

**MANASQUAN PLANNING BOARD MEETING AGENDA
CONDUCTED WITH ZOOM
JUNE 15, 2021 4:00 PM – TUESDAY**

Join Zoom Meeting

<https://zoom.us/j/2610095007?pwd=d01aMVlrY0hINVFGd25RcGpyZS83QT09>

OR

Tel – 1-646 876 9923 US (New York)

ID # 261 009 5007

Password 281 797

Please take notice that the Manasquan Planning Board will convene a remote meeting on June 15, 2021 4:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

Members of the public are welcome to, and encouraged to, participate by observing/participating in the remote meeting. The meeting will be held via Zoom. You can access the meeting through the Zoom App via a smartphone or tablet, via a special link on your computer, or by telephone. Note the information printed above.

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

OLD/NEW BUSINESS

1. VOUCHERS

APPLICATION

2. #28-2021 - GRAPEL, CAROLYN - 19 ALLEN AVENUE

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

LAW OFFICES
HENDERSON AND HENDERSON PC
A PROFESSIONAL CORPORATION

52 ABE VOORHEES DRIVE
P.O. BOX 260
MANASQUAN, N.J. 08736
(732) 223-0800
FAX# (732) 223-3487

C. KEITH HENDERSON
MICHAEL D. HENDERSON, PARTNER

HAYDN PROCTOR
(903-1996)
SOLOMON LAUTMAN
(901-1994)

March 31, 2021

VIA HAND DELIVERY

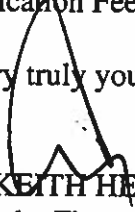
Borough of Manasquan
Richard Furey, Zoning Officer
Borough Hall
201 E. Main Street
Manasquan, New Jersey 08736

Re: Carolyn Grapel
19 Allen Ave
Block 21, Lot 7.01, Zone: R-2

Dear Mr. Furey:

In connection with the above captioned property we are submitting the following:
1) Zoning Application; 2) three (3) copies of the Minor Subdivision Plan; and 3) our
check in the amount of \$125.00 for Application Fee.

Very truly yours,


C. KEITH HENDERSON
For the Firm

CKH/alk
Enclosures
cc: Carolyn Grapel

FSHG
TRULY WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAY TO THE ORDER OF The Borough of Manasquan

One Hundred & Twenty Five Dollars xx/100

HENDERSON & HENDERSON PC
SPECIAL ACCOUNT
52 ABE VOORHEES DRIVE
MANASQUAN, NJ 08736

55-7216/2212 **1 484**

DATE 05/31/21


\$ 125.00

FOR Zany App. Grapp

MANASQUAN BANK
NEW JERSEY 08736

AUTHORIZED SIGNATURE [Signature]

⑈001484⑈ ⑆221272167101 9702541 6⑈



Borough of Manasquan

Zoning Permit Application

Required documentation:

- Accurate survey of the property.
- Affidavit re: accuracy of survey
- Application must be complete and signed
- Site plan for the proposed project
- Building or conceptual plans for the proposed project

Fee: \$ _____

Cash/Check: _____

Date Received: _____

Block: 21, Lot: 7.01, Zone: R-2

Work Site Location: 19 Allen Ave

Owner/Applicant: Carolyn Grapel

Address: 19 Allen Ave, Manasquan, NJ 08736

Telephone: Home: 732-223-2983, Business: _____, Cell: 732-223-0800

Present Use: Single Family: X, Multi-Family: _____, Commercial: _____ Other: _____

Existing Accessory Buildings: Detached garage: _____, Shed: _____, Pool: _____, Cabana: _____
Dog run: _____, Other: _____

Proposed Use: Two Single Family Residential Lots

Description of proposed work: Applicant is proposing to subdivide the existing lot into two single family residential lots while maintaining the existing dwelling on proposed lot 7.02 and selling the new lot 7.03.

