

MANASQUAN PLANNING BOARD MEETING AGENDA

JANUARY 10, 2023 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on January 10, 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/824329920?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. Vouchers for Approval

RESOLUTION

2. #01-2023 Appointing Planning Board Chairman - Neil Hamilton
3. #02-2022 Appointing Vice-Chairman - Robert Young
4. #03-2023 Appointing Acting Chairman - Mark Apostolou
5. #04-2022 Appointing Recording Secretary - Barbara Ilaria and Nancy Acciavatti
6. #05-2023 Appointing Corresponding Secretary - Barbara Ilaria and Nancy Acciavatti
7. #06-2023 Appointing Planning Board Engineer - Albert Yodakis of Boro Engineering
8. #07-2023 Appointing Planning Board Planner - Albert Yodakis of Boro Engineering
9. #08-2023 Appointing Legal Services - George McGill, Esq. of McGill & Hall, LLC
10. #09-2023 Adopting Rules and Regulations
11. #10-2023 Designation of Official Newspapers - Coast Star and Asbury Park Press
12. #11-2023 Meetings Date 2023 and 2024 Reorganization Meeting Date

APPLICATION

13. #17-2022 Stewart, Michael - 19 James Place, Block 44.03 Lot 1

14. #18-2022 Sepe, Bill - 35 Deep Creek Drive - Block 189.01 Lot 6.02

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____

NOV 16 2022

DPW _____ CONS' _____
PD _____ OTHER _____

November 11, 2022

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

Re: Boro File No. MSPB-R1950
Variance – Stewart
Block 44.03, Lot 1
19 James Place
R-2 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. Boundary & Topographic Survey highlighted to show the proposed improvements. Not signed or dated.

The property is located in the R-2 Single-Family Residential Zone with frontage on James Place and McGreevey Drive. With this application, the applicant proposes to construct a new paver patio on the south side of the existing dwelling. The application is deemed complete on November 11, 2022.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 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. Patios must be located in the rear yard and are not permitted within 5 feet of the side property line, whereas the patio is proposed in the southerly side yard with a setback of 2 feet.
3. The following non-conformities exist on Lot 1 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 16.4 feet exists and is proposed.
 - b. A minimum rear yard setback of 20 feet is required, whereas a setback of 15.4 feet exists and is proposed.



Re: Boro File No. MSPB-R1950
Variance -- Stewart
Block 44.03, Lot 1

November 11, 2022
Sheet 2

4. The applicant should indicate if any grading changes will be required for the proposed improvements and if any fill will be imported. The proposed patio may also not be elevated more than eight inches above the existing surrounding grade. If any significant grading changes are proposed, a grading plan, prepared by a licensed engineer, will be required.
5. The applicant should be aware that all applicable building permits and approvals must be obtained prior to construction of any of the proposed improvements.

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
Michael Stewart
19 James Place, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-05
Fax 732-223-1300

Item 13.

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: MICHAEL W. STEWART

*Applicant's Address: 19 JAMES PL. MANASQUAN NJ 08736

*Telephone Number: Home: 845-709-9371 Cell: 845-709-9371

*e-mail Address: REACHSTEW @ GMAIL.COM

*Property Location: 19 JAMES PL, MANASQUAN NJ 08736

*Block: 44.03 Lot: 1

*Type of Application: VARIANCE FOR PERMEABLE PAVER PATIO

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

*Date of Zoning Officer's Denial Letter: 4-13-22

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.

Michael W. Stewart
Signature of Applicant or Agent

10-19-22
Date

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

April 13, 2022

Michael Stewart
19 James Place
Manasquan, NJ 08736

Re: Block: 44.03 Lot: 1 Zone: R-2

Dear Sir:

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

Construct a patio and rinse station in the side yard.

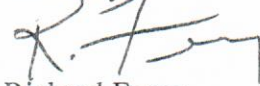
Survey/site plan prepared by the homeowner and dated April 13, 2022.

