type of Application: Variance
Bulk Variance, Non-Permitted Use, Conditional Use, Subdivision, Minor Subdivision, Major Site Plan Approval

*Date of Zoning Officer's Denial Letter: 8/31/22
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

12/6/22
Date

COUNTY OF MONMOUTH
NEW JERSEY 08736

Constructi



August 31, 2022

Christopher Nikkolich
145 First Avenue
Manasquan, NJ 08736

Re: Block: 171 Lot: 41 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

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

Construct a raised deck in the rear yard and other structural alterations.

Survey prepared by Steven Kelly on September 22, 2021. Plot plan and building plans prepared by Adam Anzzolin on August 22, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Rear Setback – 20ft. Required
23ft. Existing
13ft. Proposed

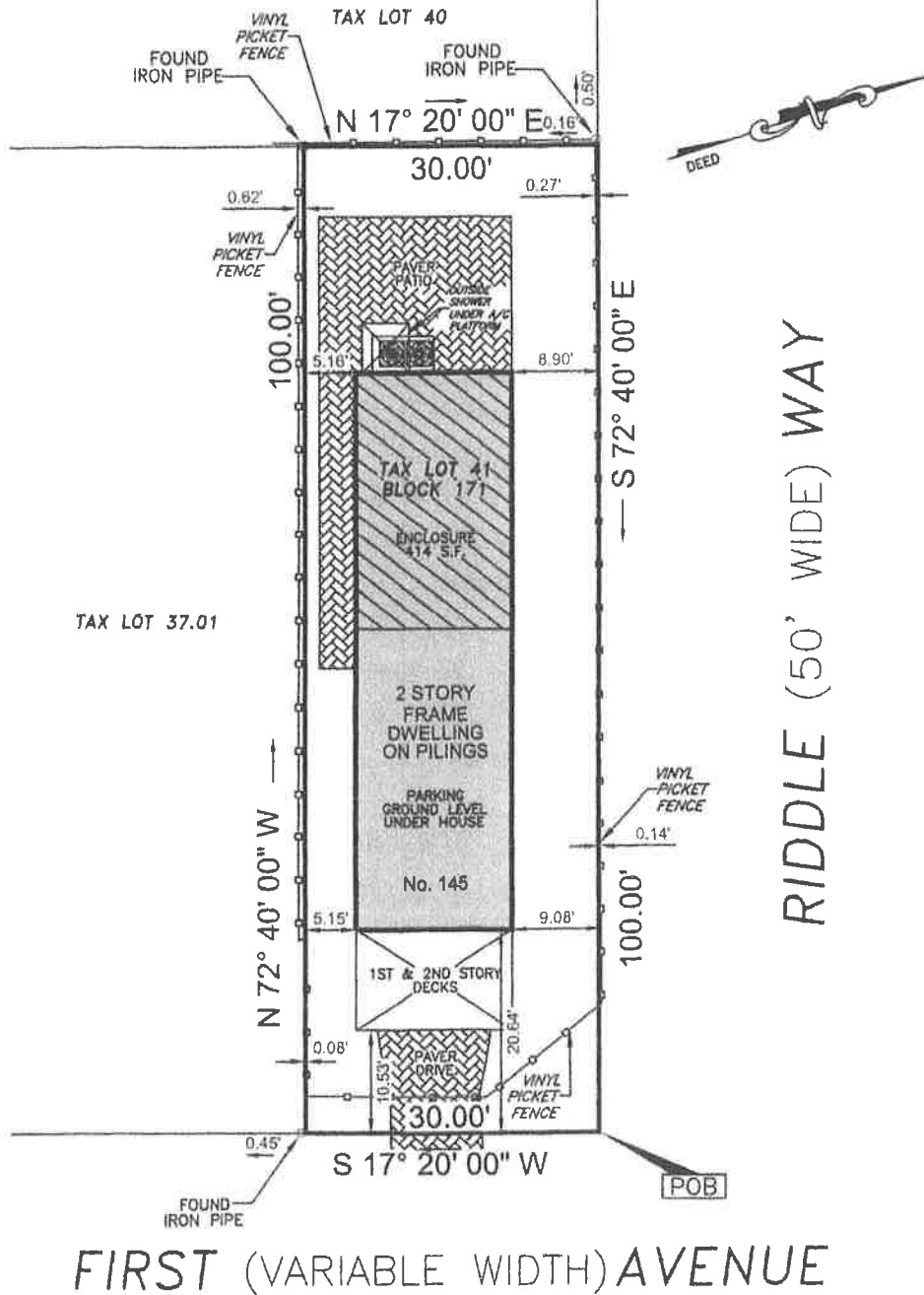
“ - Lot Frontage – 40ft. Required
30ft. Existing

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCRUACHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.



