

MANASQUAN PLANNING BOARD MEETING AGENDA

JUNE 06, 2023 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on June 06, 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

RESOLUTION

2. #21-2023 Cognetti, Marie - 435 Long Avenue - Block 175 Lot 30.01 - Application #07-2023

APPLICATION

3. #05-2023 Proper, David - 317 First Avenue - Block 184.01 Lot 6 (carried from May 2, 2023)
4. #06-2023 Boz, James & Noreen - 583 Brielle Road - Block 182.01 Lot 20
5. #08-2023 King, Cassie - 302 East Main Street - Block 113 Lot 3

OTHER BUSINESS

Ordinance Review

6. **2398-23 AMENDING AND SUPPLEMENTING CHAPTER 7 (PARKING), SECTION 7-7.7 (PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS), SECTION 7-7.5 (PARKING TIME LIMITED ON CERTAIN STREETS), SECTION 7-7.8 (PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS), AND SECTION 7-7.10 (ANGLE PARKING)**
7. **2399-23 ESTABLISHING A NEW ZONE, SECTION 35-5.23 (R-2A ONE AND TWO FAMILY RESIDENTIAL ZONE)**
8. **2400-23 REZONING CERTAIN PROPERTIES KNOWN AS BLOCK 35, LOT 19; BLOCK 35, LOT 20; BLOCK 35, LOT 21 AND BLOCK 35, LOT 22.01A NEW ZONE, SECTION 35-5.23 FROM THE R-2 ONE-FAMILY RESIDENTIAL ZONE TO R-2A ONE AND TWO FAMILY RESIDENTIAL ZONE**
9. **2401-23 AMENDING AND SUPPLEMENTING CHAPTER 35 (ZONING) SECTION 35-5.12 (O OFFICE ZONE)**
10. **2402-23 AMENDING AND SUPPLEMENTING CHAPTER 35 (ZONING), SECTION 35-5.2 (R-1 ONE-FAMILY RESIDENTIAL ZONE)**

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____
MAR 15 2023
DPW _____ CONST _____
PD _____ OTHER _____

March 14, 2023

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

Re: Boro File No. MSPB-R2030
Variance – Proper
Block 184.01, Lot 6
317 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. Final Grading As-Built survey, highlighted to show the proposed addition, prepared by Stanley Hans, PLS, dated April 9, 2015.
2. Architectural Floor Plans and Elevations prepared by Scott Nicholl, AIA, of Tekton Architecture Studio, dated December 8, 2022.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Timber Lane. With this application, the applicant proposes to construct a two-story front deck addition which includes an expanded covered first floor deck, second story balcony, and interior renovations to the existing residential dwelling. The application is deemed complete on March 14, 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 front yard setback of 10 feet is required, whereas a setback of 6.3 feet is proposed for the new decks (16.3 feet exists).
 - b. A minimum side yard setback of 5 is required, whereas a setback of 4.8 feet is proposed for the new deck on the south side (4.8 feet exists).
 - c. A maximum building coverage of 35% is permitted, whereas a coverage of 41.1% is proposed (35.9% exists)




Re: Boro File No. MSPB-R2030
Variance – Proper
Block 184.01, Lot 6

March 14, 2023
Sheet 2

3. The following non-conformities exist on Lot 6 and are not proposed to be modified as part of this application:
 - a. A minimum lot frontage of 40 feet is required, whereas 30 feet of frontage exists.
 - b. A minimum driveway side setback of 1 foot is required, whereas a setback of 0 feet exists (east).
4. The base flood elevation for the property is 9 (Zone AE). The existing and proposed finish first floor of the dwelling is at elevation 14.0.
5. 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.
6. It appears that no existing trees will be removed as part of the application.
7. The applicant should confirm that there is no regrading of the lot proposed or fill to be imported.
8. Any curb and sidewalk must be replaced along First Avenue and Timber Lane as necessary.

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Scott Nicholl, AIA
Tekton Architecture Studio, 337 State Highway 36, Port Monmouth, NJ 07758
David Proper
317 First 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

732-223-054
Fax 732-223-1300

FRANK F. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

Item 3.