Application denied for the following reason(s):

Section 35-11.8k – Prohibits locating a patio in the side yard.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

McGREEVEY DRIVE
(50' R.O.W.)

95.80' (FILED MAP)
95.75' (SURVEY)

N 56°16'00" W

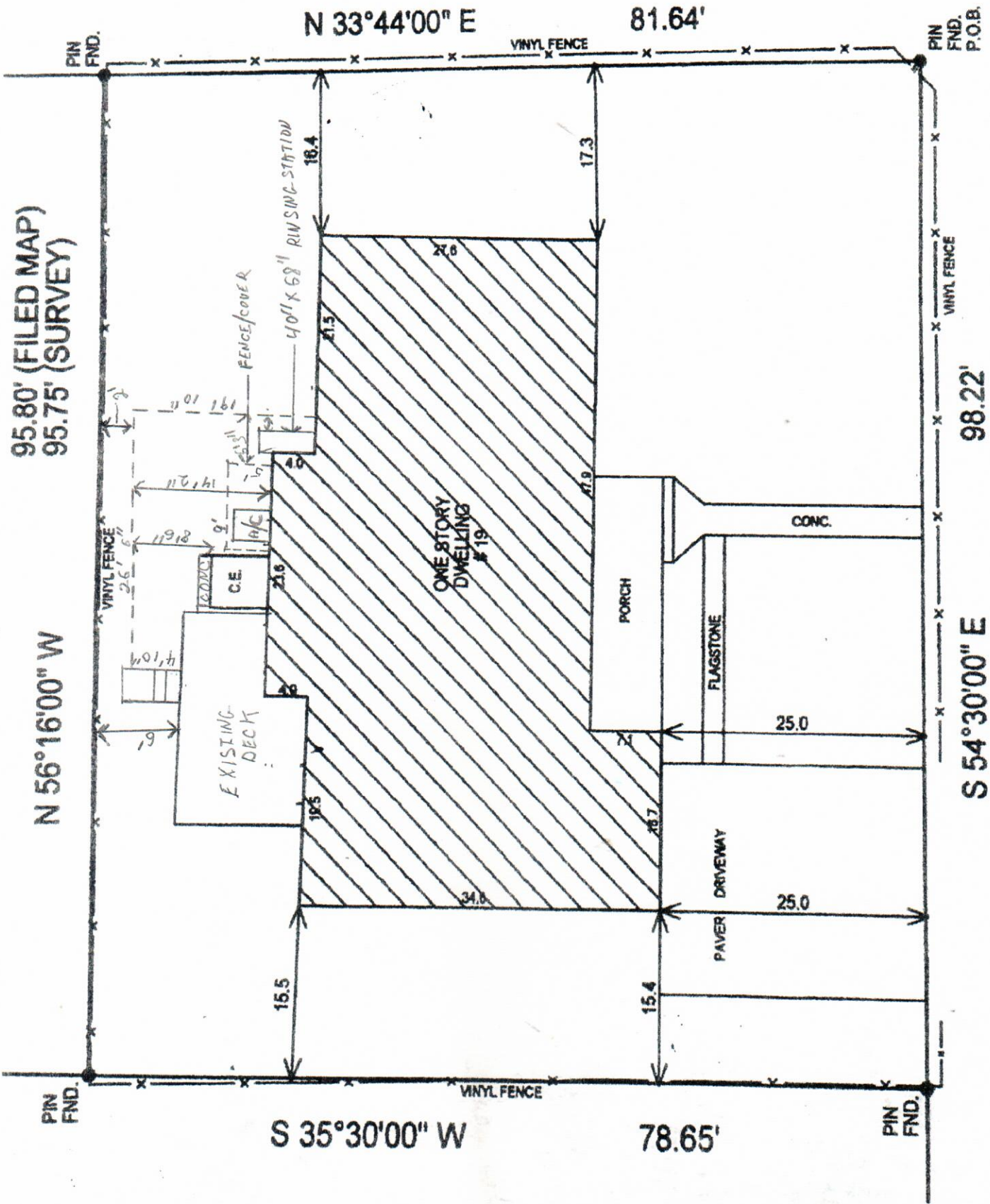
N 33°44'00" E 81.64'

98.22'

S 54°30'00" E

JAMES PLACE
(50' R.O.W.)