NOTE: NOT TO BE USED WITH A SURVEY AFFIDAVIT.
GROSS AREA = 3,000 S.F./0.07 ACRES

DESCRIPTION:
BEING LOT 41, BLOCK 171, ON THE BOROUGH OF MANASQUAN TAX MAP.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF, CHRISTOPHER WIKOLICH & BETHANN ANGLON, RESTOR LAND TITLE INSURANCE COMPANY; CROWLINE TITLE AGENCY, LLC, 2101-0130; LAW OFFICE OF MANDY PEELER; BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR ENCROACHMENTS APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

LAND SURVEY



STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
PO BOX 24, MEDFORD, N.J. 08055-0024
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH, N.J.
145 FIRST AVENUE

09/27/21
LICENSED PROFESSIONAL LAND SURVEYOR No. 22714, LICENSED PROFESSIONAL PLANNER No. 1979
STEVEN R. KELLY, P.L.S., P.P.
COPYRIGHT © 1993, 1994 & 1995 BY STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

DATE	SCALE	DRAWN	CHKD	JOB No.
09/22/21	1"=15'	CK	SK	20210686

B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____
MAY 25 2023
DPW _____ CONST _____
PD _____ OTHER _____

May 23, 2023

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

Re: Boro File No. MSPB-R2070
Variance – Ely
Block 158, Lot 8
168 Fletcher Avenue
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. Plan of Survey, prepared by Charles O'Malley, PLS, dated November 1, 2019.
2. Architectural Floor Plans, Elevations, and site layout prepared by Mary Hearn, AIA, of M.B. Hearn Architecture, dated May 8, 2023.

The property is located in the R-1 Single-Family Residential Zone with frontage on Fletcher Avenue and North Potter Avenue. With this application, the applicant proposes to construct a new one story detached, accessory garage. This application is deemed complete on May 26, 2023.

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') variance is required as part of this application:
 - a. A maximum building coverage of 25% is permitted, whereas a building coverage of 27.4% is proposed (21.1% exists).
 - b. A maximum curb cut of 12 feet is permitted, whereas a curb cut of 20 feet is proposed.
3. The following non-conformities exist on Lot 8 and are not proposed to be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 20.5 feet exists to the dwelling.

Re: Boro File No. MSPB-R2070
Variance – Ely
Block 158, Lot 8

May 23, 2023
Sheet 2

- b. A minimum side yard setback of 5 feet is required, whereas a setback of 4.1 feet exists to the dwelling (west).
 - c. A minimum side yard setback of 15 feet is required, whereas a setback of 12.8 feet exists to the dwelling (east).
 - d. A maximum building height of 33 feet is permitted, whereas a building height of 33.2 feet existed for the dwelling.
4. The plans indicate a set of pull-down stairs will allow access to the attic space above the garage. The applicant should be prepared to explain the use of this space.
 5. It does not appear there are any proposed grading changes to the property, however the applicant should confirm that no fill will be imported or grading changes implemented that will affect neighboring properties.
 6. It appears that the existing shed is to be removed. I suggest this condition be included as part of any approval so that an additional variance for multiply accessory structures is not necessary.
 7. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed garage does not increase the existing building coverage by more than 500 square feet.
 8. It appears that no trees will be removed as part of this application.
 9. Any curb and sidewalk must be replaced along North Potter Avenue as necessary.
 10. All necessary building permits must be obtained prior to construction.

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
Mary Hearn, AIA
M.B. Hearn Architecture, LLC, 1007B Main Street, Belmar, NJ 07719
Susan Ely
168 Fletcher Avenue, Manasquan, NJ 08736

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

732-223-0500
Fax 732-223-1300

Item 7.

FRANK F. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Susan Ely

*Applicant's Address: 168 Fletcher Avenue, Manasquan, NJ 08736

*Telephone Number: Home: 412-760-3815 Cell: 412-760-3815

*e-mail Address: sueelyrn@gmail.com

*Property Location: 168 Fletcher Avenue, Manasquan, NJ 08736

*Block: 158 Lot: 8

*Type of Application: Bulk Variance

Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-Site Plan Approval

*Date of Zoning Officer's Denial Letter: March 22, 2023

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? Not applicable to Application

(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.

Susan Ely
Signature of Applicant or Agent

5/3/23
Date

06/2021

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

March 22, 2023

Mary Hearn, Architect
1007B Main Street
Belmar, NJ 07719

Re: Block: 158 Lot: 8 Zone: R-1
Ely – 168 Fletcher Avenue

Dear Mary:

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

Construct a detached garage in the rear yard.

Survey prepared by Charles O'Malley on November 1, 2019. Plot plan and conceptual plans prepared by Mary Hearn on February 21, 2023.