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: David Proper

*Applicant's Address: 317 first ave manasquan

*Telephone Number: Home: 973-568-6962 Cell: 848-218-9537 (agent)

*e-mail Address: info@tektionarchstudio.com

*Property Location: 317 first ave.

*Block: 184.01 Lot: 6

*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: 12/2/22

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

2/27/2023

Date

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

December 12, 2022

Tekton Architecture Studio, LLC.
337 Route 36
Port Monmouth, NJ 07758

Re: Block: 184.01 Lot: 6 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.
317 First Avenue

Dear Sir or Madam:

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

Construct an addition to the existing covered front porch and other interior alterations and renovations.

Survey prepared by Robert Burdick on April 9, 2015. Conceptual plans prepared by Scott Nicholl on December 8, 2022.

Application denied for the following reason(s):

Section 35-9.4 - Lot Frontage – 40ft. Required
30ft. Existing

“ - Front Setback – 25ft. Required
13ft. Existing
6.3ft. Proposed

“ - Side Setback (Left) – 5ft. Required
4.8ft. Existing and proposed

“ - Building Coverage – 35% Permitted
35.9% Existing
39.2% Proposed

Section 35-7.7 – Driveway Setback – 1ft. Required
.0ft. Existing

Additional required documentation:

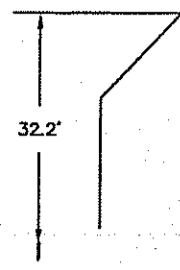
- Plot plan and building plans revised to show building height measured from the top of curb.

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

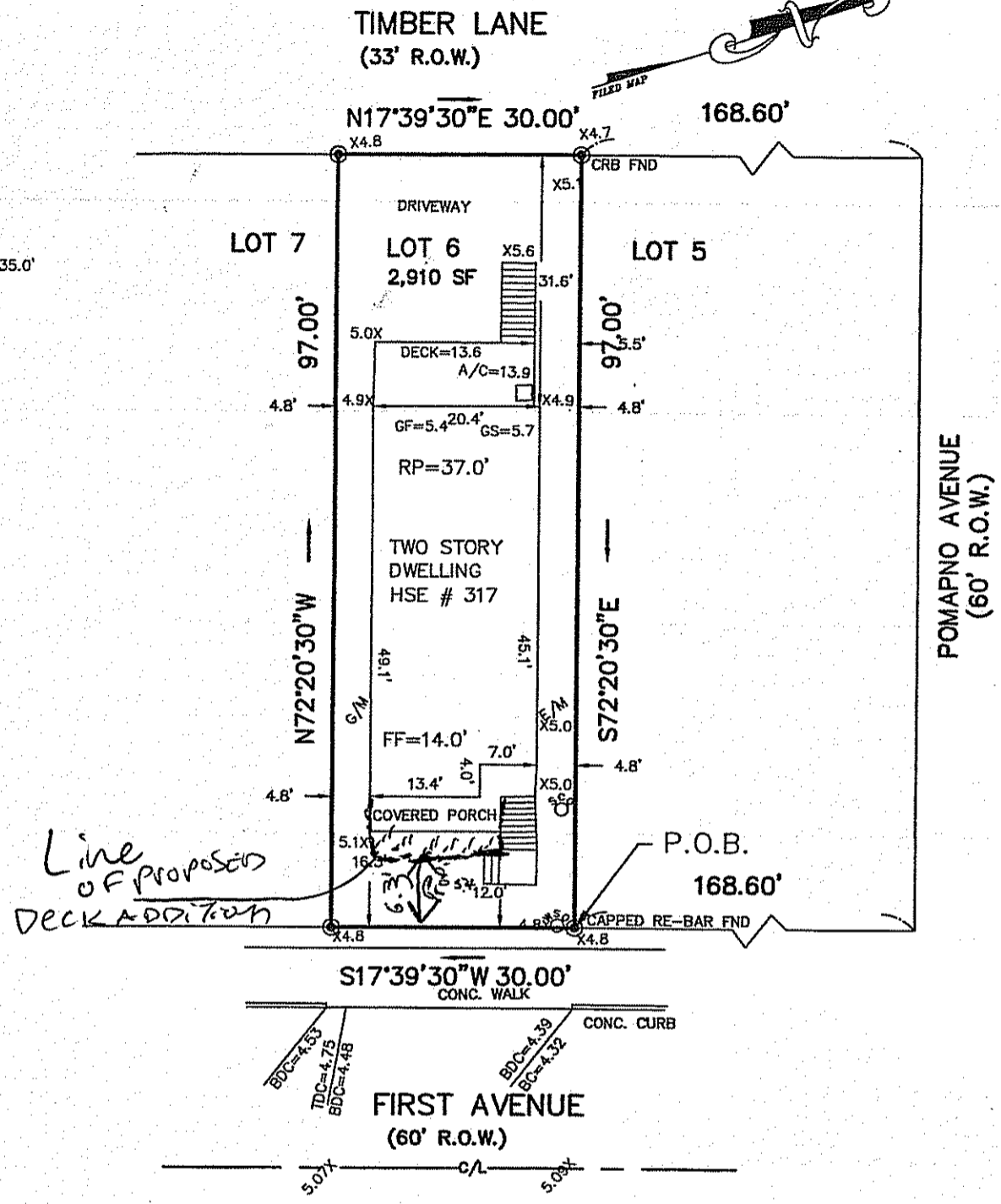
Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