S 35°30'00" W 78.65'



RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____
DEC 07 2022
DPW _____ CONST _____
PD _____ OTHER _____

December 6, 2022

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

Re: Boro File No. MSPB-R1960
Variance – Sepe
Block 189.01, Lot 6.02
35 Deep Creek Drive
R-2 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 October 1, 2020.
2. Highlighted survey showing the location of the proposed improvements, prepared by Charles O'Malley, PLS, dated October 1, 2020.
3. Architectural Floor Plans and Elevations prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated June 3, 2022.

The property is located in the R-2 Single-Family Residential Zone with frontage on Deep Creek Drive. With this application, the applicant proposes to construct new second floor additions and covered porches on the front and 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 December 6, 2022.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 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 front yard setback of 25 feet is required, whereas a setback of approximately 19 feet is proposed (25.32 feet exists). The exact setback variance requested by the applicant must be indicated.
 - b. A minimum side yard setback of 5 feet is required, whereas a setback of 4.2 feet is proposed (4.2 feet exists).



Re: Boro File No. MSPB-R1960
Variance – Sepe
Block 189.01, Lot 6.02

December 6, 2022
Sheet 2

- c. A chimney may not encroach more than 18 inches into the required side yard setback, whereas the proposed chimney is approximately 2 feet into the side yard setback.
3. The following non-conformities exist on Lot 6.02 and are not proposed to be modified as part of this application:
 - a. A maximum driveway width of 20 feet is permitted, whereas a driveway width of approximately 40 feet exists and is proposed.
 - b. A maximum curb-cut width of 20 feet is permitted, whereas a curb-cut width of approximately 32 feet exists and is proposed.
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. The applicant should confirm that the conforming building height of 33 feet has been measured from the top of curb.
6. The required 80 square feet of enclosed storage space is to be provided in the garage level.
7. The applicant should indicate if any new air conditioning units or generator are proposed and if so, show their proposed locations and elevations 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. It does not appear that any existing trees will be removed as part of the application.
10. Any curb and sidewalk must be replaced along Deep Creek Drive 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



Re: Boro File No. MSPB-R1960
Variance – Sepe
Block 189.01, Lot 6.02

December 6, 2022
Sheet 3

cc: George McGill, esq., Planning Board Attorney
Brian Berzinskis, RA
Grasso Design Group, 231 Highway 71, Manasquan, NJ 08736
William Sepe
27 Colby Avenue, 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: 35 Deep Creek, LLC

*Applicant's Address: 27 Colby Avenue, Manasquan

*Telephone Number: Home: _____ Cell: 732-610-0838.

*e-mail Address: billsepe1@gmail.com

*Property Location: 35 Deep Creek Drive

*Block: 189 . 01 Lot: 6.02

*Type of Application: C Variance

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

*Date of Zoning Officer's Denial Letter: September 28, 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

11/11/22
Date

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

September 28, 2022

William Sepe
27 Colby Avenue
Manasquan, NJ 08736

Re: Block: 189.01 Lot: 6.02 Zone: R-2 Flood Zone: AE BFE: 9ft. DFE: 10ft.
35 Deep Creek Drive

Dear Sir:

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

Construct a second floor addition over the existing building footprint, covered front porch, covered rear porch and decks and other interior alterations and renovations.

Survey prepared by Charles O'Malley on August 11, 2022. Plot plan prepared by John Lord on September 26, 2022. Conceptual plans prepared by Brian Bersinskis on June 3, 2022.

Application denied for the following reason(s):

Section 35-9.4 - Front Setback – 25ft. Required
25.32ft. Existing
19ft. Proposed

“ - Side Setback (Left) – 5ft. Required
4ft. Proposed

Section 35-7.7 – Curb Cut – 20ft Permitted
32ft. Existing

“ - Driveway – 20ft. Permitted
40ft. Existing

“ - Driveway Setback – 1ft. Required
.0ft. Existing

Section 35-11.8 – Prohibits a chimney from encroaching more than 18in. into the required 5ft. side setback area.

