

**MANASQUAN PLANNING BOARD SPECIAL MEETING AGENDA
CONDUCTED WITH ZOOM
JULY 19, 2022 7:00 PM – TUESDAY**

Join Zoom Meeting

<https://us06web.zoom.us/j/6652076223?pwd=WFZiUVcyQ0tqOHlrajFUa0dpRTc3Zz09>

OR

Tel – 1-646 876 9923 US (New York)

ID # 665 207 6223

Password 365 120

Please take notice that the Manasquan Planning Board will convene a remote meeting on July 19, 2022 7:00 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

APPLICATION

1. #04-2022 - 120 South Street, LLC -120 South Street - Block 70 Lot 2.04 (carried from 6/7/2022)

ADJOURNMENT

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

MAR 17 2022

DPW _____ CONST _____
PD _____ OTHER _____

March 15, 2022

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

Re: Boro File No. MSPB-R1830
Minor Subdivision – 120 South Street LLC
Block 70, Lot 2.04
120 South Street
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 Justin Hedges, PLS, of InSite Surveying, LLC, dated August 27, 2021, last revised October 27, 2021.
2. Boundary, Topographic & Utility Survey prepared by Justin Hedges, PLS, of InSite Surveying, LLC, dated July 27, 2021, last revised August 10, 2021.

Existing Lot 2.04 contains 10,423 square feet and fronts on Marcellus Avenue and South Street. With this application, the applicant intends to create two lots, one containing 5,200 square feet with frontage on Marcellus Avenue and one containing 5,223 square feet with frontage on Marcellus Avenue and South Street.

The application is deemed complete as of March 15, 2022.

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 48.29 feet is proposed for Lot 2.041.

Re: Boro File No. MSPB-R1830
Minor Subdivision – 120 South Street LLC
Block 70, Lot 2.04

March 15, 2022
Sheet 2

3. The building heights are listed as “to comply” on the subdivision plan, however the allowable building height is listed as 35 feet. Since proposed Lot 2.041 is not a conforming lot due to the frontage variance, the height will be limited to 30 feet or a variance will be necessary.
4. The existing dwelling shown on the subdivision plan has already been removed from the lot.
5. The proposed subdivision plan shows a proposed 7.74’ wide future road widening easement to be dedicated to Monmouth County along South Street. The applicant has provided a Conditional Final Approval from the County which appears consistent with accepting this easement in place of a full right-of-way dedication.
6. The applicant has provided conceptual dwelling layouts and driveways locations proposed to Marcellus Avenue on the plan. The proposed improvements will need to replace the curb and sidewalk for the new driveway apron. A street excavation permit will be required for any new curb, apron and depressed curb located within the borough right-of-way.
7. 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
8. Monuments are shown as to be set at the intersection of the proposed lot line. I suggest any monuments 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.
9. The subdivision plan proposes to remove the existing street tree for the proposed driveway access to Lot 2.041. Approval from the Borough Council must be obtained for the removal of this tree. I suggest any Board approval be made conditioned upon approval from the Council as the removal of the tree appears necessary for the construction of the proposed driveway.
10. 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.
11. Separate water and sewer utility connections will be required for both of the proposed lots.
12. The proposed revised lot numbers should be reviewed and approved by the tax office.



Re: Boro File No. MSPB-R1830
Minor Subdivision – 120 South Street LLC
Block 70, Lot 2.04

March 15, 2022
Sheet 3

13. 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 – Final Approval

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Albert Yodakis", written over a horizontal line.

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Patrick Ward, PE
InSite Engineering, 1955 Route 34, Suite 1A, Wall, NJ 07719
120 South Street LLC
52 Taylor 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

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

- *Applicant's Name: 120 South Street, LLC
- *Applicant's Address: 52 Taylor Avenue, Manasquan, NJ 08736
- *Telephone Number: Home: 732 223 6684 Cell: 732 921 1507
- *e-mail Address: markh@herrmannconstruction.com tom@herrmannconstruction.com
- *Property Location: 120 South Street, Manasquan, NJ 08736
- *Block: 70 Lot: 2.04
- *Type of Application: Minor Subdivision with Bulk Variances
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-
Site Plan Approval
- *Date of Zoning Officer's Denial Letter: January 10, 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? No. Squan Custom Homes, LLC (an affiliated entity of the Manager Member of Applicant) is landowner
- *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? Yes, copy attached
(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]
Signature of Applicant or Agent

2/17/22
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 E. DIROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

January 10, 2022

120 South Street, LLC
52 Taylor Avenue
Manasquan, NJ 08736

Re: Block: 70 Lot: 2.04 Zone: R-2

Dear Sir or Madam:

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

Remove all of the buildings and structures on the property, subdivide Block: 70, Lot: 2.04 into two lots in the R-2 Zone. (Proposed lot: 2.041 – 4,917.3s.f.) (Proposed lot: 2.042 – 5,200s.f.) and construct a new single family dwelling on each lot.

Survey prepared by Justin Hedges on July 27, 2021. Minor subdivision plot plan prepared by Justin Hedges on October 27, 2021. Conceptual building plans prepared by Paul Grabowski on October 15, 2021.

Application denied for the following reason(s):

Proposed Lot 2.041

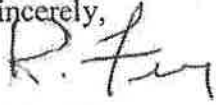
Section 35-9.4 - Lot Frontage – 50ft. Required
48.28ft. Proposed

“ - Building Coverage – 30% Permitted
31.1% Proposed

“ - Building Height – 30ft. Permitted
34.9ft. 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

**DESCRIPTION OF A ROAD
WIDENING EASEMENT OVER
PROPOSED LOT 2.041, BLOCK 70
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY**



ALL that certain lot, tract or parcel of land, situate in Borough of Manasquan, Monmouth County, New Jersey, being known as part of Lot 2.04, Block 70 as shown on the Tax Map of the Borough of Manasquan and being described as follows:

ALSO known and legally described as a 7.74' wide easement to Monmouth County for Future Road widening, as shown on a map entitled, "120 South Street Minor Subdivision, Block 70, Lot 2.04, 120 South Street, Borough of Manasquan, Monmouth County, NJ," by Insite Engineering, LLC., dated 8/27/21 and revised 10/27/21.

BEGINNING at a point in the Southerly right of way line of Marcellus Avenue (60' R.O.W.), said point being distant 10.00 feet East from the intersection formed by said Southerly line of Marcellus Avenue, extended, with the Easterly right of way line of South Street (45' R.O.W.) and running; thence,

- 1) Along said line of Marcellus Avenue, South 51 degrees 21 minutes 56 seconds East, a distance of 22.74 feet to a point on a curve; thence
- 2) Along said curve, to the left, having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency, thence
- 3) South 38 degrees 38 minutes 04 seconds West, a distance of 79.00 feet to a point; thence
- 4) North 51 degrees 21 minutes 56 seconds West, a distance of 7.74 feet to a point in said right of way line of South Street; thence
- 5) Along said line, North 38 degrees 38 minutes 04 seconds East, a distance of 94.00 to a point of curvature; thence
- 6) Along a curve to the right, having a radius of 10.00 feet and an arc length of 15.71 feet to the true point and place of **BEGINNING**.


CONTAINING 918 Square feet or 0.021 Acres.

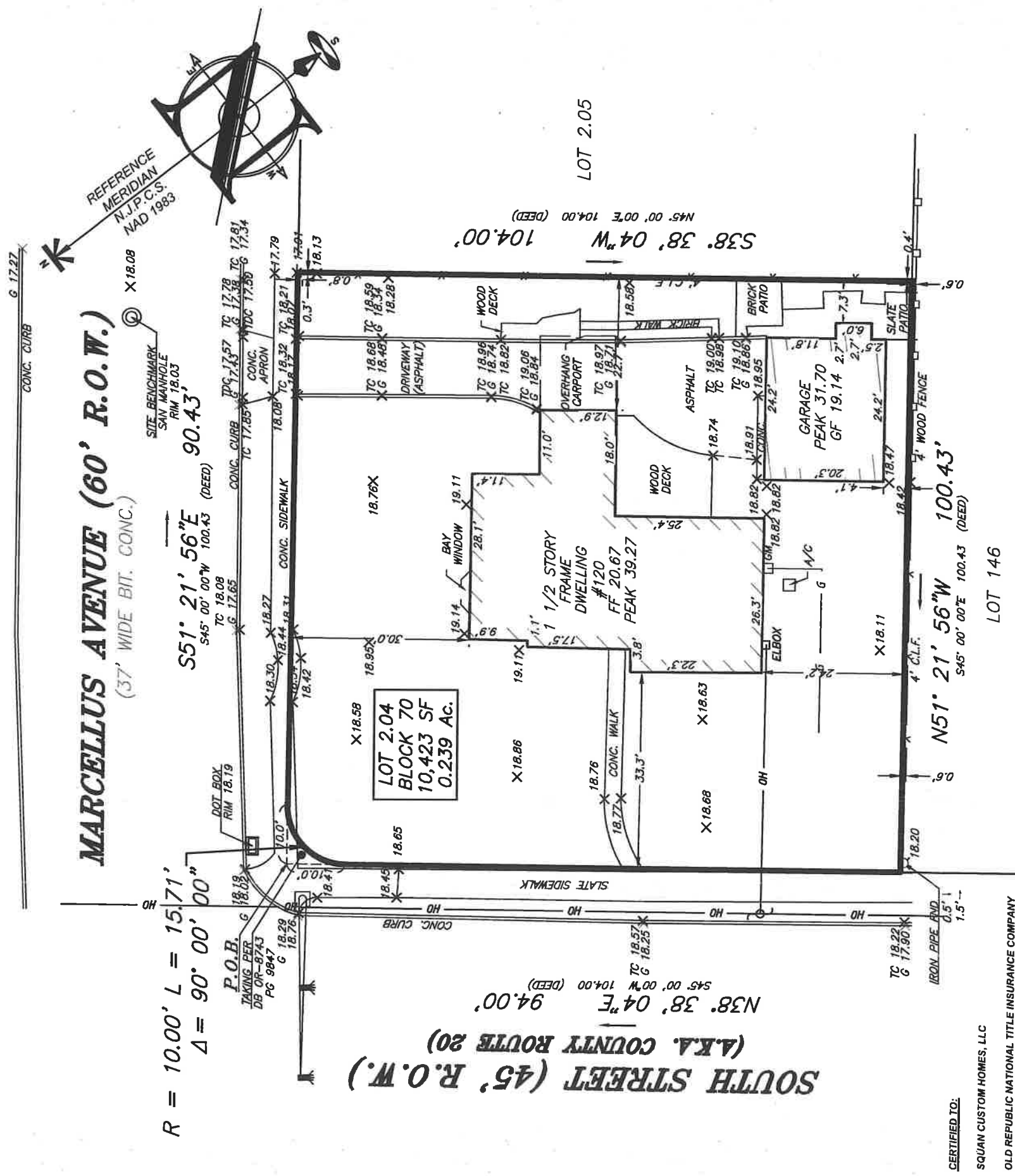
11/11/21

DATE

InSite Surveying, LLC

1955 Route 34; Suite 1A • Wall, NJ 07719
732-531-7100 (ph) • 732-531-7344 (fx)
www.InSiteSurveying.net


JUSTIN J. HEDGES
NJ PLS NO. GS43362



CERTIFIED TO:
SQUAN CUSTOM HOMES, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
HENDERSON AND HENDERSON, P.C.