Previous Zoning Application: Yes: _____, No: X, Date: _____

Brief Description: N/A

Lot:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
Frontage:	<u>50 ft</u>	<u>93.83 ft</u>	7.02: <u>48.22 ft</u> 7.03: <u>45.61 ft</u>	7.02: <u>Yes</u> 7.03: <u>No</u>
Depth:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> 7.02: <u>8,252.88 ft</u>	<u>N/A</u> 7.02: <u>No</u>
Area:	<u>5,000 SF</u>	<u>15,641.84 SF</u>	7.03: <u>7,388.71 ft</u>	<u>7.03: No</u>
Width:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Principal Building:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
Front Setback:	<u>25 ft</u>	<u>24.00 ft</u>	<u>7.02: 24.00 ft</u> <u>7.03: 25 ft</u>	<u>7.02: Yes (Existing Non-Conformity)</u> <u>7.03: No</u>
Rear Setback:	<u>20 ft</u>	<u>75.99 ft</u>	<u>7.02: 75.99 ft</u> <u>7.03: 20 ft</u>	<u>7.02: No</u> <u>7.03: No</u>
Side Setback (W)	<u>5/15</u>	<u>5.2 ft</u>	<u>7.02: 5.2 ft</u> <u>7.03: 5 ft</u>	<u>7.02: No</u> <u>7.03: No</u>
Side Setback (E)	<u>5/15</u>	<u>11.81 ft</u>	<u>7.02: 11.81 ft</u> <u>7.03: Will comply</u>	<u>7.02: No</u> <u>7.03: No</u>
Building Height	<u>35 ft</u>	<u>>35 ft</u>	<u>7.02: >35 ft</u> <u>7.03: 35 ft</u>	<u>7.02: No</u> <u>7.03: No</u>
# Stories	<u>2.5</u>	<u>1.5</u>	<u>7.02: 1.5</u> <u>7.03: 2.5</u>	<u>7.02: No</u> <u>7.03: No</u>

Accessory Building or Structure

Front Setback:	<u>N/A</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Rear Setback:	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Side Setback ()	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Side Setback ()	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Height:	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Area:	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Curb Cut:	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Parking:	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

Building Coverage: Permitted: 30% Existing: 28.66% Proposed: _____, Variance: No
7.02: 28.66%
7.03: 30%

Lot Coverage: Permitted: 45% Existing: 19.28% Proposed: _____, Variance: No
7.02: 19.28%
7.03: 45%

Applicant: 
C. KEITH HENDERSON, ESQ.
Attorney for the Applicant

Date: 3-31-2021

Zoning Officer: Approved / Denied: _____ Date: _____

**PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY**

I. APPLICANT: Carolyn Grapel

Address: 19 Allen Ave
Manasquan, NJ 08736

Phone: 732-233-2983

**Property Address: 19 Allen Ave
Block 21, Lot 7.01, Zone R-2
Manasquan, New Jersey 08736**

II. TYPE OF APPLICATION: Minor Subdivision

Section 32-8.1 Planning Board approval required for proposed subdivision

	REQUIRED	PROPOSED Lot 7.02	PROPOSED Lot 7.03
Lot Frontage	50 ft	48.22 ft**	45.61 ft**
Lot Area	5,000 sq ft	8,252.88 SF	7,388.71 SF
Min Front Setback	25ft	24 ft * Existing Non-Conformity	25 ft
Min Side Yard Setback (W)	5/15 ft	5.2 ft	5 ft
Min Side Yard Setback (E)	5/15 ft	11.81 ft	Will Comply
Min Rear Setback	20 ft	75.99 ft	20 ft
Max Height	35 ft	>35 ft	35 ft
Max No. Stories	2.5	1.5	2.5
Building Coverage	30%	28.66%	30%
Lot Coverage	45%	19.28%	45%