Additional required documentation:

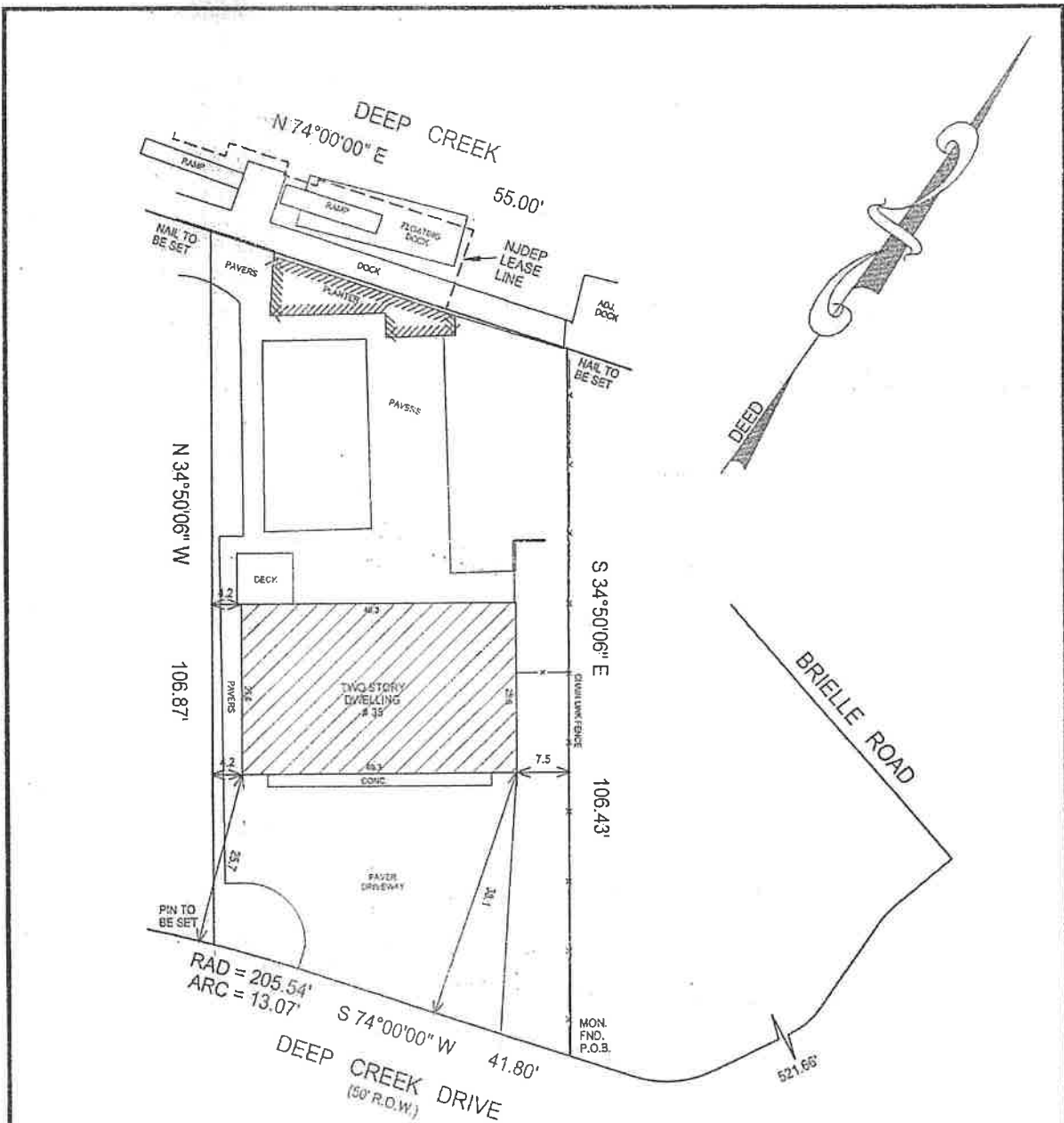
- Plans revised to show building height measured from the top of curb.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