MAX. BUILDING HEIGHT= 35.0'



DEED DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT 6 IN BLOCK 184.01, AS SHOWN ON A MAP ENTITLED "FINAL MAP OF BLOCK 184.01 LANDS OF AMERICAN TIMBER COMPANY, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY" AS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 11-05-1990 AS CASE 238-27. ALSO KNOWN AS LOT 6 IN BLOCK 184.01 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MANASQUAN. UNDER GROUND UTILITIES NOT SHOWN SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

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

CERTIFIED TO:
 JAMES THORPE
 ANTONIO AND LAURIE PEREZ
 BANK OF AMERICA NA
 STEWART TITLE COMPANY

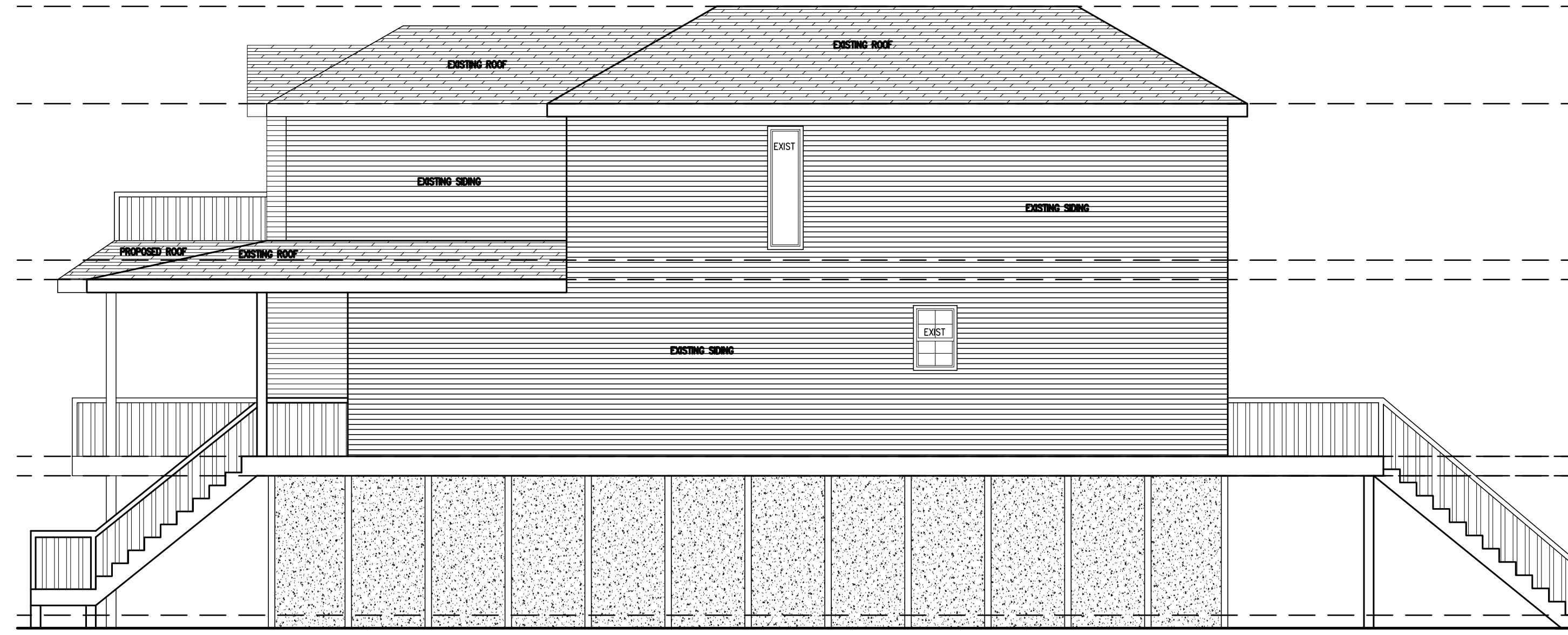
Stanley Hans Jr.
STANLEY HANS JR., P.L.S., P.P.
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE # 29182
 N.J. PROFESSIONAL PLANNER LICENSE # 2877