****Indicates a need for a variance**

III. SITE INFORMATION:

Street Address: 19 Allen Ave

Block 21, Lot 7.01

Zoning Districts: R-2

Present Use: One Single Family Residential Lot

Proposed Use: Two Single Family Residential Lots

VI. ZONE REQUIREMENTS: R-2 Zone

Min. Lot Area: 5,000 sq ft

Min Lot Frontage: 50 ft

Front Yard Setback: 25 ft

Side Setback: 5/15 ft

Rear Setback: 20 ft

Max. Bldg. Height: 33 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 30%

Max. Lot Coverage: 45%

V. MISCELLANEOUS:

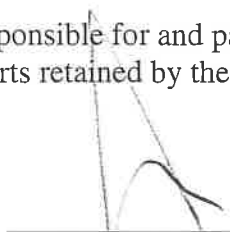
1. Is the Applicant the Landowner? Yes
2. Does the Applicant own any adjoining land? No
3. Are the property taxes paid to date? Yes
4. Have there been any previous applications to the Planning Board or Board of Adjustment concerning this property? No
5. Are there any deed restrictions, easements or covenants affecting the property? Not to the Applicant's knowledge.

VI. COMMENT:

Applicant seeks to subdivide the tract into two lots that front on AllenAve in the R-2 Single Family Zone.

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

4/22/21
Date



C. KEITH HENDERSON, ESQ

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

April 5, 2021

Keith Henderson, Esq.
52 Abe Voorhees Drive
PO Box 260
Manasquan, NJ 08736

Re: Block: 21 Lot: 7.01 Zone: R-2
Grapel - 19 Allen Avenue

Dear Sir:

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

Remove the asphalt driveway on proposed Lot 7.03 and subdivide block: 21, Lot: 7.01 into two non conforming lots in the R-2 Zone. (Proposed Lot: 7.02 - 8,252.88s.f.) - (Proposed Lot: 7.03 - 7,388.71s.f.).

Application denied for the following reason(s):

Section 32-8.1 - Requires Planning Board approval for the proposed minor subdivision.

Proposed Lot: 7.02

Section 35-9.4 - Lot Frontage - 50ft. Required
48.22ft. Proposed

“ - Front Setback - 25ft. Required
24.29ft. Existing

Proposed Lot: 7.03

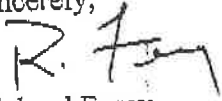
Section 35-9.4 - Lot Frontage - 50ft. Required
45.61ft. Proposed

Additional required documentation:

- Plot plan revised to show two onsite parking spaces on proposed Lot 7.02.
- Concrete patio in the rear yard of proposed lot 7.02 is encroaching on lot 6.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

R-2 RESIDENTIAL	REQUIRED	PROPOSED LOT 102	PROPOSED LOT 103
MIN. LOT AREA	5000 S.F.	8,252.88 SF/0.184 AC	7,988.71 S.F./0.164 AC
MIN. FRONT SETBACK	50 FT	46.22 FT **	45.61 FT **
MIN. SIDE SETBACK	25 FT	24.00 FT **	25 FT
MIN. REAR SETBACK	5 FT	5.2 FT	5/15 FT
MIN. REAR SETBACK	20 FT	75.94 FT	35 FT
MAX HEIGHT (FT./STORIES)	35 FT 2 1/2 STORY	LESS THAN 35 FT	35 FT 2 1/2 STORY
MAX BUILDING COVERAGE	30%	28.66%	30% MAX.
MAX LOT COVERAGE	45%	19.25%	45% MAX.

** EXISTING NONCONFORMING CONDITION
 *** VARIANCE REQUESTED

THIS PLAN MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____ WHICH DATE IS NINETY (90) DAYS AFTER THE DATE UPON WHICH THIS PLAN WAS SIGNED BY THE MANASQUAN BOROUGH PLANNING BOARD.