Application denied for the following reason(s):

Section 35-9.4- Building Coverage – 25% Permitted
21.1% Existing
27.4% Proposed

“ - Front Setback – 25ft. Required
20.5ft. Existing

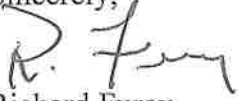
“ - Side Setback (Left) – 5ft. Required
4.1ft. Existing

“ - Side Setback (Right) – 15ft. Required
12.8ft. Existing

Section 35-7.7 – Curb Cut – 12ft. Permitted
13ft. Existing
20ft. Proposed

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

Sincerely,

A handwritten signature in black ink, appearing to read "R. Furey". The signature is written in a cursive style with a large initial "R" and a long, sweeping tail.

Richard Furey
Zoning/Code Enforcement Officer



BOROUGH OF MANASQUAN ZONING PERMIT APPLICATION

DATE RECEIVED _____

REQUIRED DOCUMENTATION:

- ACCURATE SURVEY OF THE PROPERTY TO SCALE
- AFFIDAVIT RE: ACCURACY OF SURVEY
- APPLICATION MUST BE **FULLY** COMPLETED & SIGNED
- SITE PLAN FOR THE PROPOSED PROJECT
- BUILDING OR CONCEPTUAL PLANS FOR THE PROPOSED PROJECT
- EMAIL MUST BE PROVIDED

FEE: \$ _____

CASH/CHECK# _____

POOL	\$100.00
ADDITION 500sf or less Residential	\$125.00
ADDITION 500sf or more Residential	\$150.00
NEW HOME	\$225.00
ADDITION OR NEW COMMERCIAL	\$250.00
REVIEW MINOR SUBDIVISION	\$250.00
REVIEW MAJOR SUBDIVISION	\$325.00
REVIEW SITE PLAN	\$250.00
FLOOD ADMINISTRATION APPL.	\$150.00

BLOCK 158 LOT 8 ZONE R-1

WORK SITE ADDRESS: 168 Fletcher Avenue

OWNER/APPLICANT Mary Hearn, Architect EMAIL REQ'D mhearn@mbhearn.com

ADDRESS 1007B Main Street, Belmar, NJ 07719

TEL: HOME 732-556-9055 (Office) CELL 731-614-9362

PRESENT USE: SINGLE FAMILY MULTI FAMILY _____ COMMERCIAL _____ OTHER _____

EXISTING ACCESSORY BUILDINGS: DETACHED GARAGE _____ SHED _____ POOL _____ CABANA _____

DOG RUN _____ OTHER _____

PROPOSED USE: Single-Family Residential

DESCRIPTION OF PROPOSED WORK: New Detached Garage

PREVIOUS ZONING APPLICATION: YES NO _____ DATE 04-14-20

BRIEF DESCRIPTION: Addition & Alterations to Existing Two-Story

Single-Family Residence

LOT

	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONTAGE:	50 ft min	51.30 ft	51.30 ft	No
DEPTH:	N/A	150.00 ft	150.00 ft	No
AREA:	7,000 sf min	7,695 sf	7,695 sf	No
WIDTH:	N/A	51.30 ft	51.30 ft	No

PRINCIPAL BUILDING

	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONT SETBACK:	N/A	N/A	N/A	No
REAR SETBACK:	N/A	N/A	N/A	No
SIDE SETBACK:	N/A	N/A	N/A	No
SIDE SETBACK:	N/A	N/A	N/A	No
BUILDING HEIGHT:	N/A	N/A	N/A	No
NO. STORIES:	N/A	N/A	N/A	No

ACCESSORY BUILDING OR STRUCTURE

	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONT SETBACK:	N/A	N/A	22.2 ft	No
REAR SETBACK:	5.0 ft min	N/A	6.1 ft	No
SIDE SETBACK:	5.0 ft min	N/A	6.1 ft	No
SIDE SETBACK:	15.0 ft min	N/A	22.2 ft	No
BUILDING HEIGHT:	15.0 ft max	N/A	15.0 ft	No
AREA:	600 sf max	N/A	377 sf	No
CURB CUT:	12.0 ft max	+/- 14 ft	20.0 ft	Yes
PARKING:	2	2	3	No

BUILDING COVERAGE: PERMITTED: 25% max EXISTING: 23.8% PROPOSED: 27.4% VARIANCE: Yes

LOT COVERAGE: PERMITTED: 35% max EXISTING: 26.4% PROPOSED: 30.8% VARIANCE: No

APPLICANT SIGNATURE _____ DATE 03-08-23

ZONING OFFICER: APPROVED/ DENIED _____ DATE _____

APPLICATION DATA:

OWNER/APPLICANT:
 SUSAN ELY
 168 FLETCHER AVENUE
 MANASQUAN, NJ 08736
 412-760-3815
 sueely@gmail.com

ADDRESS OF PROPERTY:
 168 FLETCHER AVENUE
 BOROUGH OF MANASQUAN, NJ
 BLOCK: 158, LOT: 8

ZONING CHART: R-1 ZONE (CORNER)