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45-8-36.3) AND N.J.A.C. 13-40 - 5.1(D).

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT NO. TA-29457 AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS NOT IN A FEMA FLOOD ZONE.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "INTERSECTION IMPROVEMENTS AT COUNTY ROUTE 20, SOUTH STREET, AND MARCELLUS AVENUE / LAKEWOOD ROAD IN THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY", BY LGA ENGINEERING INC., DATED 12-04-07.

FILED MAP REFERENCES:

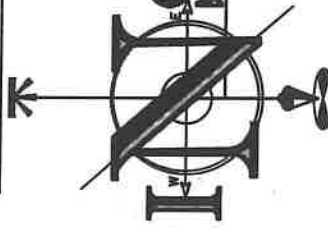
A MAP ENTITLED, "MAP OF SEA VIEW PROPERTY, 158, BUILDING LOTS, THE N.W. MORRIS PROPERTY, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE, DATED MAY 1, 1876 AS CASE NO. 30 SHEET NO. 22.

DEED REFERENCES:

DB 5105 PG 0505
 DB 8743 PG 9847
 DB OR-8743 PG 9847

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

BOUNDARY TOPOGRAPHIC & UTILITY SURVEY



InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
 24GA28290100
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
 732-531-7100 (Ph) 732-531-7344 (Fax)
 InSite@InSiteSurveying.net
 www.InSiteSurveying.net

Site Location:
 120 SOUTH STREET
 LOT 2.04, BLOCK 70
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

Justin J. Hedges
JUSTIN J. HEDGES

PROFESSIONAL LAND SURVEYOR NJ LIC. NO. GS43362

InSite Project No.
21-S705-03
Drawing No.
21-S705
Date
07/27/21
Scale
1" = 20'
Drawn By:
GS / BMW
Checked By:
JS
Revisions
8/10/21 - BMW - CERTS

DESCRIPTION OF PROPERTY
PROPOSED LOT 2.041, BLOCK 70
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY



ALL that certain lot, tract or parcel of land, situate in Borough of Manasquan, Monmouth County, New Jersey, being known as part of Lot 2.04, Block 70 as shown on the Tax Map of the Borough of Manasquan and being described as follows:

ALSO known and legally described as Proposed Lot 2.041, Block 70, as shown on a map entitled, "120 South Street Minor Subdivision, Block 70, Lot 2.04, 120 South Street, Borough of Manasquan, Monmouth County, NJ," by Insite Engineering, LLC., dated 8/27/21 and revised 10/27/21.

BEGINNING at a point in the Southerly right of way line of Marcellus Avenue (60' R.O.W.), said point being distant 10.00 feet East from the intersection formed by said Southerly line of Marcellus Avenue, extended, with the Easterly right of way line of South Street (45' R.O.W.), extended, and running; thence,


- 1) Along said line of Marcellus Avenue, South 51 degrees 21 minutes 56 seconds East, a distance of 40.43 feet to a point; thence
- 2) South 38 degrees 38 minutes 04 seconds West, a distance of 104.00 feet to a point; thence
- 3) North 51 degrees 21 minutes 56 seconds West, a distance of 50.43 feet to a point in said right of way line of South Street; thence
- 4) Along said line, North 38 degrees 38 minutes 04 seconds East, a distance of 94.00 to a point of curvature, thence
- 5) Along a curve to the right, having a radius of 10.00 feet and an arc length of 15.71 feet to the true point and place of **BEGINNING**.

CONTAINING 5,223 Square feet or 0.120 Acres.

SUBJECT TO a future road widening easement.

11/11/21

DATE


 JUSTIN J. HEDGES
 NJ PLS NO. GS43362

InSite Surveying, LLC

1955 Route 34; Suite 1A • Wall, NJ 07719
 732-531-7100 (ph) • 732-531-7344 (fx)
 www.InSiteSurveying.net

DESCRIPTION OF PROPERTY**PROPOSED LOT 2.042, BLOCK 70****BOROUGH OF MANASQUAN****MONMOUTH COUNTY****NEW JERSEY**

ALL that certain lot, tract or parcel of land, situate in Borough of Manasquan, Monmouth County, New Jersey, being known as part of Lot 2.04, Block 70 as shown on the Tax Map of the Borough of Manasquan and being described as follows:

ALSO known and legally described as Proposed Lot 2.042, Block 70, as shown on a map entitled, "120 South Street Minor Subdivision, Block 70, Lot 2.04, 120 South Street, Borough of Manasquan, Monmouth County, NJ," by Insite Engineering, LLC., dated 8/27/21 and revised 10/27/21.

BEGINNING at a point in the Southerly right of way line of Marcellus Avenue (60' R.O.W.), said point being distant 50.43 feet East from the intersection formed by said Southerly line of Marcellus Avenue, extended, with the Easterly right of way line of South Street (45' R.O.W.), extended, and running; thence,

- 1) Along said line of Marcellus Avenue, South 51 degrees 21 minutes 56 seconds East, a distance of 50.00 feet to a point; thence
- 2) South 38 degrees 38 minutes 04 seconds West, a distance of 104.00 feet to a point; thence
- 3) North 51 degrees 21 minutes 56 seconds West, a distance of 50.00 feet to a point; thence
- 4) North 38 degrees 38 minutes 04 seconds East, a distance of 104.00 to the true point and place of **BEGINNING**.

CONTAINING 5,200 Square feet or 0.119 Acres.