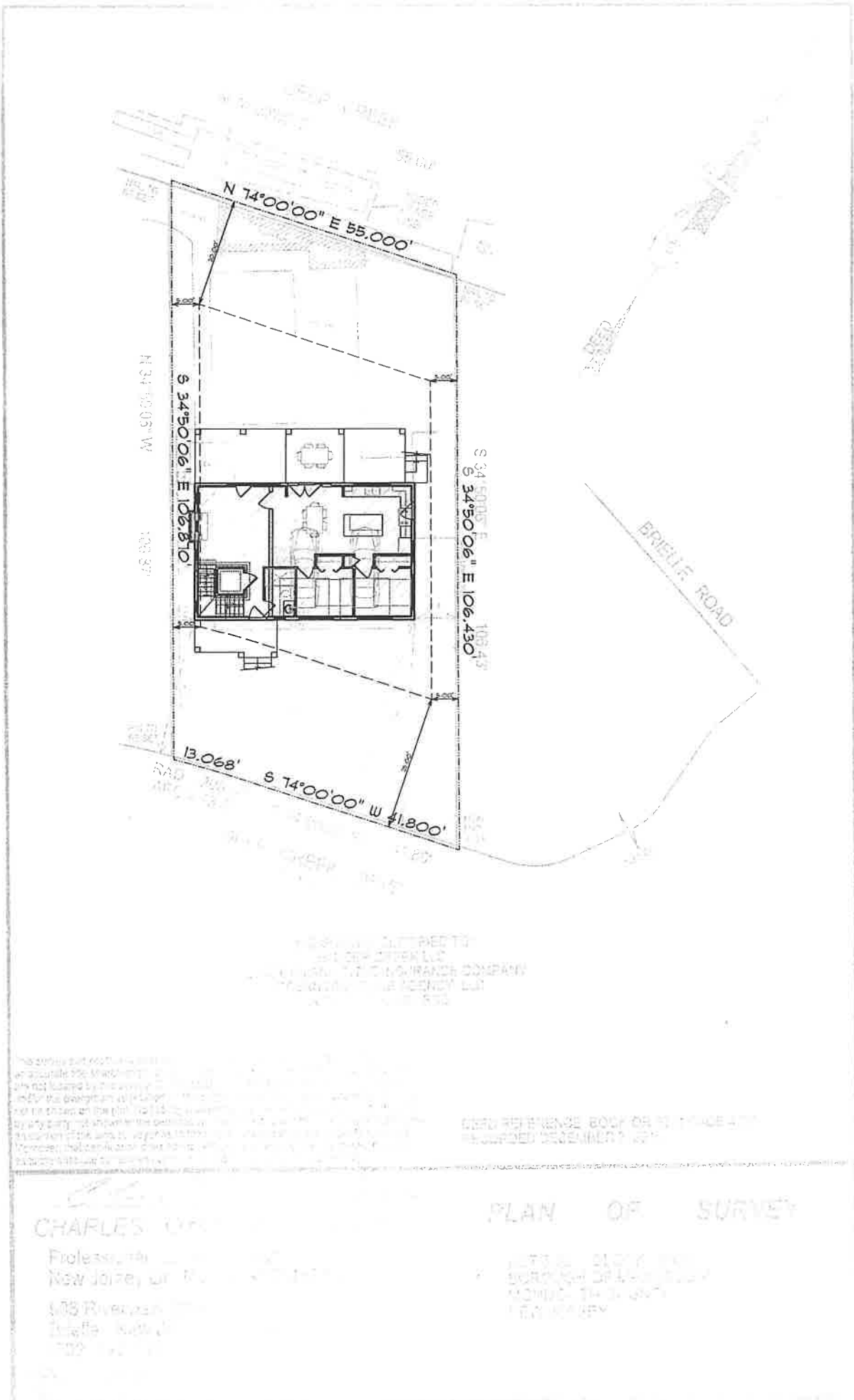
THIS SURVEY CERTIFIED TO:
 35 DEEP CREEK LLC
 WESTCOR LAND TITLE INSURANCE COMPANY
 OCEANVIEW TITLE AGENCY, LLC
 JOSEPH C. LANE, ESQ.