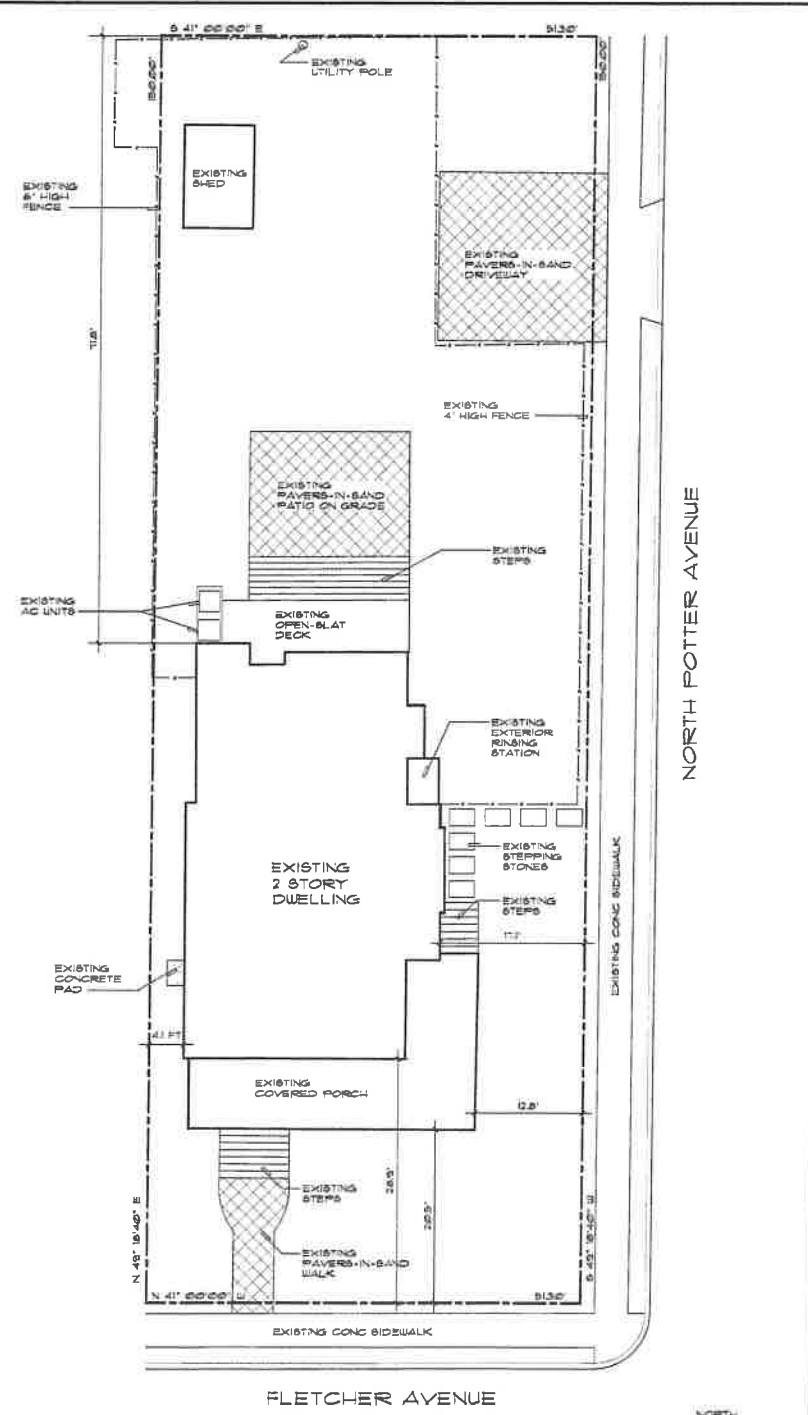
		EXISTING	PROPOSED	REQUIRED
SITE:	LOT AREA:	7,695 SF	7,695 SF	7,600 SF MIN.
	LOT FRONTAGE:	51.30 FT	51.30 FT	50 FT MIN.
	BUILDING COVERAGE:	23.9%	27.4%	28% MAX.
	LOT COVERAGE:	27.6%	30.8%	30% MAX.
	ON SITE PARKING:	2 SPACES	3 SPACES	2 SPACES MIN.
PRINCIPAL DWELLING:	FRONT YARD:	20.5 FT	20.5 FT	25 FT MIN.
	SIDE YARD (EAST):	12.8 FT	12.8 FT	10 FT MIN.
	SIDE YARD (WEST):	4.1 FT	4.1 FT	5 FT MIN.
	REAR YARD:	71.8 FT	71.8 FT	35 FT MIN.
	HEIGHT:	33.2 FT	33.2 FT	33 FT MAX.
	STORIES:	2 STORIES	2 STORIES	2-1/2 STORIES MAX.
DETACHED GARAGE:	AREA:	NA	371 SF	600 SF MAX.
	HEIGHT:	NA	10 FT	10 FT MAX.
	SIDE YARD:	NA	6.1 FT	5 FT MAX.
	REAR YARD:	NA	6.1 FT	5 FT MAX.
MISCELLANEOUS:	CURB CUT WIDTH:	14.6 FT	20.0 FT	12 FT MAX.