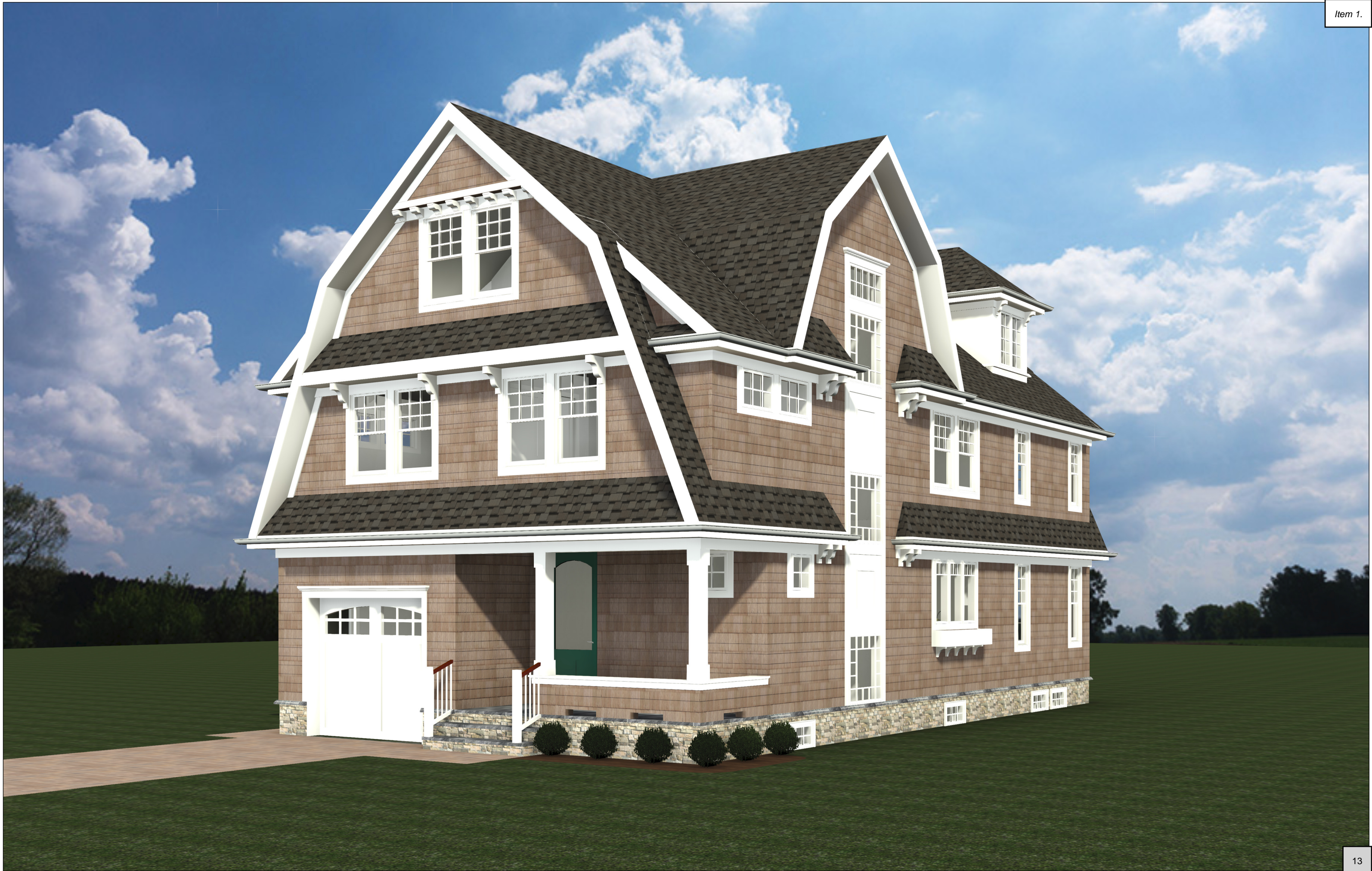
11/11/21

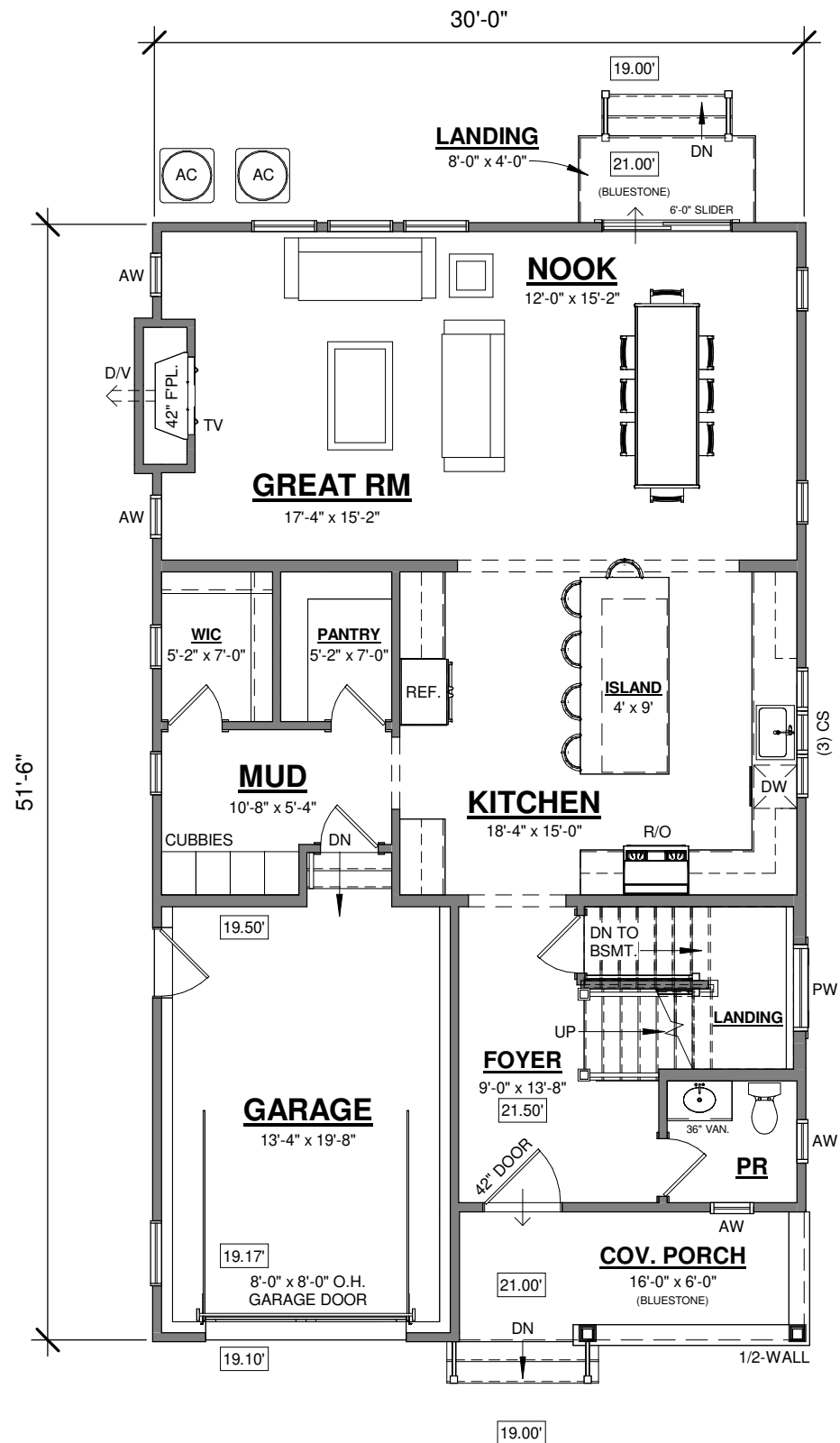
DATE

JUSTIN J. HEDGES
NJ PLS NO. GS43362

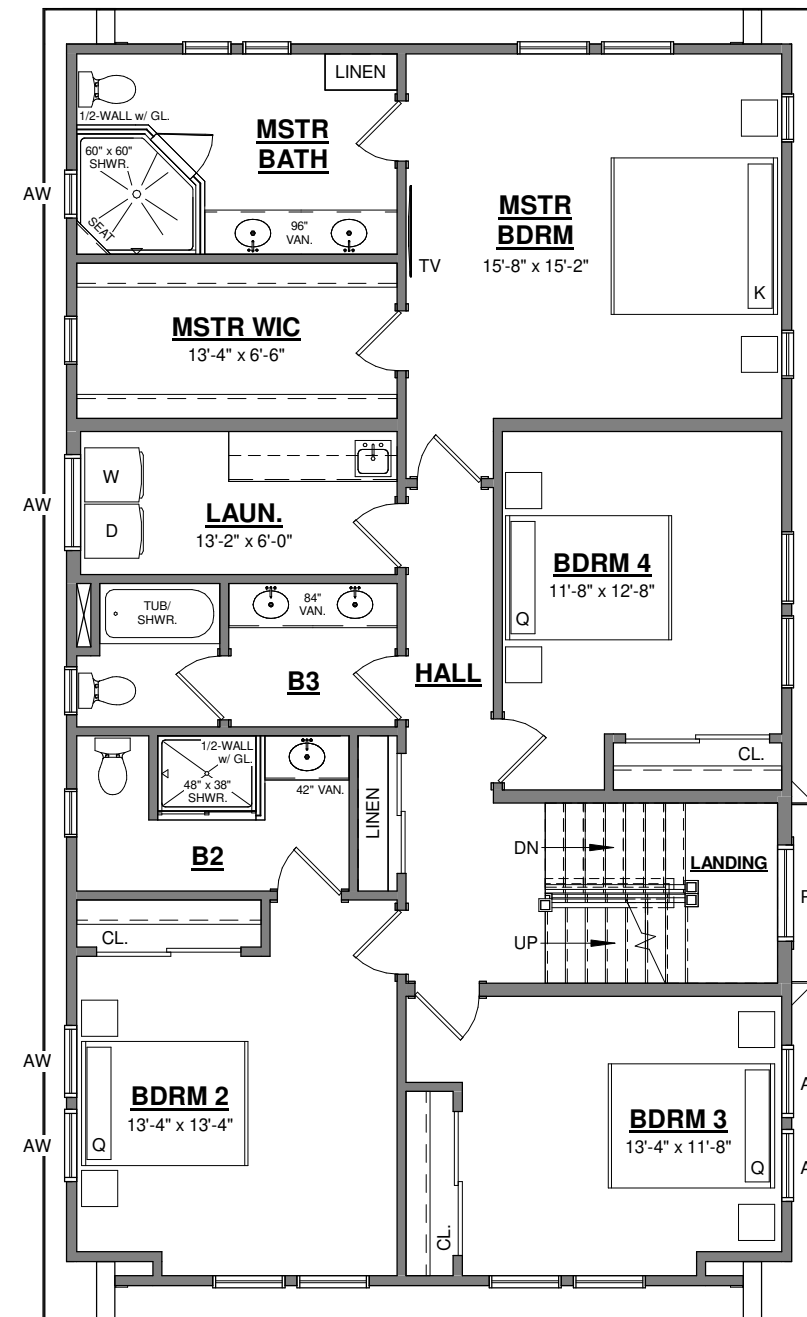
InSite Surveying, LLC

1955 Route 34; Suite 1A • Wall, NJ 07719
732-531-7100 (ph) • 732-531-7344 (fx)
www.InSiteSurveying.net





1 1st Floor Plan
1/8" = 1'-0"



2 2nd Floor Plan
1/8" = 1'-0"

BUILDING PROGRAM

1st Floor - 1,168 sq. ft.
2nd Floor - 1,461 sq. ft.
Half-Story - 629 sq. ft.
Total - 3,258 sq. ft.

Garage - 287 sq. ft.
Opt. Fin. Bsmt. - 608 sq. ft.
Building Cov. - 1,551 sq. ft.
(MAX. - 1,566 sq. ft.)

Drawn By: Item 1.
Checked By: PG
Date: 10/15/2021



VIRTUOSO
ARCHITECTURE

Paul Grabowski
Registered Architect

1330 Laurel Avenue
Building #3, Suite 304
Sea Girt, New Jersey 08750

732.612.3125
Paul@VirtuosoArchitecture.com
VirtuosoArchitecture.com

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**SQUAN CUSTOM
HOMES
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.041**