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.

DEED REFERENCE: BOOK OR 9201 PAGE 4732
 RECORDED DECEMBER 7, 2016

<p style="text-align: center;"><i>Charles O'Malley</i> CHARLES O'MALLEY, P.L.S. Professional Land Surveyor New Jersey Lic. No. 24GS03487100 908 Riverview Drive Brielle, New Jersey 08730 (732) 223-3141</p>	<p>PLAN OF SURVEY</p> <p>LOT 6.02 BLOCK 189.01 BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY</p>
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Drawn By clom	Chkd By C.O.M.	File No 20-16382	Date 10/1/20	Scale 1" = 20'
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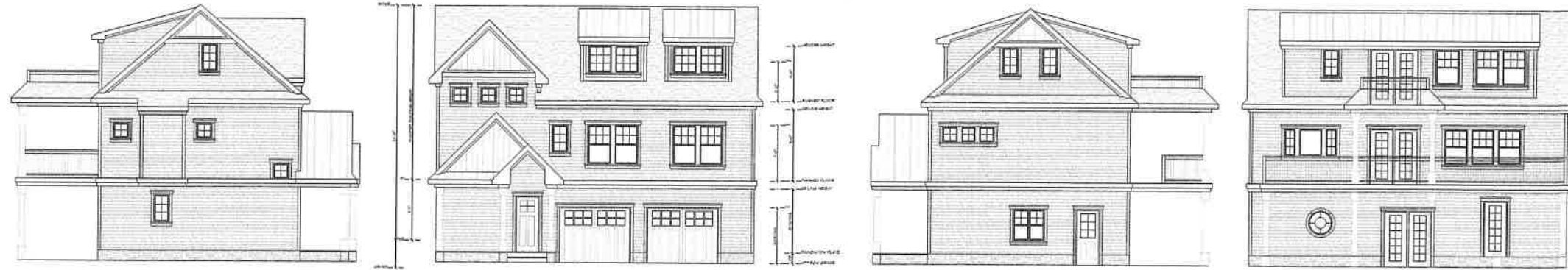


The surveyor certifies that the bearings and distances are true and correct as shown on this plan, and that the same were taken by him or under his supervision and in his presence.

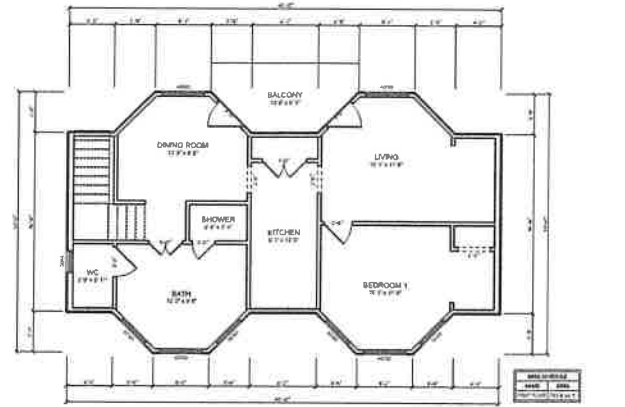
FIELD REFERENCE BOOK OR FIELD NOTE BOOK RECORDED DOCUMENT # 1234

Charles W. ...
 CHARLES W. ...
 Professional Surveyor
 New Jersey
 505 River ...
 Brielle, N.J.