PRE-EXISTING NON CONFORMANCE VARIANCE REQUESTED

APPROVALS:

SIGNATURE _____ DATE _____
 ZONING BOARD OF ADJUSTMENT CHAIRPERSON

SIGNATURE _____ DATE _____
 ZONING BOARD OF ADJUSTMENT SECRETARY



EXISTING SITE PLAN
 SCALE: 1" = 10'-0"
 ALL THE INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY (DATED 10-26-22)
 PREPARED BY: CHARLES O'MALLEY - CHARLES O'MALLEY, P.L.C. - 909 RIVERVIEW DRIVE - BRIDGE PLAZA, NJ 08736 - 732-223-3141

EXISTING ZONING DATA:

SITE AREA: 5130' X 150.00' = 7695 SF

BUILDING COVERAGE:

DWELLING:	1330 SF
COVERED PORCH:	386 SF
RUNING STATION:	70 SF
SHED:	100 SF
TOTAL:	1886 SF = 23.9%

LOT COVERAGE:

DWELLING:	1330 SF
COVERED PORCH:	386 SF
RUNING STATION:	70 SF
SHED:	100 SF
FRONT STEPS:	48 SF
SIDE STEPS:	21 SF
REAR STEPS:	91 SF
STEPPING STONES:	42 SF
SIDE CONCRETE PAD:	4 SF
MECHANICAL PLATFORM:	20 SF
TOTAL:	2,076 SF = 27.0%

PROPOSED ZONING DATA:

SITE AREA: 5130' X 150.00' = 7695 SF

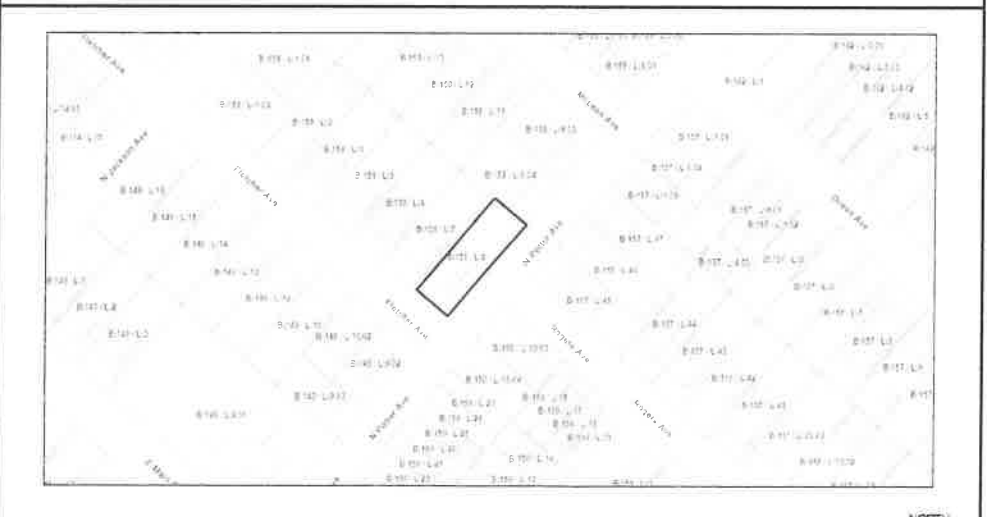
BUILDING COVERAGE:

DWELLING:	1330 SF
COVERED PORCH:	386 SF
RUNING STATION:	70 SF
GARAGE:	371 SF
TOTAL:	2,137 SF = 27.6%

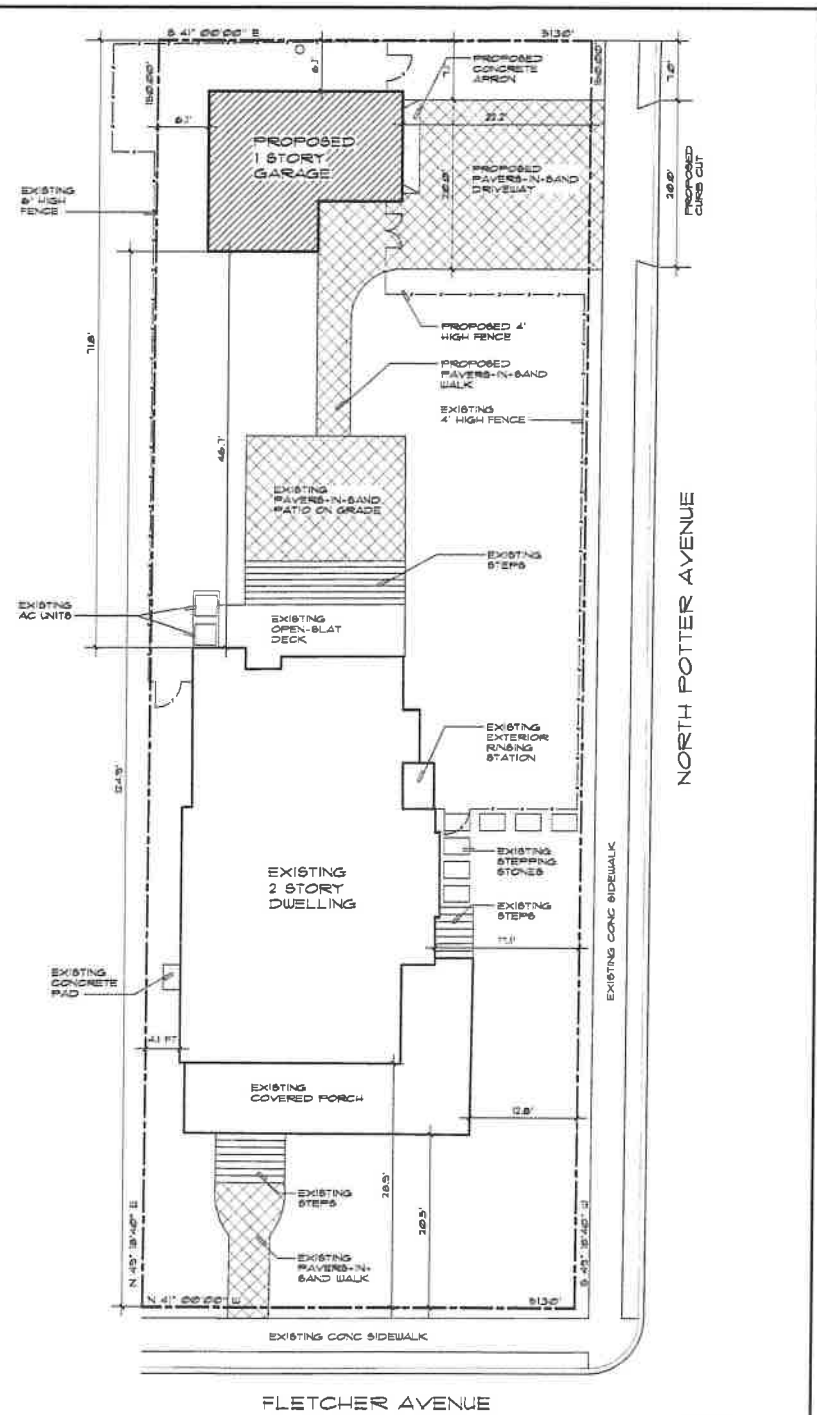
LOT COVERAGE:

DWELLING:	1330 SF
COVERED PORCH:	386 SF
RUNING STATION:	70 SF
GARAGE:	371 SF
CONCRETE APRON:	22 SF
FRONT STEPS:	48 SF
SIDE STEPS:	21 SF
REAR STEPS:	91 SF
STEPPING STONES:	42 SF
SIDE CONCRETE PAD:	4 SF
MECHANICAL PLATFORM:	20 SF
TOTAL:	2,375 SF = 30.8%

KEY MAP:



KEY MAP
 SCALE: 1" = 10'-0"
 ALL THE INFORMATION ON THIS KEY PLAN IS BASED ON THE GIS MONMOUTH COUNTY PARCEL VIEWER ON LINE (DATE 05-08-23)



PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"
 ALL THE INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY (DATED 10-26-22)
 PREPARED BY: CHARLES O'MALLEY - CHARLES O'MALLEY, P.L.C. - 909 RIVERVIEW DRIVE - BRIDGE PLAZA, NJ 08736 - 732-223-3141