FLOOR PLANS

B1 Scale: As indic 14

Drawn By: PG
Checked By: PG
Date: 10/15/2021




VIRTUOSO
ARCHITECTURE

Paul Grabowski
Registered Architect

1330 Laurel Avenue
Building #3, Suite 304
Sea Girt, New Jersey 08750

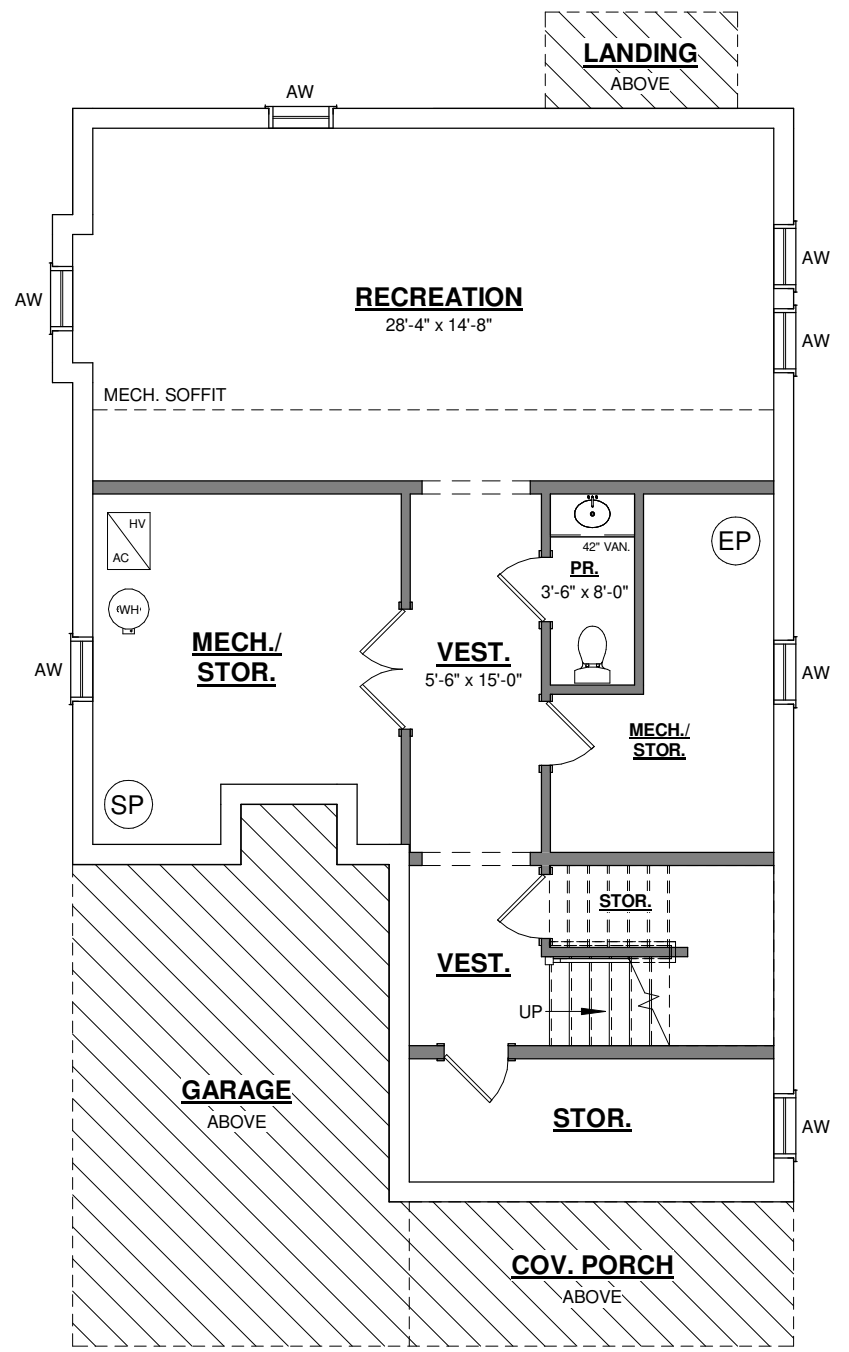
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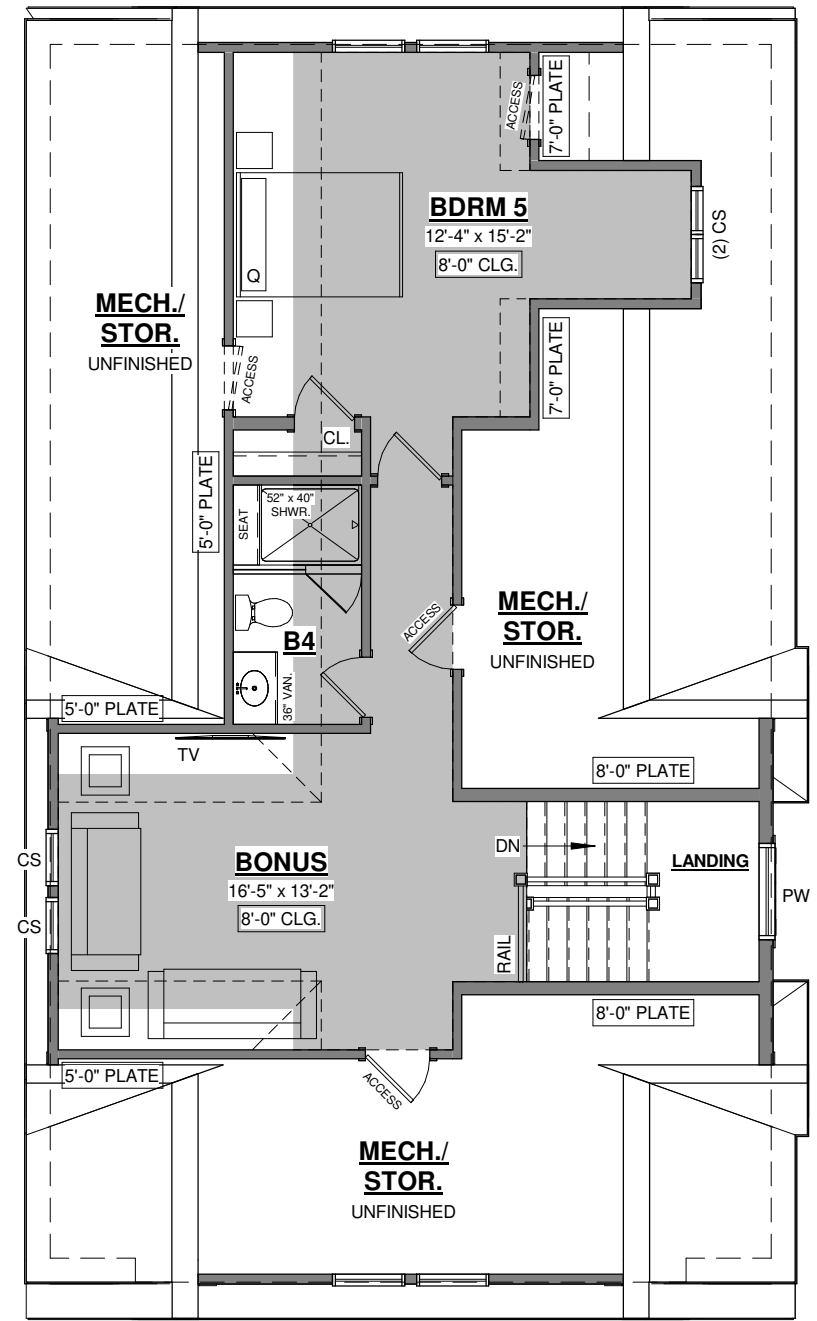
SQUAN CUSTOM HOMES
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.041

FLOOR PLANS

B2 Scale: As indic 15



1 Opt. Basement Plan
1/8" = 1'-0"



2 Half-Story Plan
1/8" = 1'-0"

HALF-STORY CALCS

2nd Floor Total - 1,461 sq. ft.
Half-Story 7'-0" & over - 479 sq. ft.
Percentage - 32.79%
(Under 33% meets code req.)

2nd Floor Total - 1,461 sq. ft.
Half-Story 5'-0" & Over - 629 sq. ft.
Percentage - 43.05%
(Under 60% meets zoning req.)

Drawn By:
Checked By: PG
Date: 10/15/2021




VIRTUOSO
ARCHITECTURE

Paul Grabowski
Registered Architect

1330 Laurel Avenue
Building #3, Suite 304
Sea Girt, New Jersey 08750

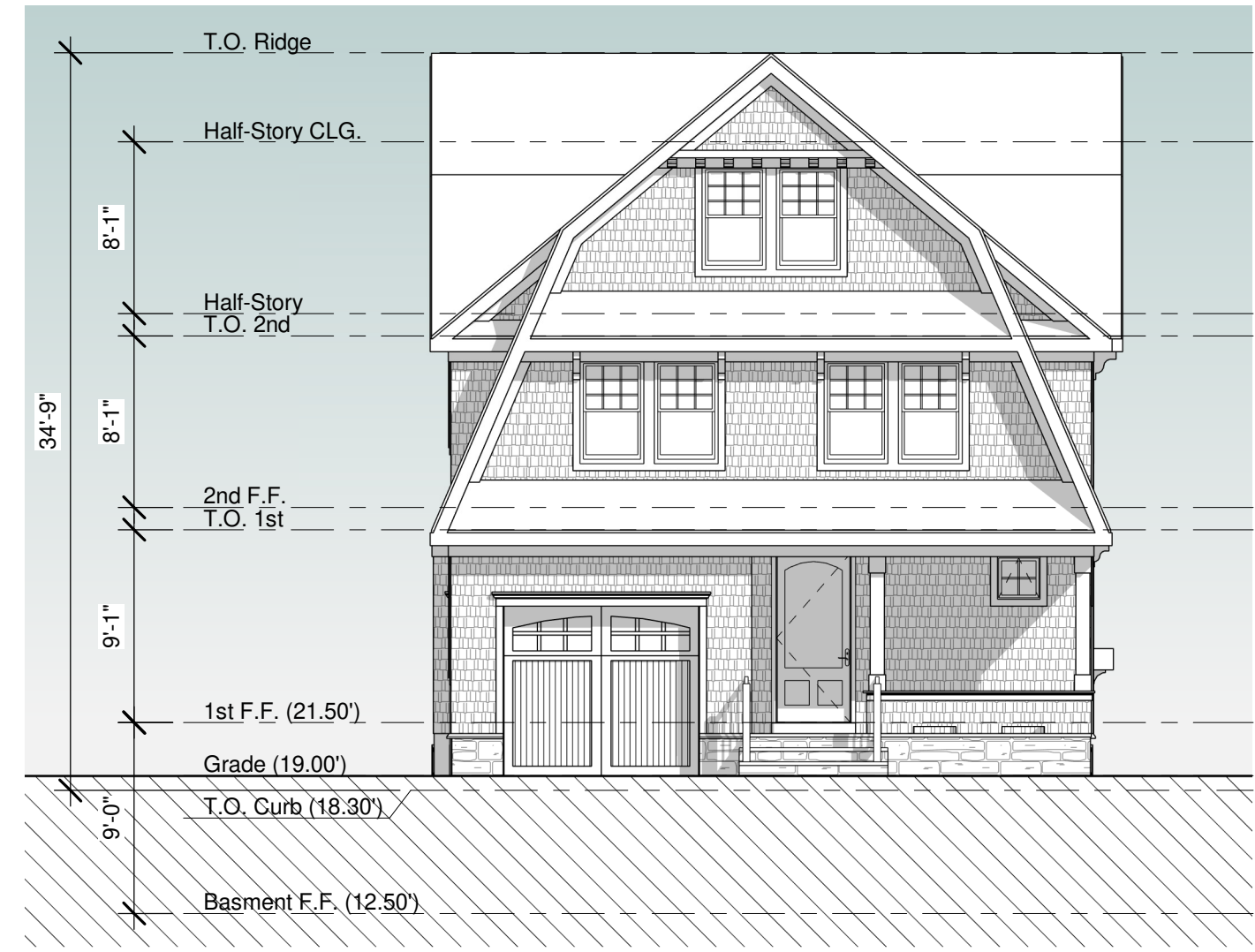
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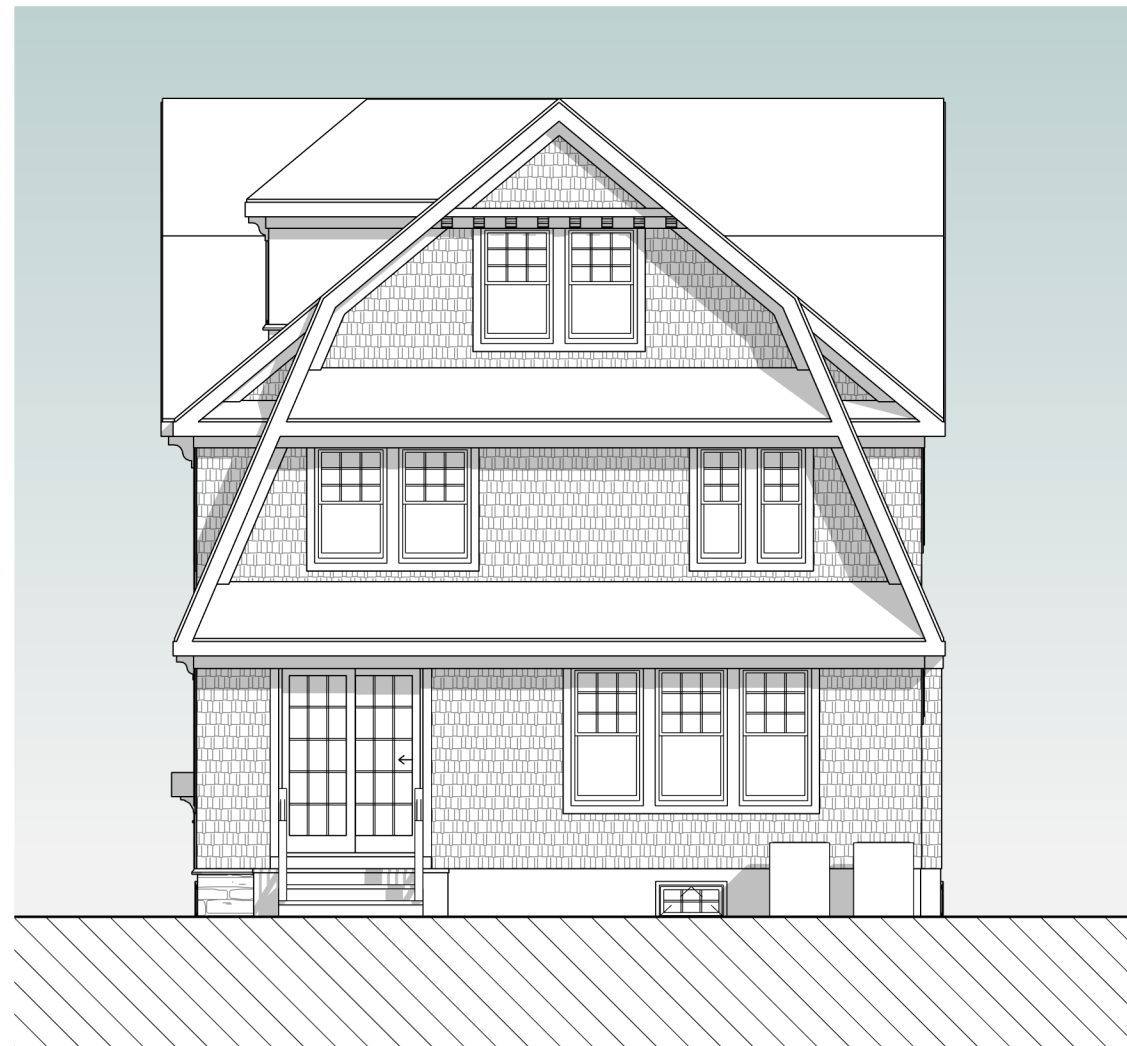
SQUAN CUSTOM HOMES
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.041