PLANNING BOARD SECRETARY

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAP AND APPROVE THE PLANS HEREBY:

CAROLYN GRANEL _____ DAY OF _____ 2020

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2020

NOTARY PUBLIC OF NEW JERSEY _____ MY COMMISSION EXPIRES _____

APPROVED AS A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY

THIS PLAN (OR A REED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE _____ AFTER APPROVAL. 2020 WHICH DATE IS ONE HUNDRED NINETY (190) DAYS

DATE _____ SECRETARY
 _____ CHAIRMAN
 _____ ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF I FIND IT CONFORMS WITH THE PROVISIONS OF THE MANASQUAN ZONING ORDINANCE AND THE SUBDIVISION ACT AND THE REQUIREMENTS APPLICABLE THERE TO.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY DETAIL REQUIRES AS PROVIDED BY THE STATE BOARD OF PROFESSIONAL LAND SURVEYORS TO BE RECORDED AND FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY AND THAT THE WORKMAN AS SHOWN SHALL BE SET AS INDICATED.

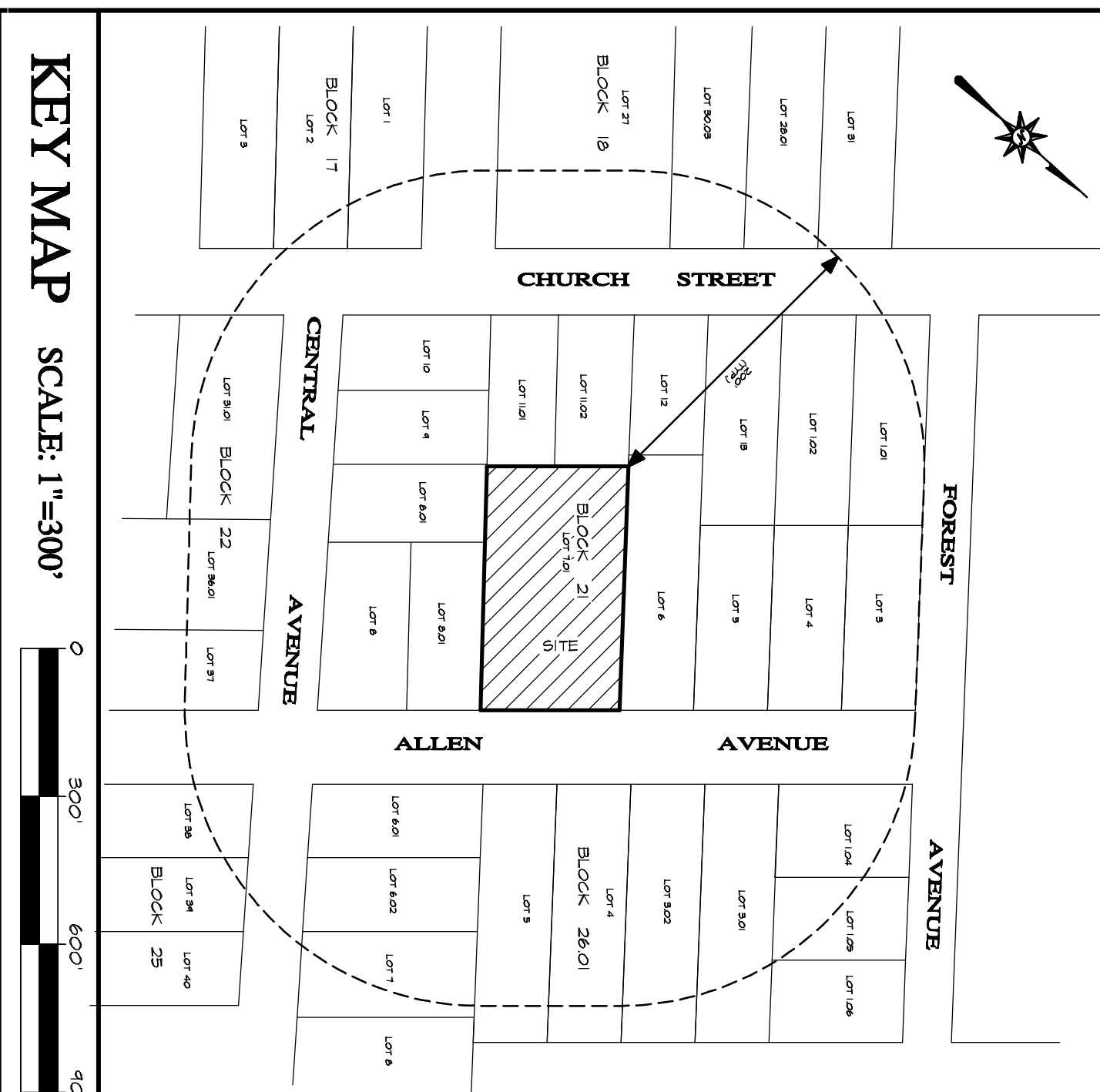
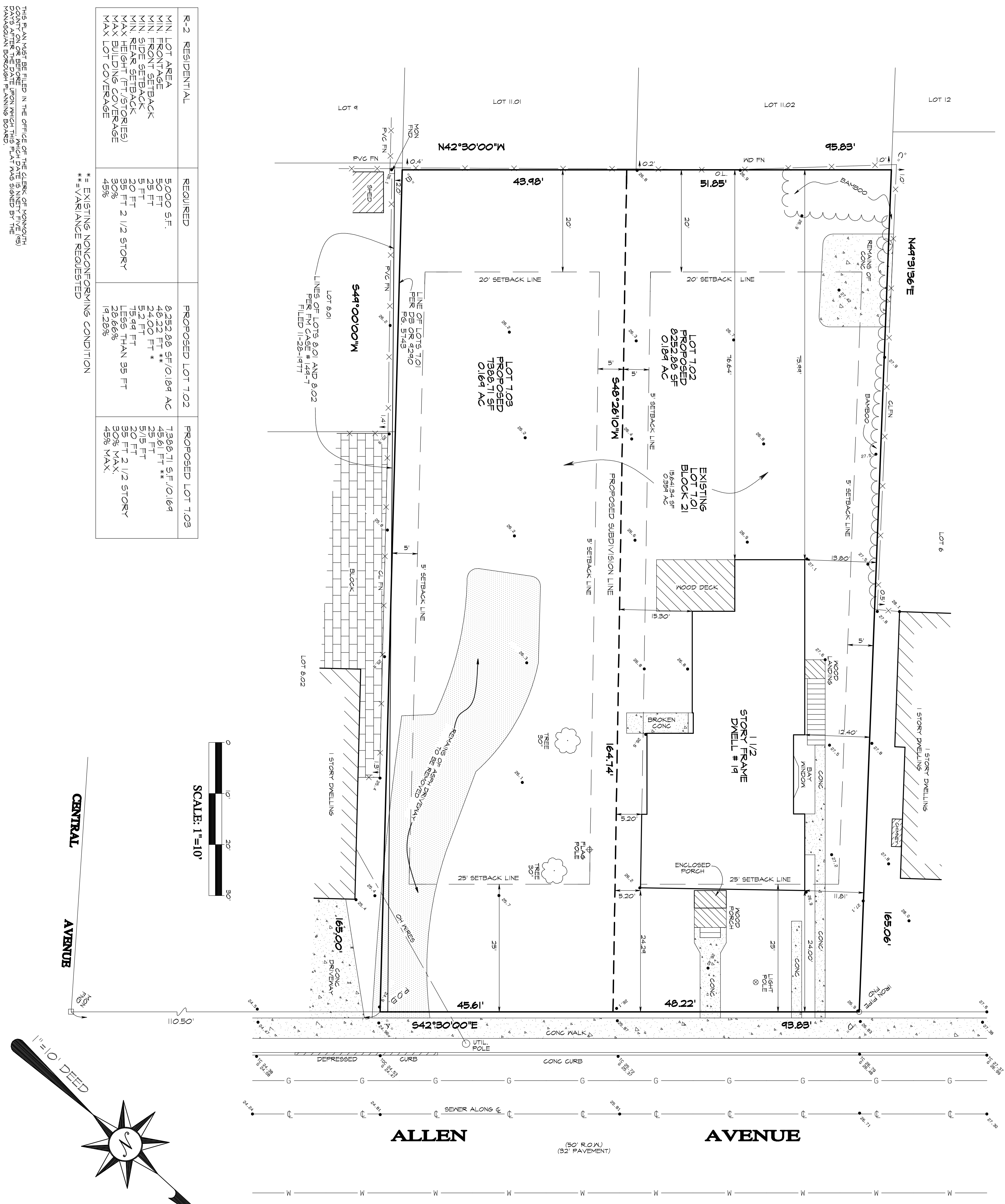
ELEVATIONS REFER TO NAVD 88 DATUM
 20.8' EXIST. SPOT ELEVATION