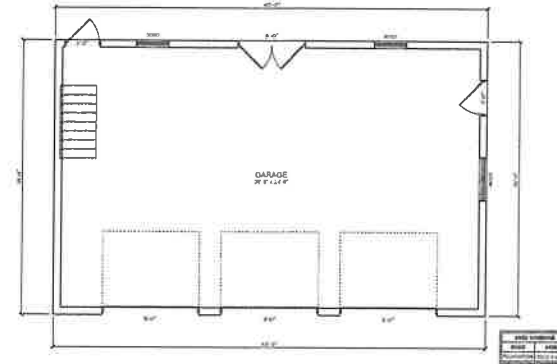
PLAN OF SURVEY
 JOHN B. ...
 BOROUGH OF ...
 MONROE, N.J.



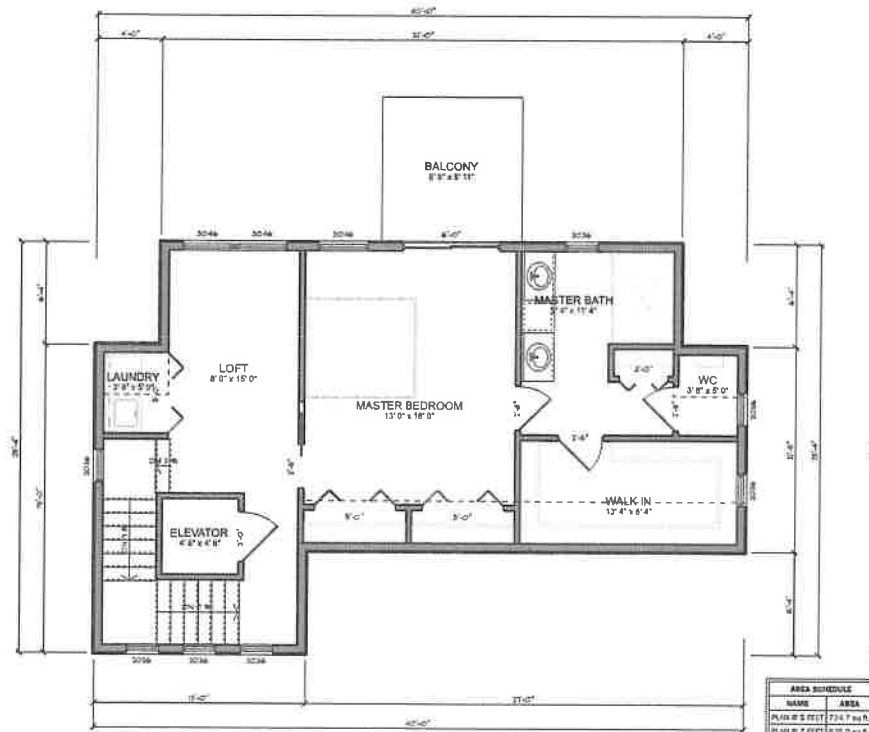
ELEVATION
SCALE: 1/8" = 1'-0"



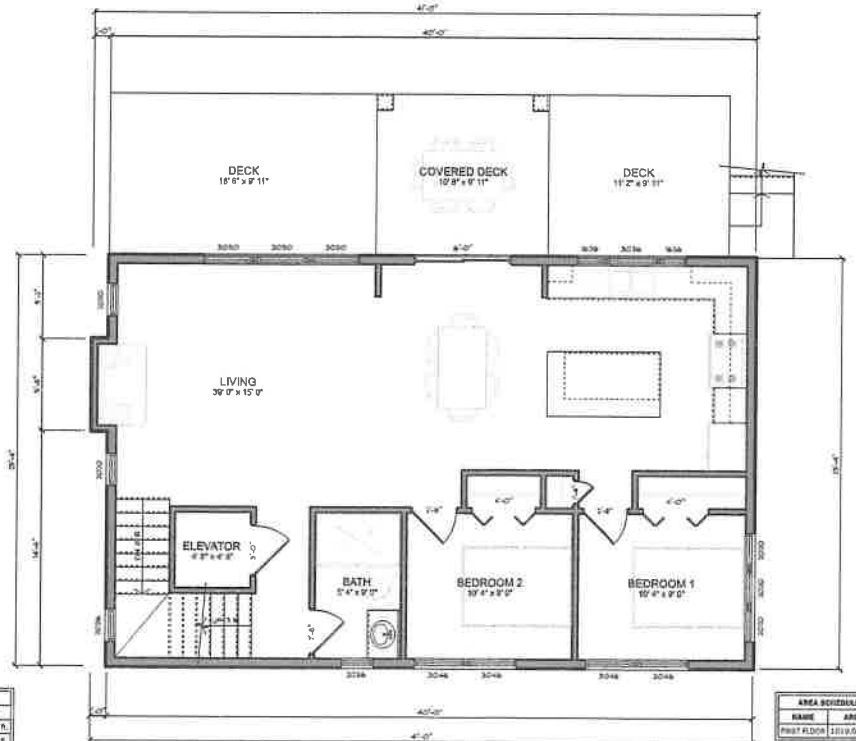
EXISTING FIRST FLOOR
SCALE: 1/8" = 1'-0"