ELEVATION



1 Front Elevation
1/8" = 1'-0"

Drawn By:
Checked By: PG
Date: 10/15/2021



1 Rear Elevation
1/8" = 1'-0"



VIRTUOSO
ARCHITECTURE

Paul Grabowski
Registered Architect

1330 Laurel Avenue
Building #3, Suite 304
Sea Girt, New Jersey 08750

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**SQUAN CUSTOM
HOMES**
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.041

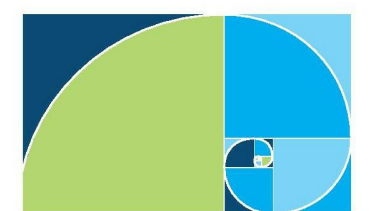
ELEVATION

C2 Scale: 1/8" = 17

Drawn By:
Checked By: PG
Date: 10/15/2021



1 Right Elevation
1/8" = 1'-0"



VIRTUOSO
ARCHITECTURE

Paul Grabowski
Registered Architect

1330 Laurel Avenue
Building #3, Suite 304
Sea Girt, New Jersey 08750

732.612.3125

Paul@VirtuosoArchitecture.com

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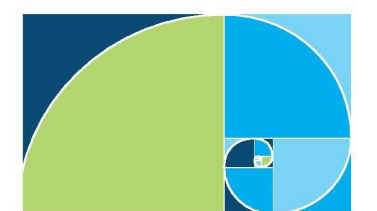
**SQUAN CUSTOM
HOMES**
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.041

ELEVATION

Drawn By:
Checked By: PG
Date: 10/15/2021



1 Left Elevation
1/8" = 1'-0"



VIRTUOSO
ARCHITECTURE

Paul Grabowski
Registered Architect

1330 Laurel Avenue
Building #3, Suite 304
Sea Girt, New Jersey 08750

732.612.3125

Paul@VirtuosoArchitecture.com

VirtuosoArchitecture.com

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**SQUAN CUSTOM
HOMES**
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.041

ELEVATION

Drawn By:
Checked By: PG
Date: 10/15/2021



VIRTUOSO
ARCHITECTURE

Paul Grabowski
Registered Architect
1330 Laurel Avenue
Building #3, Suite 304
Sea Girt, New Jersey 08750
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Paul@VirtuosoArchitecture.com

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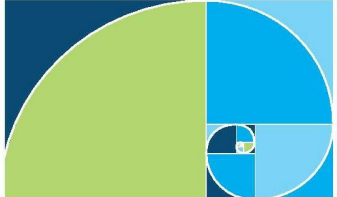


**SQUAN CUSTOM
HOMES
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.041**

RENDERINGS



Drawn By: Item 1.
 Checked By: PG
 Date: 10/15/2021

VIRTUOSO
 ARCHITECTURE
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**SQUAN CUSTOM
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 SOUTH STREET
 MANASQUAN, NJ
 BLOCK 70, LOT 2.041**

RENDERINGS



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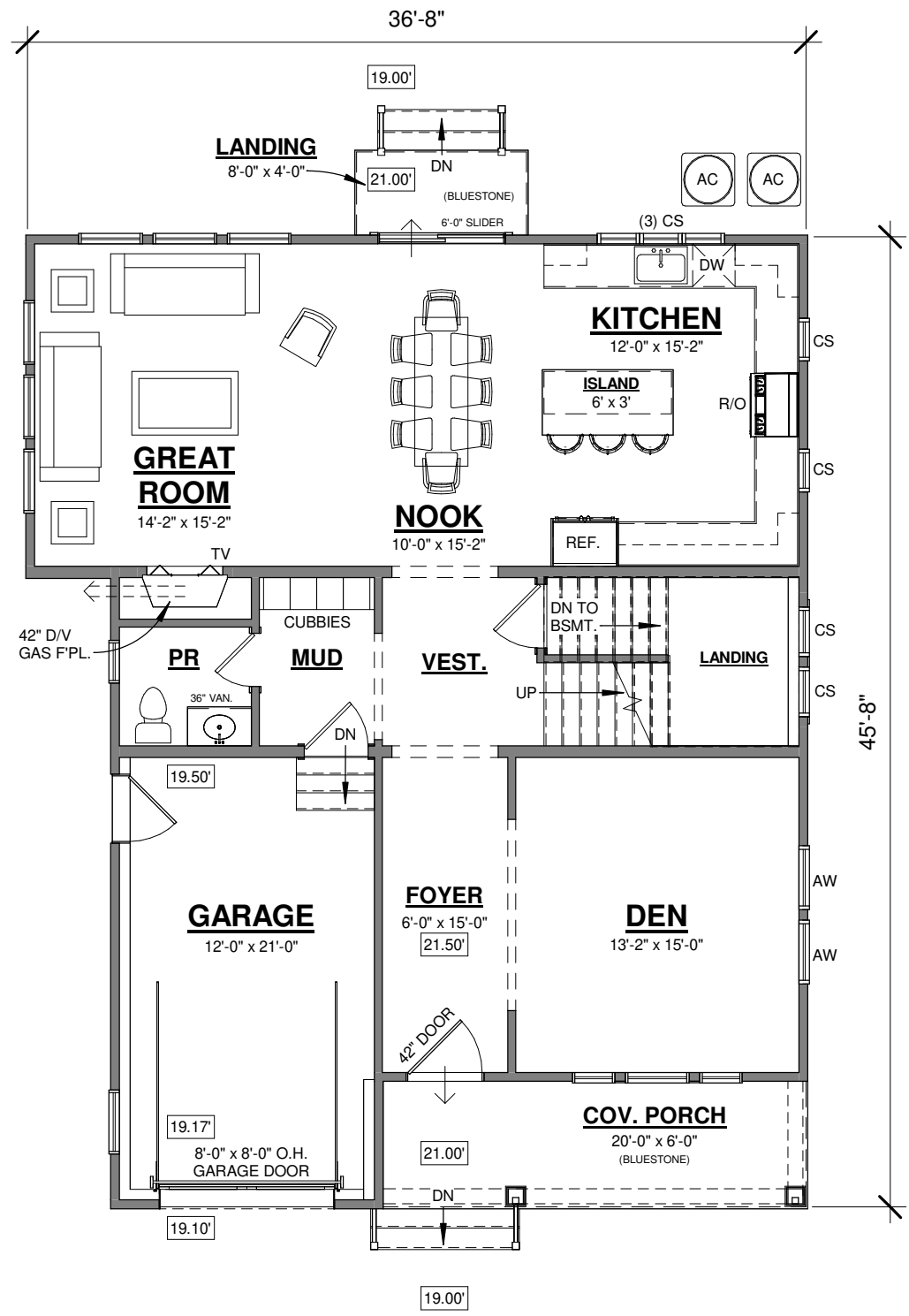
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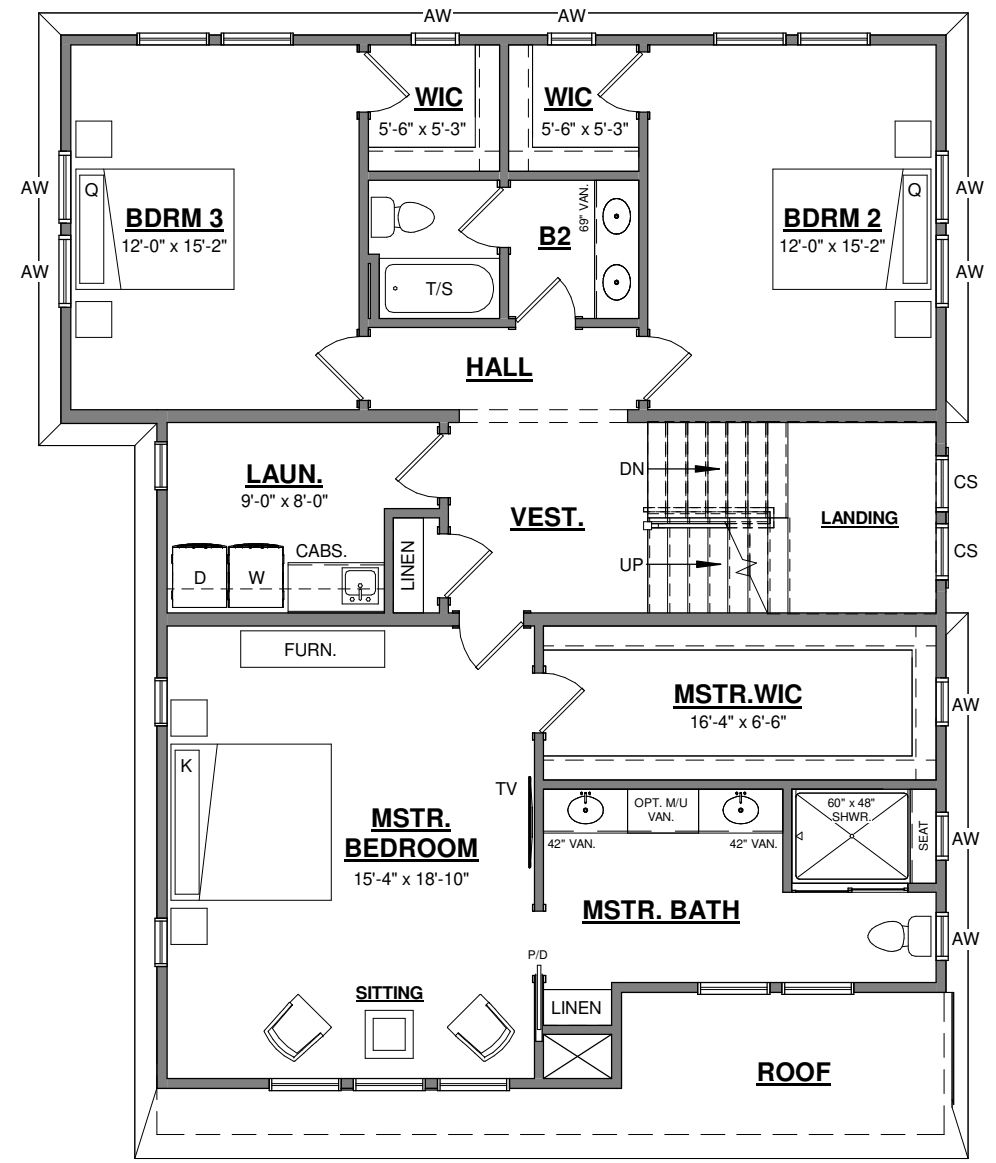
SQUAN CUSTOM HOMES
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.042