FINAL GRADING AS-BUILT FOR: 317 FIRST AVENUE	
LOT 6 IN BLOCK 184.01 BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY	
R.C. BURDICK, P.E., P.P., P.C. CONSULTING ENGINEERS • SURVEYORS PLANNING • ENVIRONMENTAL PERMITTING 1023 OCEAN ROAD POINT PLEASANT, NJ 08742 (732)892-5050 FAX (732)892-5888	
DATE: 04/09/15	JOB No.: 6133THORPE
SCALE: 1"=20'	SHEET 1 of 1
ROBERT C. BURDICK NJ PROFESSIONAL ENGINEER #30929 NJ PROFESSIONAL PLANNER #04383	

337 State Highway 36
Port Monmouth, NJ 07758
Tel: 732.226.7135
info@tektionarchstudio.com
www.tektionarchstudio.com

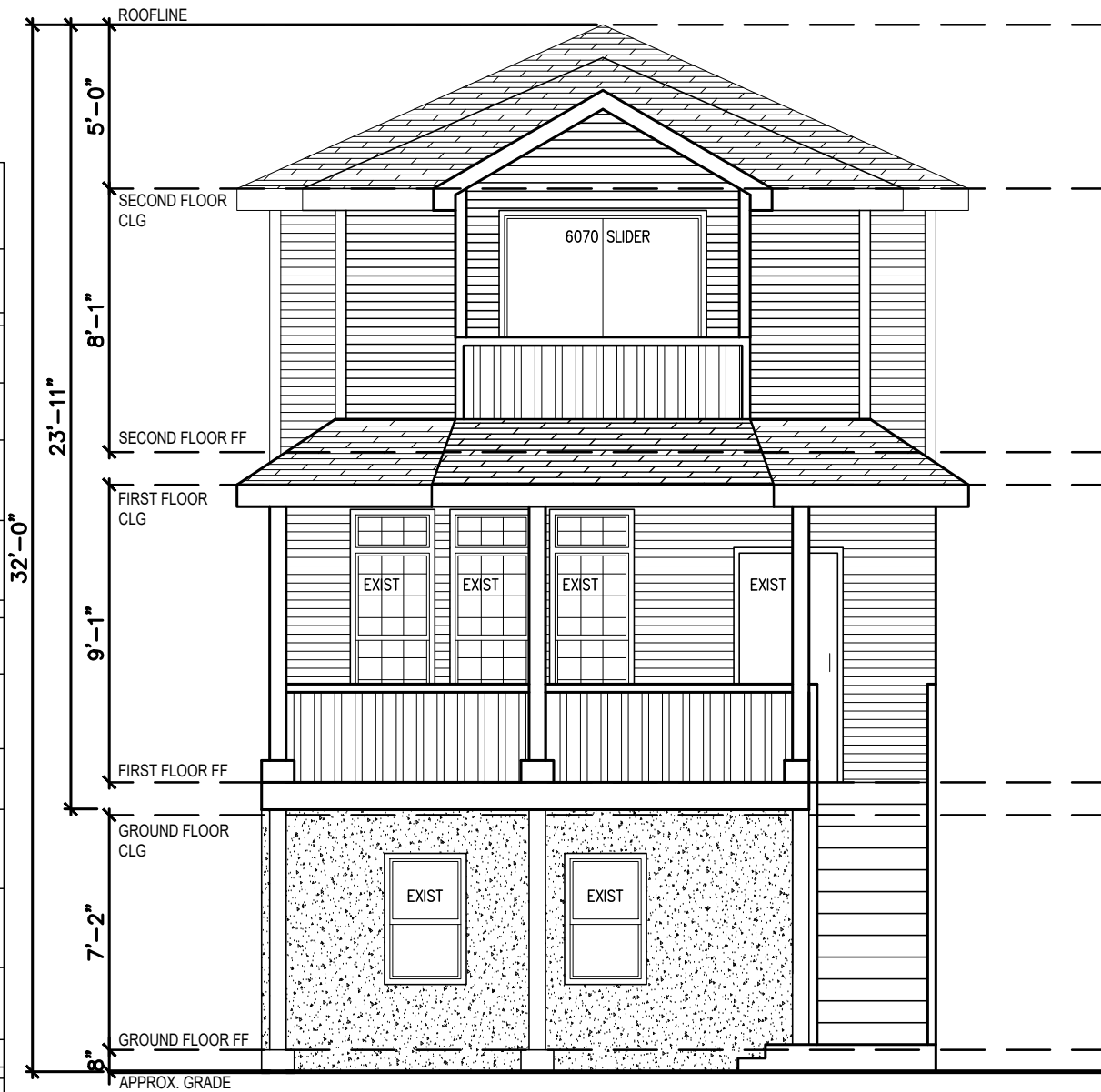
John

Scott Nichol, AIA
NJ Lic No 21A102023600



6 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"

ZONING CHART				
BULK REQUIREMENTS		R-5 ONE-FAMILY RESIDENTIAL ZONE		
REQUIREMENTS	EXISTING	PROPOSED	COMMENTS	
MIN. LOT AREA	2,700 SF	2,910 SF	SAME SF PRE - EXISTING	
LOT WIDTH / LOT FRONTAGE	40 FT	30 FT	SAME FT PRE - EXISTING	
PRINCIPAL STRUCTURE BLDG				
FRONT YARD SETBACK	10 FT	16.3 FT	6.3	VARIANCE
MIN. SIDEYARD SETBACK	5 FT	4.8 FT	4.8 FT	PRE - EXISTING VARIANCE-TBD
MIN. REAR YARD SETBACK	20 FT.	31.6 FT.	ND CHANGE	CONFORMING
BUILDING HEIGHT (< MAX.)	35.0 FT. 2 1/2 STY	32 FT.	32 FT.	CONFORMING
PERMITTED LOT COVERAGE BUILDING COVERAGE FLOOR AREA				
MAX. BUILDING COVERAGE	35%	34%	37%	VARIANCE
MAX. LOT COVERAGE	50%	41	44%	CONFORMING