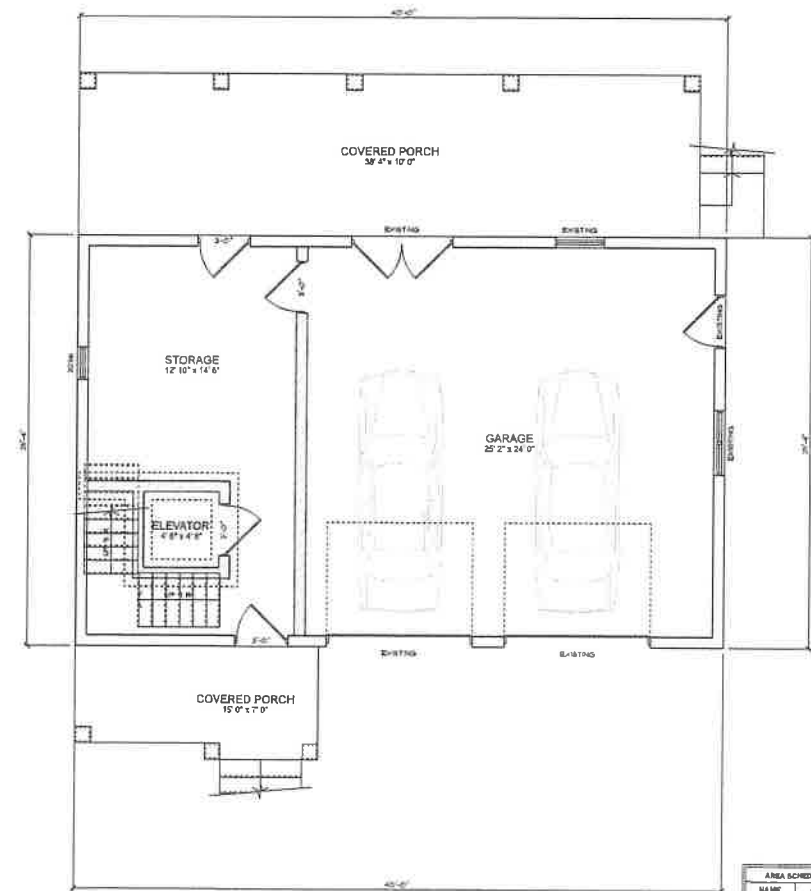
EXISTING FOUNDATION
SCALE: 1/8" = 1'-0"



PROPOSED ATTIC
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR
SCALE: 3/16" = 1'-0"



PROPOSED FOUNDATION
SCALE: 3/16" = 1'-0"

PROJECT FOR:
35 DEEP CREEK DR
Block: 189.01
Lot: 6.02

35 DEEP CREEK, LLC
MANASQUAN
New Jersey

Project Number
CN#021-04-015

DATE	BY	DB
6/3/2022		

Grasso Design Group
design@grassodg.com
http://www.grassodg.com

231 Highway 71
Manasquan
New Jersey

Phone: 732-528-5550
Fax: 732-528-9057