FLOOR PLANS

B1 Scale: As indic 23



1 1st Floor Plan
1/8" = 1'-0"

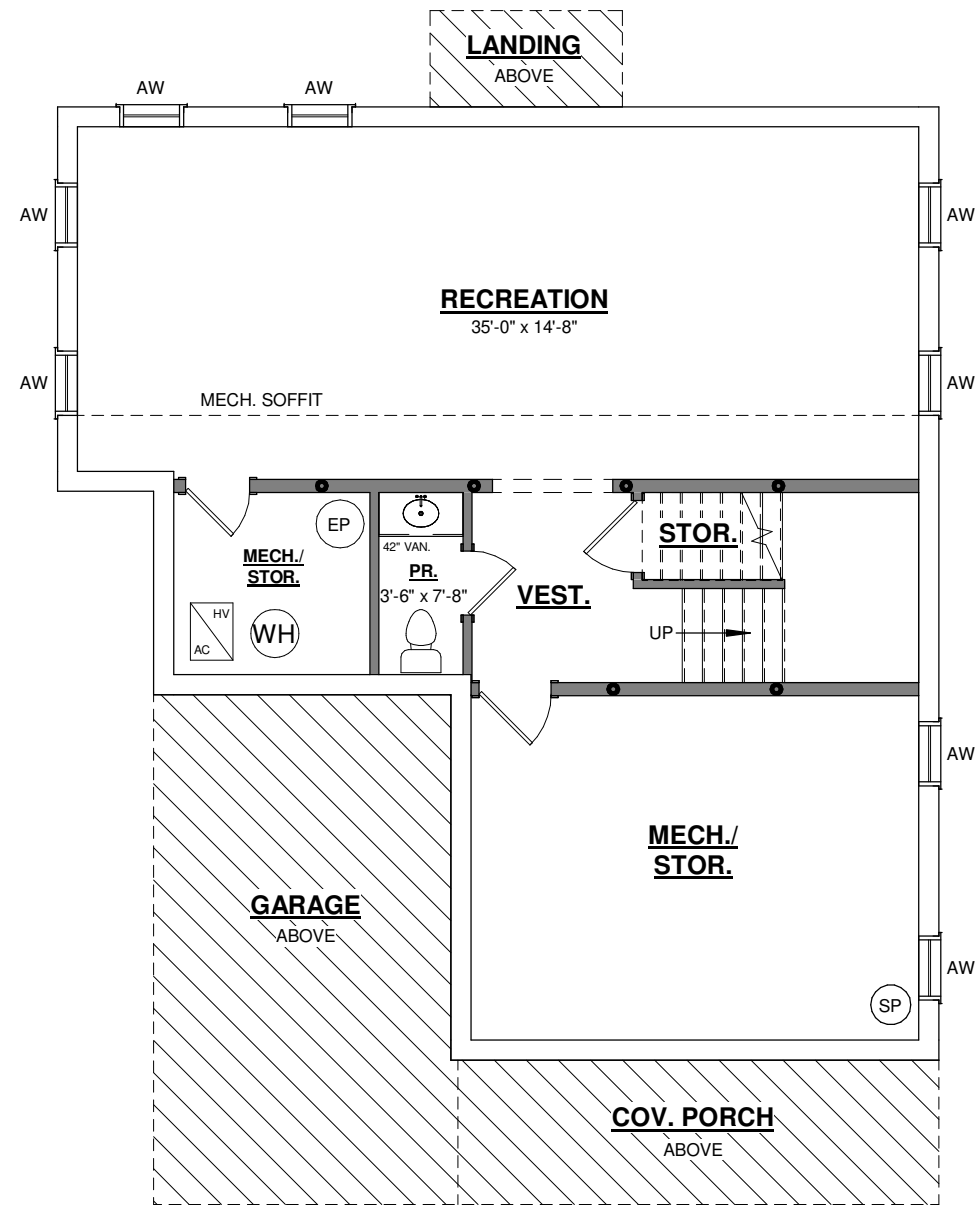


2 2nd Floor Plan
1/8" = 1'-0"

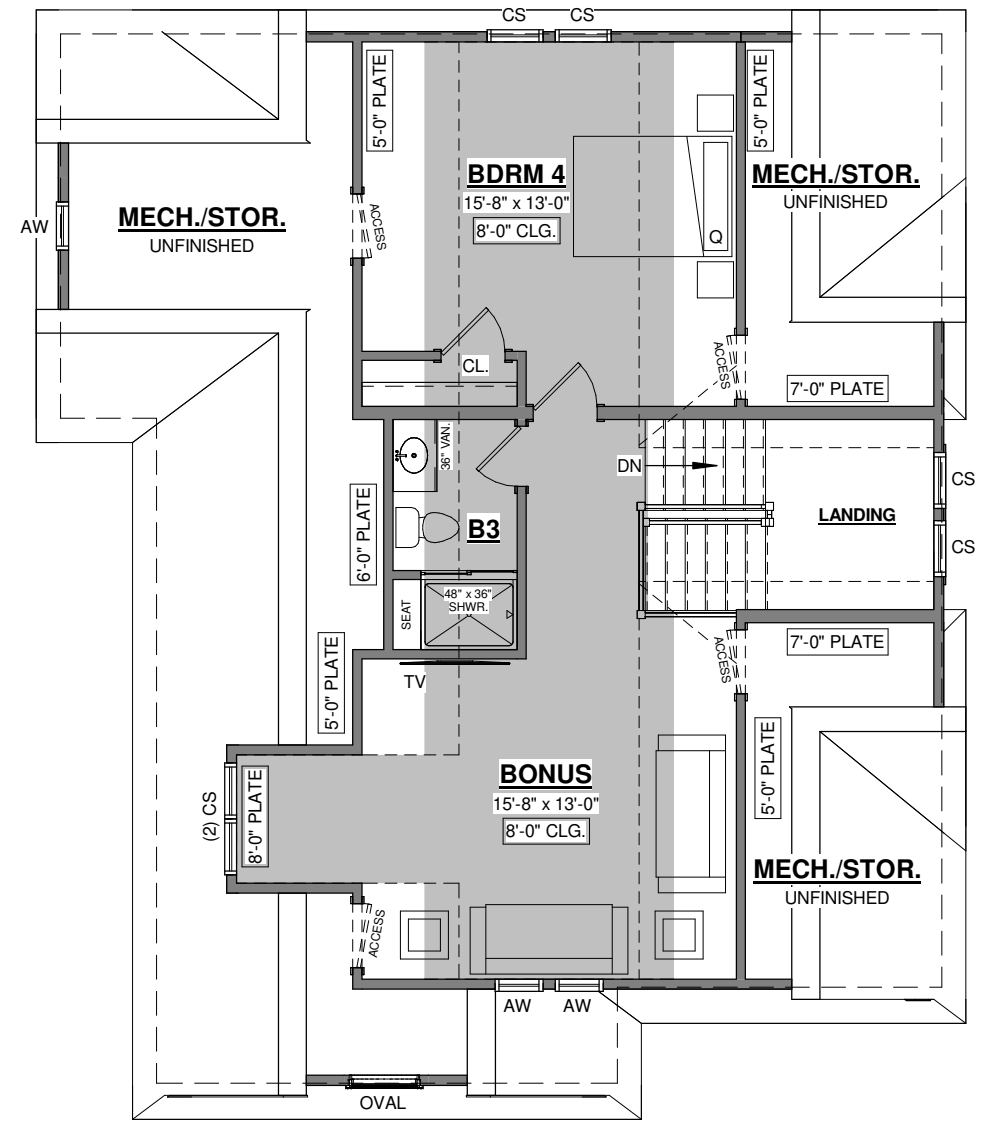
BUILDING PROGRAM
1st Floor - 1,172 sq. ft.
2nd Floor - 1,338 sq. ft.
Half-Story - 630 sq. ft.
Total - 3,140 sq. ft.

Garage - 264 sq. ft.
Opt. Fin. Bsmt. - 616 sq. ft.
Building Cov. - 1,556 sq. ft.
(MAX - 1,560 sq. ft.)

Drawn By:
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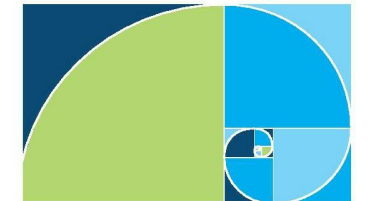


2 Opt. Basement Plan
1/8" = 1'-0"



1 Half-Story Plan
1/8" = 1'-0"

HALF-STORY CALCS
 2nd Floor Total - 1,338 sq. ft.
 Half-Story over 7'-0" - 438 sq. ft.
 Percentage - 32.74%
 (Under 33% meets code req.)
 2nd Floor Total - 1,338 sq. ft.
 Half-Story 5'-0" & over - 630 sq. ft.
 Percentage - 47.09%
 (Under 60%, meets zoning req.)