MINOR SUBDIVISION
LOT 7.01 BLOCK 21
 ON THE
BOROUGH OF MANASQUAN
 TAX MAP SHEET NO. 3
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

CERT. OF AUTH. # 2462979000
WILLIAM J. FORE, INC.
 PROFESSIONAL LAND SURVEYORS
 263 BRICK BLVD. UNIT 5, BRICK, NJ 08723
 TEL. (732) 920-5100 FAX (732) 920-5199

WILLIAM J. FORE, PROFESSIONAL LAND SURVEYOR GSA 55362 DATE 01/04/2021
 DRAWN BY: JDP

PROJECT NO. 31662



GENERAL NOTES

- 1) PROPERTY DELINEATED HEREON KNOWN AS LOT 7.01, BLOCK 21 ON THE BOROUGH OF MANASQUAN TAX MAP (SHEET #9)
- 2) DEED REFERENCE BOOK OR-450 PAGE 5149 RECORDED 8/24/2018.
- 3) OUTBOUND AND TOPOGRAPHIC INFORMATION BASED UPON A FIELD SURVEY DATED 12/30/2020.
- 4) SURVEY REFERENCE SURVEY OF PROPERTY BOROUGH OF MANASQUAN DATED 9/25/1984, BY WALTER PARTITION, INC.
- 5) MAP REFERENCE: MINOR SUBDIVISION PLAN BOROUGH OF MANASQUAN MONMOUTH COUNTY, N.J. SET IN THE MONMOUTH COUNTY CLERK'S OFFICE 11/28/1971, AS NOTED.
- 6) SURVEY ACCURACY IS GREATER THAN 1:5000.
- 7) PUBLIC WATER AND SEWER IS AVAILABLE TO THE SITE.
- 8) THE TOTAL AREA BEING SUBDIVIDED IS 8641.94 S.F. OR 0.29 AC.
- 9) PROPOSED LOT NUMBERS SHOWN HEREON TO BE APPROVED BY THE BOROUGH OF MANASQUAN TAX ASSESSOR'S OFFICE.
- 10) PROPERTY SHOWN HEREON LIES IN THE R-2 RESIDENTIAL ZONE.
- 11) COORDINATE VALUES ARE ASSIGNED.
- 12) OWNER/APPLICANTS 19 ALLEN AVENUE MANASQUAN, NJ 08736

PROPERTY OWNERS WITHIN 200' RAD. OF SITE

POINT	NORTH	EAST
A	5000.0000	5000.0000
B	4897.7628	4871.4795
D	5059.1801	4936.6079

Office: (732) 223-1599
Fax: (732) 223-8802

Manasquan Fire District #1
Office of the Board of Fire Commissioners
38 Taylor Ave
Manasquan, NJ 08736
Member of the New Jersey State
Fire District Association

Hook & Ladder Co. #1
Volunteer Engine Co. #2

Chief Tom Schofield
Deputy Chief Ed Hill
Fire Director Chris Barkalow

Board Members:
Chairman John White
Secretary Carmen Triggiano
1st Vice Chairman Drew Coder
2nd Vice Chairman Brian Wick
Treasurer Jack Herbert

To: Mary C. Salerno, Planning Board Secretary
From: Christopher Barkalow, Fire Marshal
Date: May 17, 2021
Re: Plan Review – 19 Allen Ave. (Block: 21 – Lot: 7.01)

As you requested, I have reviewed the planning board application package for 19 Allen Ave. (Block: 21 – Lot: 7.01) and the site plan prepared by William J. Fiore, dated 1/4/21. The Manasquan Fire Bureau has no concerns with plans as they are submitted.