ELY RESIDENCE - PROPOSED NEW DETACHED GARAGE

BLOCK: 158 LOT: 8 168 FLETCHER AVENUE BOROUGH OF MANASQUAN, NJ

ELY RESIDENCE
 NEW DETACHED GARAGE
 168 FLETCHER AVENUE - MANASQUAN, NJ

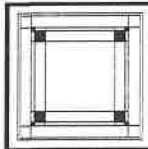
EXISTING SITE PLAN
 PROPOSED SITE PLAN
 ZONING DATA & CHART

Drawn By: THB Approved: _____ Date: 5-8-23 Sheet No.: 1 OF 2

M. B. HEARN
 M. B. HEARN ARCHITECTURE, LLC
 1007B MAIN STREET - BELMAR, NJ - 07719
 (732) 556-9055 FAX: (732) 556-9072

M. B. HEARN ARCHITECTURE, LLC
 1007B MAIN STREET - BELMAR, NJ - 07719
 (732) 556-9055 FAX: (732) 556-9072

221203

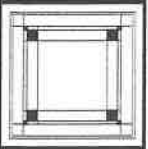


ELY RESIDENCE
NEW DETACHED GARAGE
168 FLETCHER AVENUE - MANASQUAN, NJ

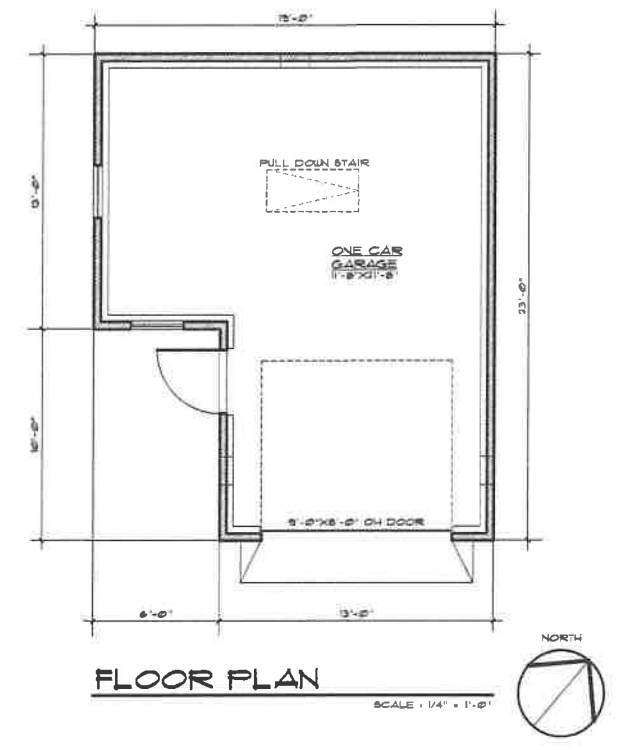
DETACHED GARAGE FLOOR PLAN
DETACHED GARAGE ELEVATIONS

M. B. HEARN
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1007B MAIN STREET, BELMAR, NJ 07719
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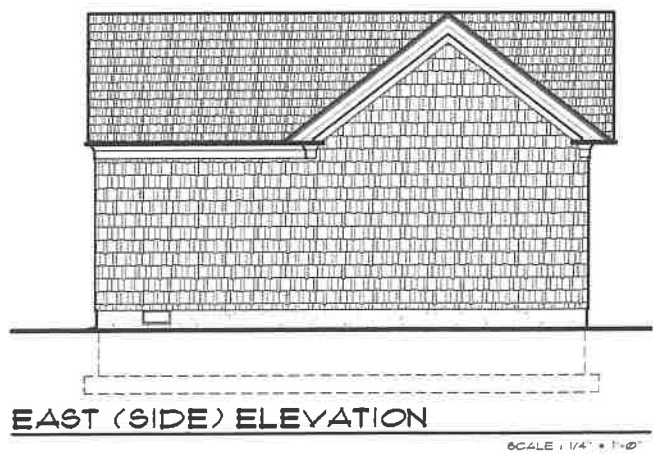


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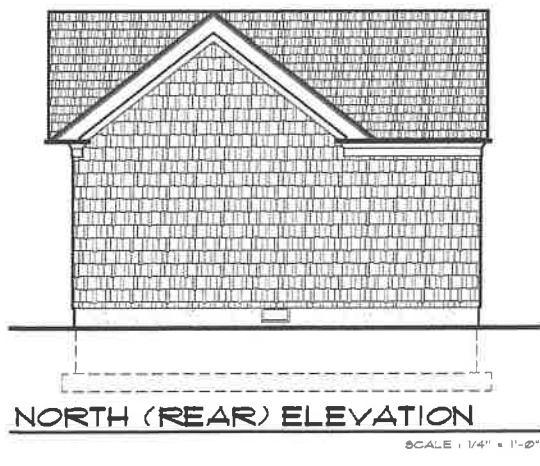


FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL EXTERIOR MATERIALS TO MATCH DWELLING



EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



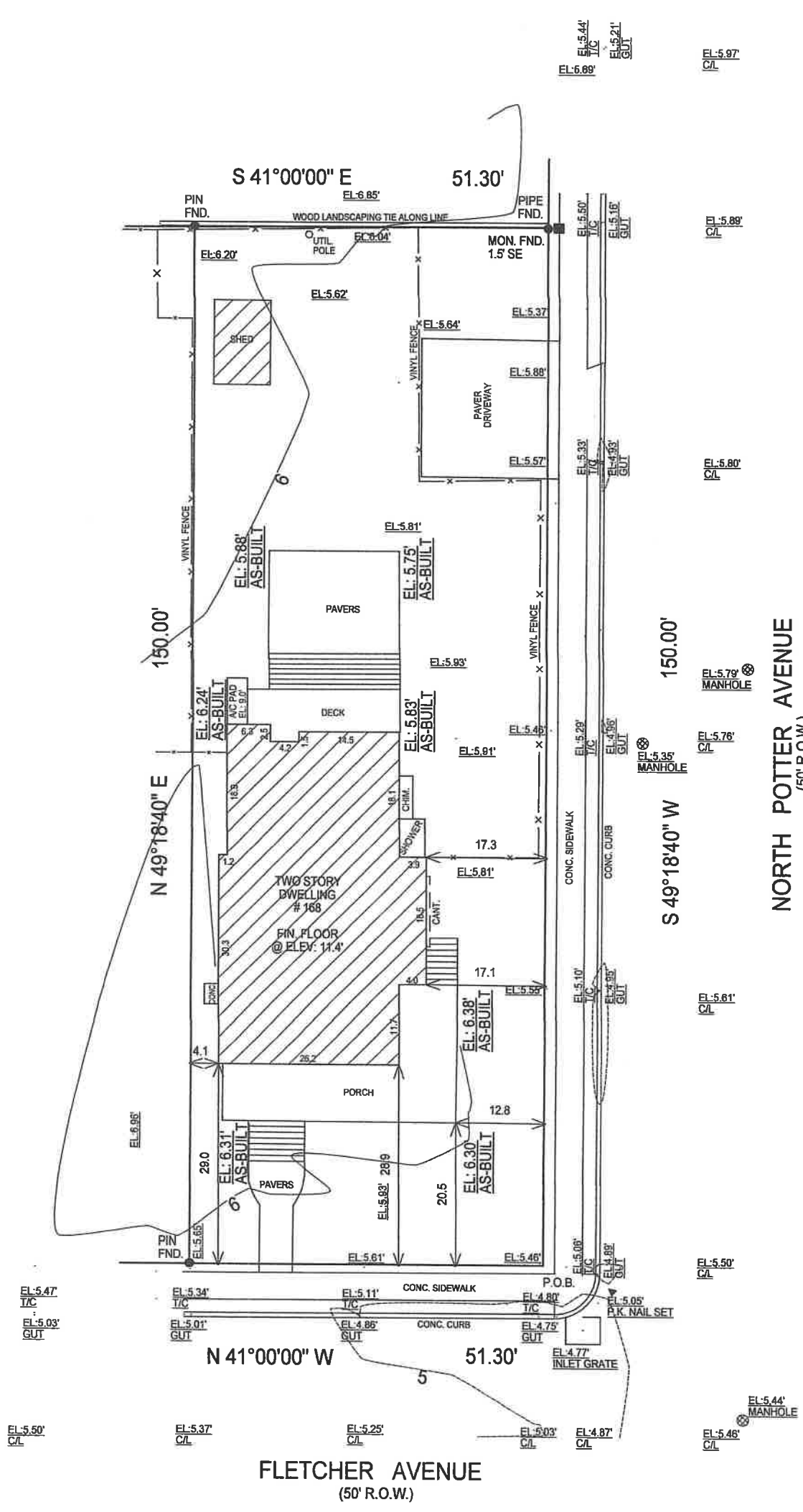
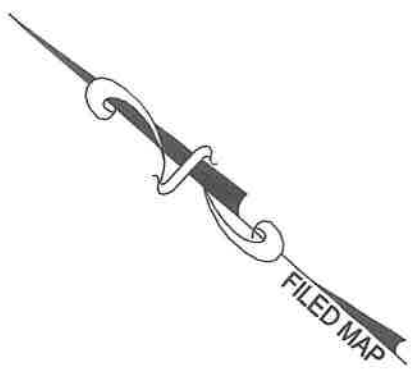
NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



SURVEY NOTES

EL-5.50'
C/L ALL ELEVATIONS NAVD 1988
DENOTES EXISTING ELEVATIONS

THIS SURVEY CERTIFIED TO:
SUSAN ELY

This survey subject to any easement of record and other pertinent facts which an accurate title search might disclose. Any subsurface easements, if any, not visible are not located by this survey. Due to certain weather conditions, i.e. ice, and/or snow and/or the overgrown vegetation on the property, interior sidewalks and/or patios may not be shown on the plat. No liability is assumed by the certifying surveyor for the use by any party not shown in the certification. The work product of the surveyor constitutes an opinion of the land surveyor as to the nature and quality of the property surveyed. Moreover, that certification does not constitute a warranty, either expressed or implied as to the absolute correctness of the information presented in such survey.

BEING KNOWN AS LOT 8 BLOCK 3 ON A MAP ENTITLED "MAP OF ESTATE OF E.S. JACKSON DECEASED, JULY 1889" FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE JUNE 25, 1890 AS CASE NO. 71-16.

Charles O'Malley 10/27/22
CHARLES O'MALLEY, P.L.S.
Professional Land Surveyor
New Jersey Lic. No. 24GS03487100
908 Riverview Drive
Brielle, New Jersey 08730
(732) 223-3141

PLAN OF SURVEY

LOT 8 BLOCK 158
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY

Drawn By clom	Chk'd By C.O.M.	File No. 19-16055	Date 11/1/19	Scale 1" = 20'	10/26/22 - FINAL SURVEY 12/23/19 - ADD TOPOGRAPHIC INFORMATION
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