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**SQUAN CUSTOM
HOMES**
SOUTH STREET
MANASQUAN, NJ
BLOCK 70, LOT 2.042

FLOOR PLANS

B2 Scale: As indic

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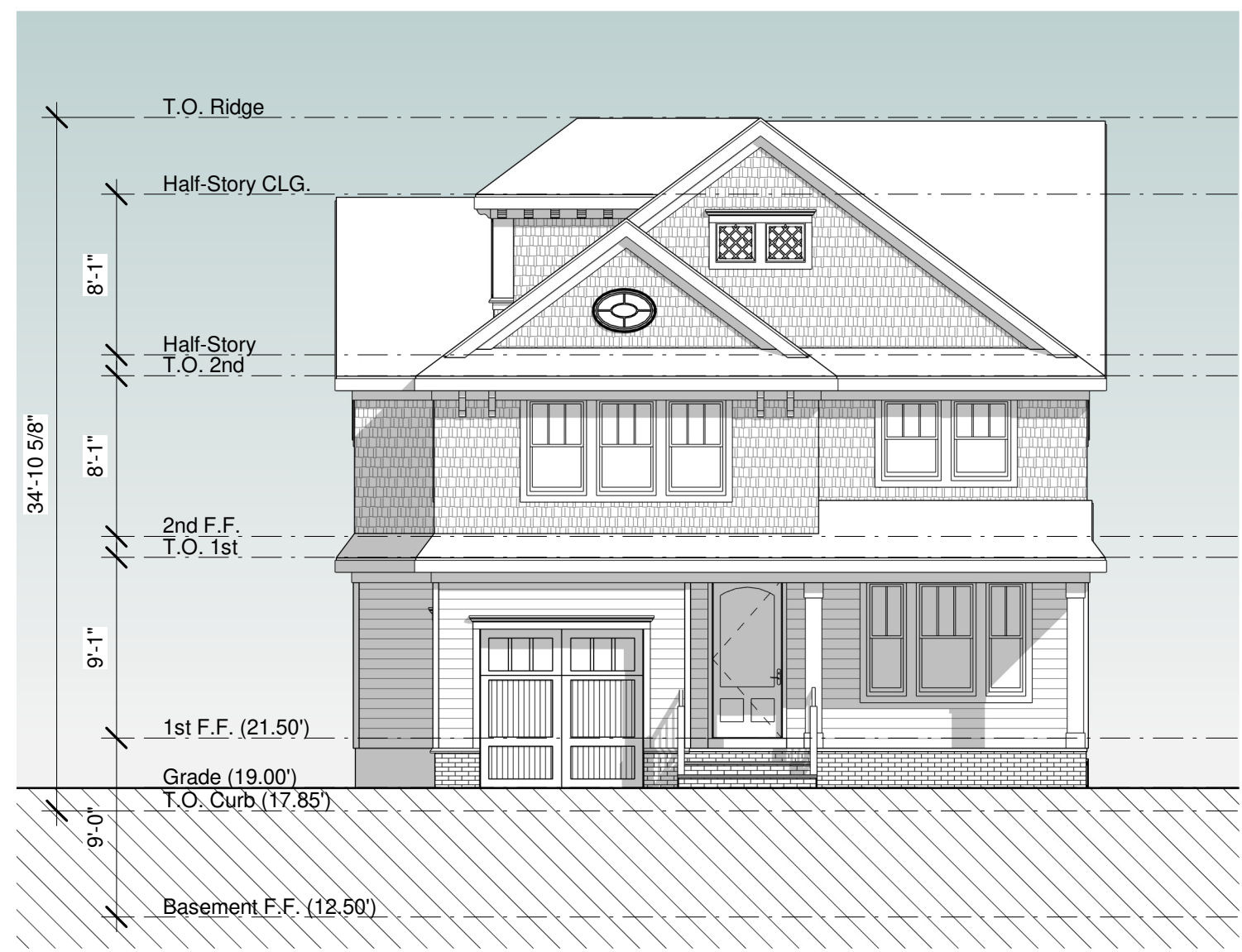
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**SQUAN CUSTOM
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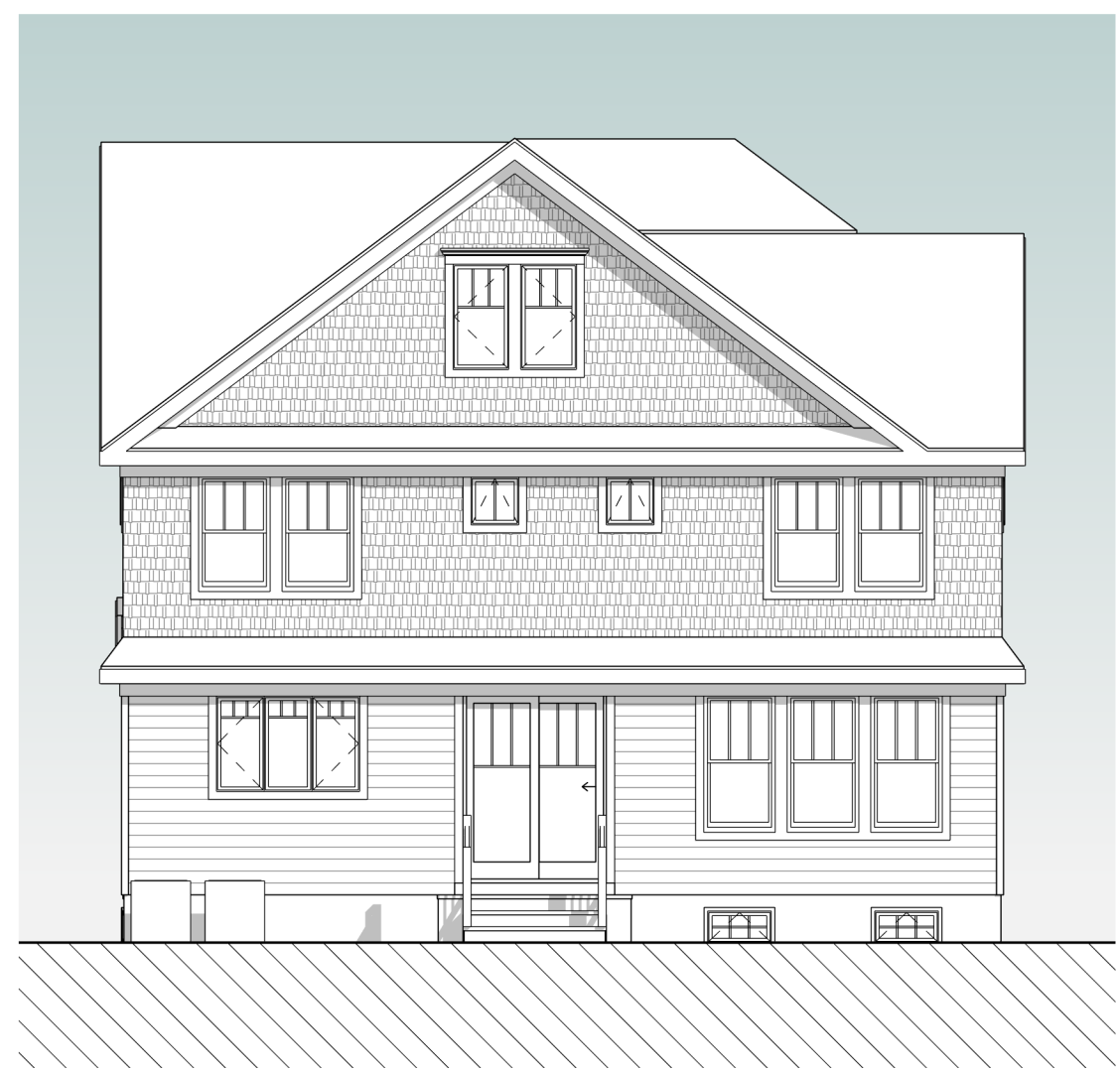
ELEVATION

C1 Scale: 1/8" = 25



① **Front Elevation**
1/8" = 1'-0"

Drawn By:
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① Rear Elevation
1/8" = 1'-0"



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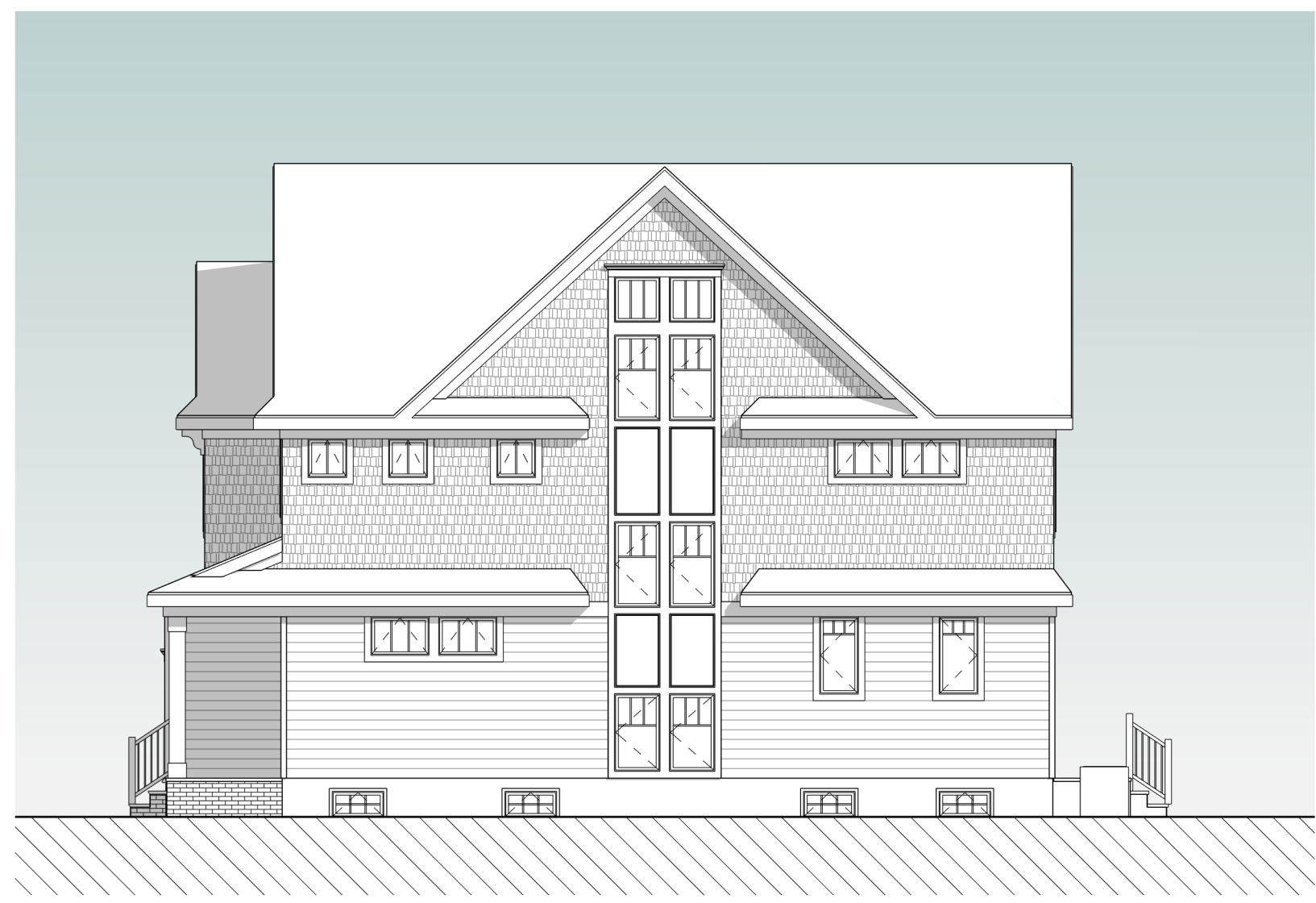
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SQUAN CUSTOM
HOMES
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ELEVATION

Drawn By:
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① Right Elevation
1/8" = 1'-0"