If you have any questions or comments please feel free to contact me.

Sincerely,



Christopher Barkalow
Fire Marshal

May 10, 2021

Mary Salerno, Secretary
Manasquan Borough Planning Board
201 East Main Street
Manasquan, NJ 08736

Re: Boro File No. MSPB-R1560
Minor Subdivision – Grapel
Block 21, Lot 7.01
19 Allen Avenue
R-2 Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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. Minor Subdivision Plan prepared by William Fiore, PLS, of William J. Fiore, Inc., dated January 4, 2021.

Existing Lots 7.01 contains 15,641.34 square feet and fronts on Allen Avenue. With this application, the applicant intends to create two lots, one containing 8,252.88 square feet and one containing 7,388.71 square feet, both with frontage on Allen Avenue.

The application is deemed complete as of May 10, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 - Residential Zone, where the existing and proposed residential lots are permitted.
2. The following bulk ('c') variance is required as part of this application:
 - a. A minimum lot frontage of 50 feet is required, whereas a frontage of 48.22 feet is proposed for Lot 7.02.
 - b. A minimum lot frontage of 50 feet is required, whereas a frontage of 45.61 feet is proposed for Lot 7.03.
 - c. A minimum front yard setback of 25 feet is required, whereas a setback of 24.0 feet exists and is proposed to the existing dwelling to remain on proposed Lot 7.02.



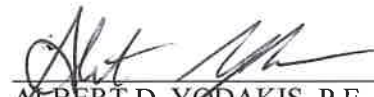
Re: Boro File No. MSPB-R1560
Minor Subdivision – Grapel
Block 21, Lot 7.01

May 10, 2021
Sheet 2

3. The applicant should indicate if the subdivision is to be filed by map or by deed. If filed by deed, copies of the deeds and deed descriptions must be submitted to our office and the Board Attorney for review. The deed descriptions must be prepared by a Professional Land Surveyor licensed in the State of New Jersey. If it is to be filed by map, all necessary revisions to the plat must be made so that it conforms to the current Title Recordation Law requirements
4. A monument must be set at the intersection of the proposed lot line and the existing right-of-way. I suggest the monument be set prior to the map being signed by the Board. The applicant should indicate their intent of when the monument will be set. If they are proposed to be set after the perfection of the subdivision, a bond must be posted with the Borough.
5. The existing asphalt driveway meanders on to adjacent Lot 8.02 but is labeled as to be removed. The applicant should also be aware that the survey indicates the existing concrete in the rear corner is partially located on adjacent Lot 6.
6. The applicant should be aware that if any future construction on either of the new lots does not meet the zoning requirements (setbacks, coverage, etc.), a separate application to the Board will be required. Grading and front yard landscaping plans will also be required.
7. Separate water and sewer utility connections will be required for both of the proposed lots.
8. The proposed new dwelling will need to replace the curb and sidewalk as necessary for any new driveway apron. A street excavation permit will be required for any new apron and depressed curb located within the borough right-of-way.
9. The proposed revised lot numbers should be reviewed and approved by the tax office.
10. All necessary outside agency approvals must be obtained for this project. These may include, but not be limited to the following:
 - a. Monmouth County Planning Board

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



Re: Boro File No. MSPB-R1560
Minor Subdivision – Grapel
Block 21, Lot 7.01

May 10, 2021
Sheet 3

cc: George McGill, esq., Planning Board Attorney
C. Keith Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736
William Fiore, PLS
263 Brick Boulevard, Unit 5, Brick, NJ 08723
Carolyn Grapel
19 Allen Avenue, Manasquan, NJ 08736