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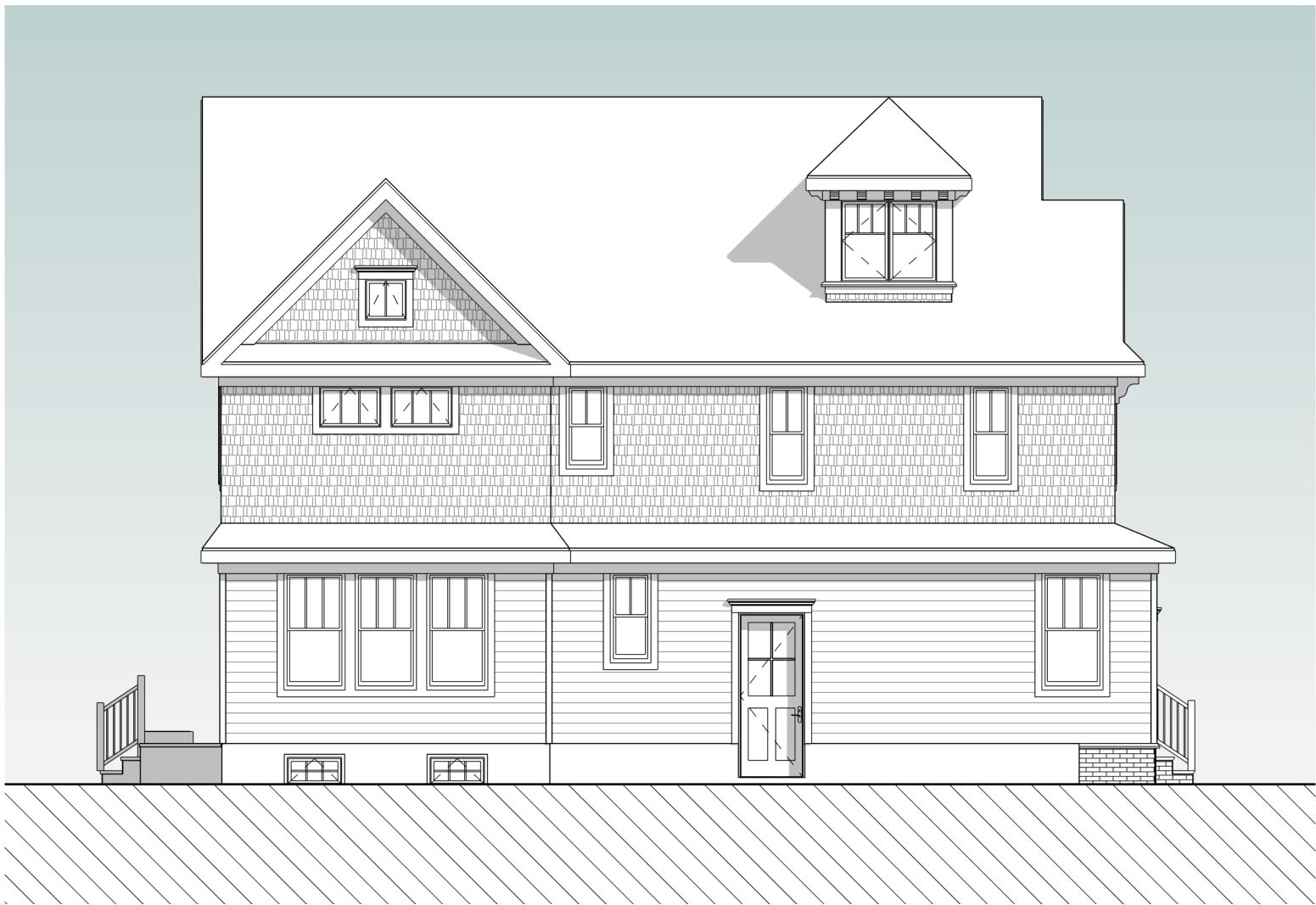
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**SQUAN CUSTOM
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ELEVATION

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① Left Elevation
1/8" = 1'-0"



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ELEVATION



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**SQUAN CUSTOM
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 BLOCK 70, LOT 2.042**

RENDERINGS

D1 Scale:

Drawn By:
Checked By: PG
Date: 10/15/2021




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RENDERINGS

D2 Scale:

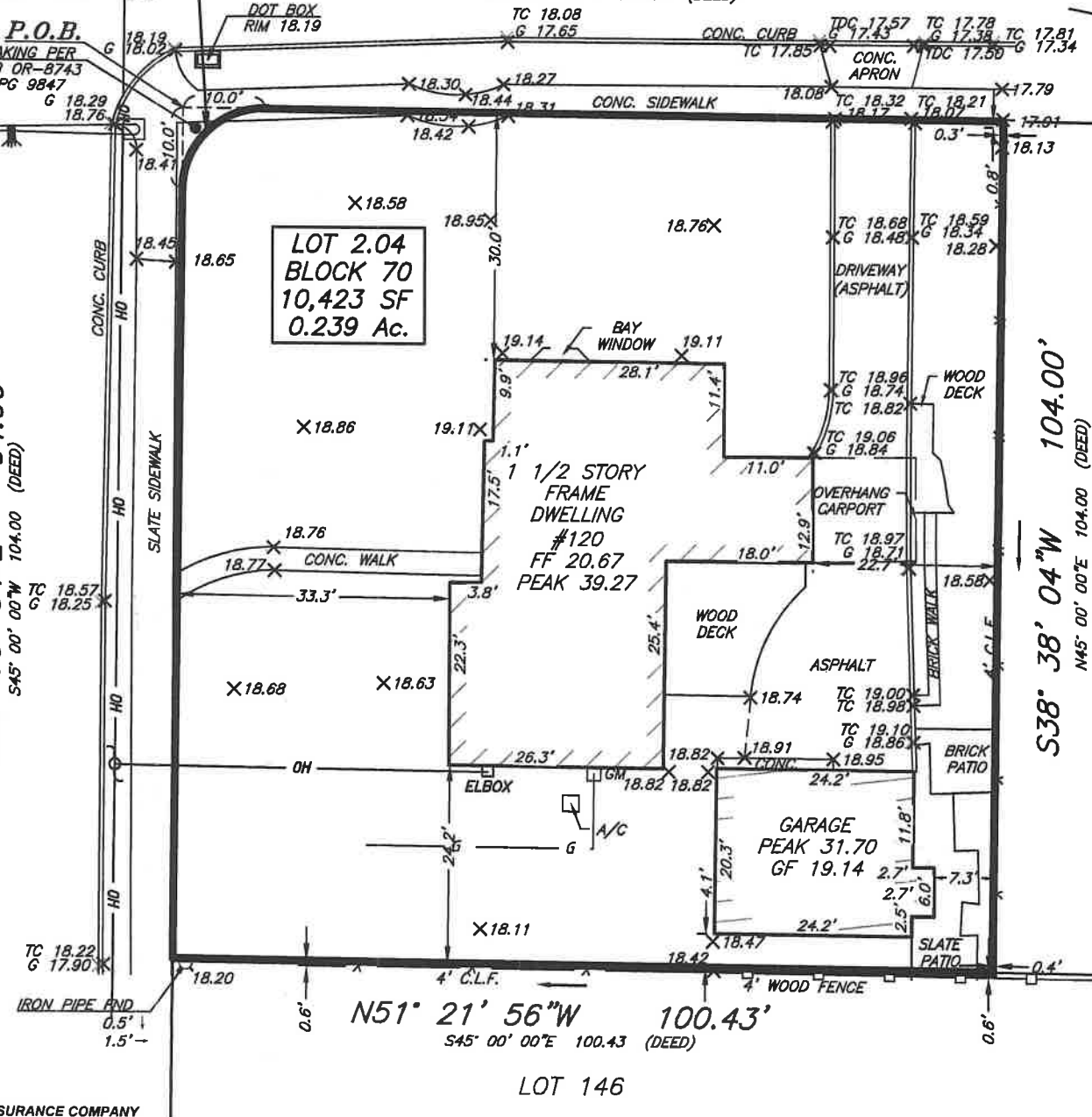
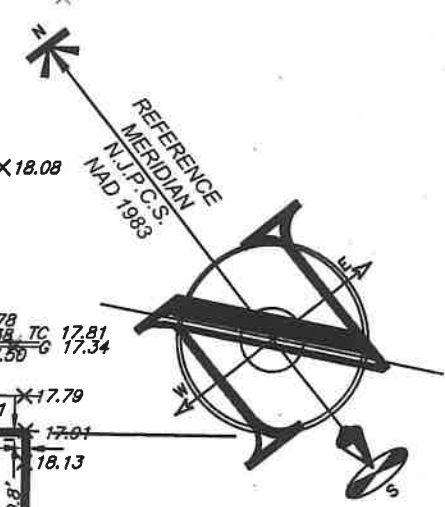
$R = 10.00'$ $L = 15.71'$
 $\Delta = 90^\circ 00' 00''$

MARCELLUS AVENUE (60' R.O.W.)
 (37' WIDE BIT. CONC.)

SOUTH STREET (45' R.O.W.)
 (A.K.A. COUNTY ROUTE 20)

$N38^\circ 38' 04'' E$ 94.00'
 $S45^\circ 00' 00'' W$ 104.00' (DEED)

$S51^\circ 21' 56'' E$ 90.43'
 $S45^\circ 00' 00'' W$ 100.43' (DEED)



CERTIFIED TO:

- SQUAN CUSTOM HOMES, LLC
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- HENDERSON AND HENDERSON, P.C.

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003.C.14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D).

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT No. TA-29457 AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS NOT IN A FEMA FLOOD ZONE.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "INTERSECTION IMPROVEMENTS AT COUNTY ROUTE 20, SOUTH STREET, AND MARCELLUS AVENUE / LAKEWOOD ROAD IN THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY", BY LGA ENGINEERING INC., DATED 12-04-07.

FILED MAP REFERENCES:

A MAP ENTITLED, "MAP OF SEA VIEW PROPERTY, 158, BUILDING LOTS, THE N.W. MORRIS PROPERTY, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE, DATED MAY 1, 1876 AS CASE NO. 30 SHEET NO. 22.

DEED REFERENCES:

- DB 5105 PG 0505
- DB 8743 PG 9847
- DB OR-8743 PG 9847

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

BOUNDARY TOPOGRAPHIC & UTILITY SURVEY

InSite Surveying, LLC
 CERTIFICATE OF AUTHORIZATION:
 24GA28290100
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
 732-531-7100 (Ph) 732-531-7344 (Fax)
 InSite@InSiteSurveying.net
 www.InSiteSurveying.net

Site Location:
 120 SOUTH STREET
 LOT 2.04, BLOCK 70
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

Justin J. Hedges
JUSTIN J. HEDGES
 PROFESSIONAL LAND SURVEYOR NJ LIC. NO. GS43362

InSite Project No.
 21-S705-03
Drawing No.
 21-S705
Date
 07/27/21
Scale
 1" = 20'
Drawn By:
 GS / BMW
Checked By:
 JS
Revisions
 8/10/21 - BMW - CERTS