3 FRONT ELEVATION
Scale: 3/16" = 1'-0"

PROJECT: PROPOSED COVERED FRONT DECK ADD'N & NEW 2ND FLR BALCONY TO THE EXISTING SINGLE FAMILY DWELLING

LOCATION: 317 1st Ave Manasquan, NJ

OWNER: PROPER RESIDENCE

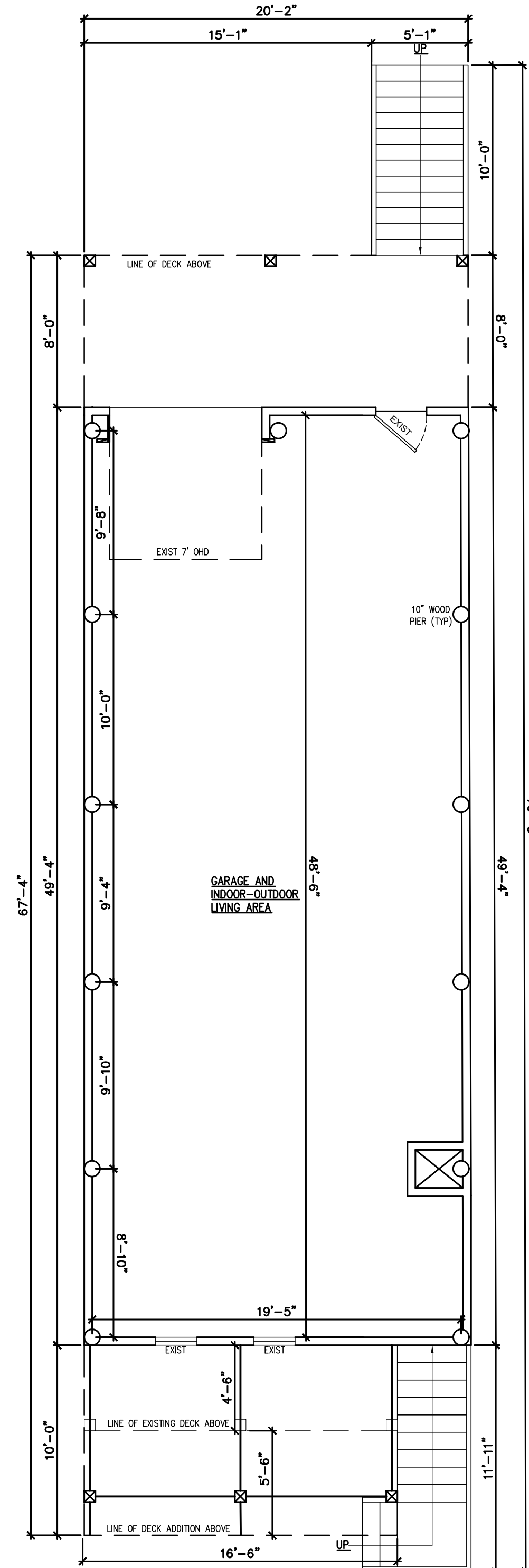
Document Date:
December 8, 2022

Document Phase:
ZONING SUBMISSION

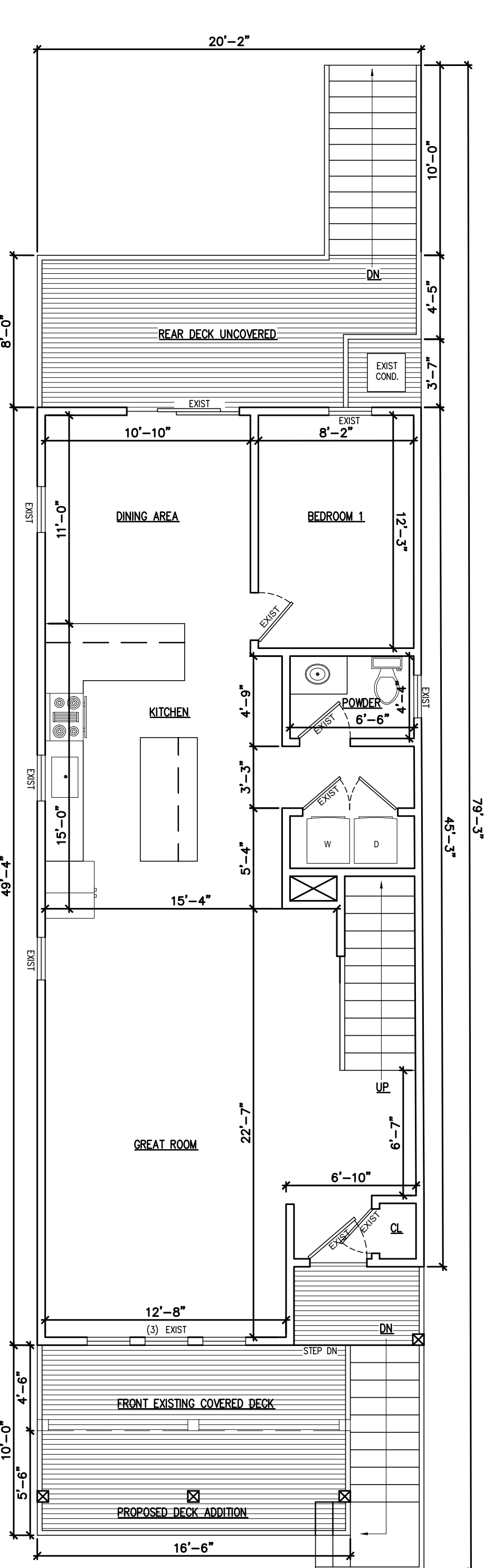
Revision	Date	Remark

Floor Plans

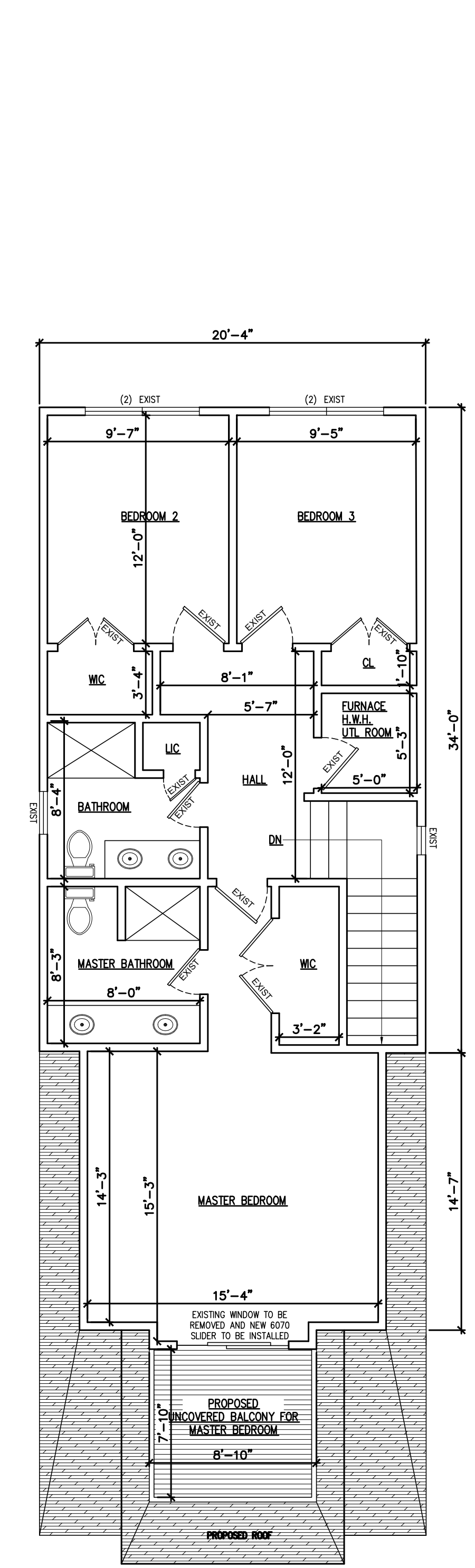
A 1.0



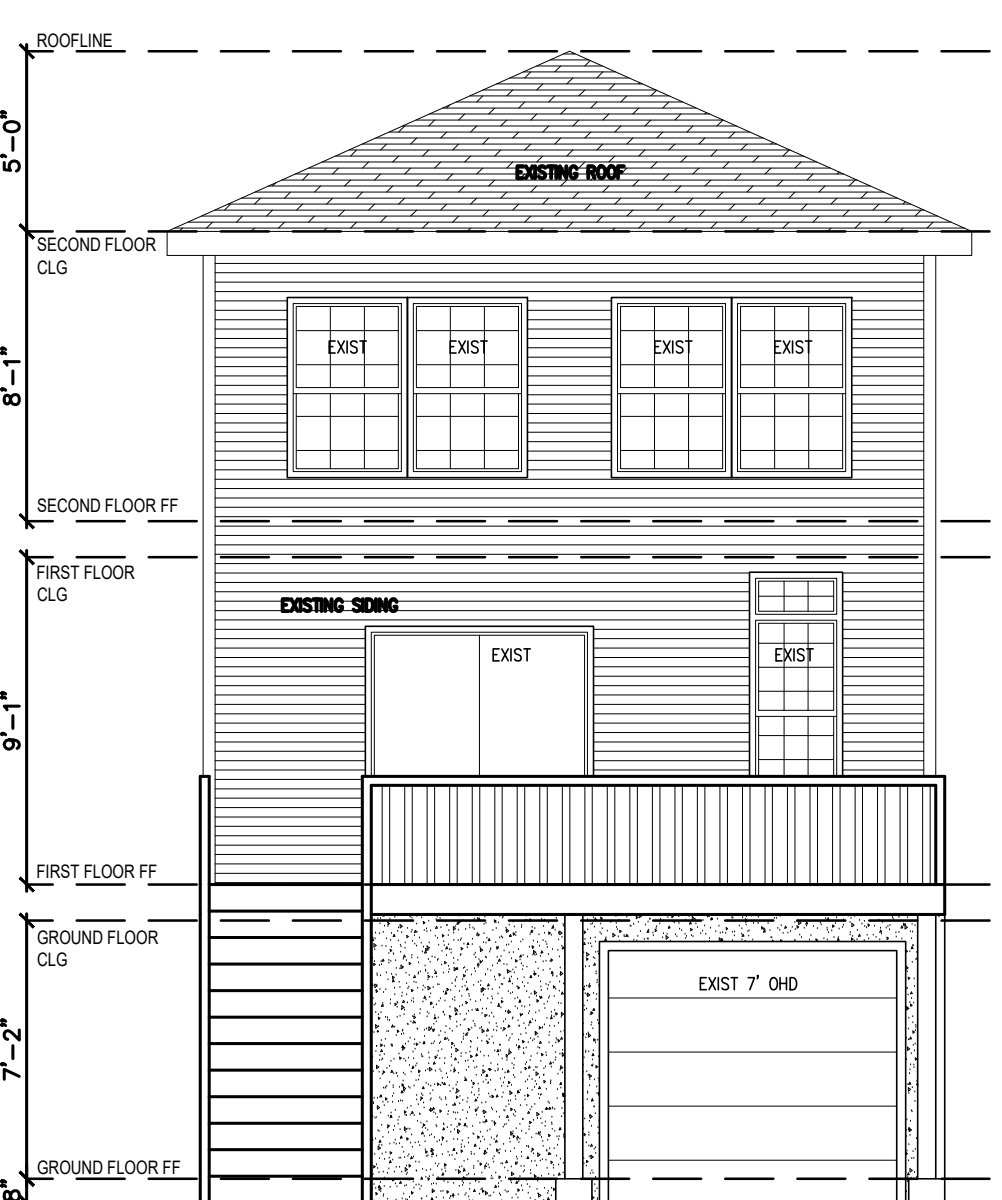
1 GROUND FLOOR UNFINISHED AREA: 1,000 SF
Scale: 1/4" = 1'-0"



2 FIRST FLOOR LIVING AREA: 971 SF
FRONT DECK AREA: 192 SF
Scale: 1/4" = 1'-0"



3 SECOND FLOOR LIVING AREA: 933 SF
FRONT BALCONY AREA: 71 SF
Scale: 1/4" = 1'-0"



4 REAR ELEVATION
Scale: 3/16" = 1'-0"



5 LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"

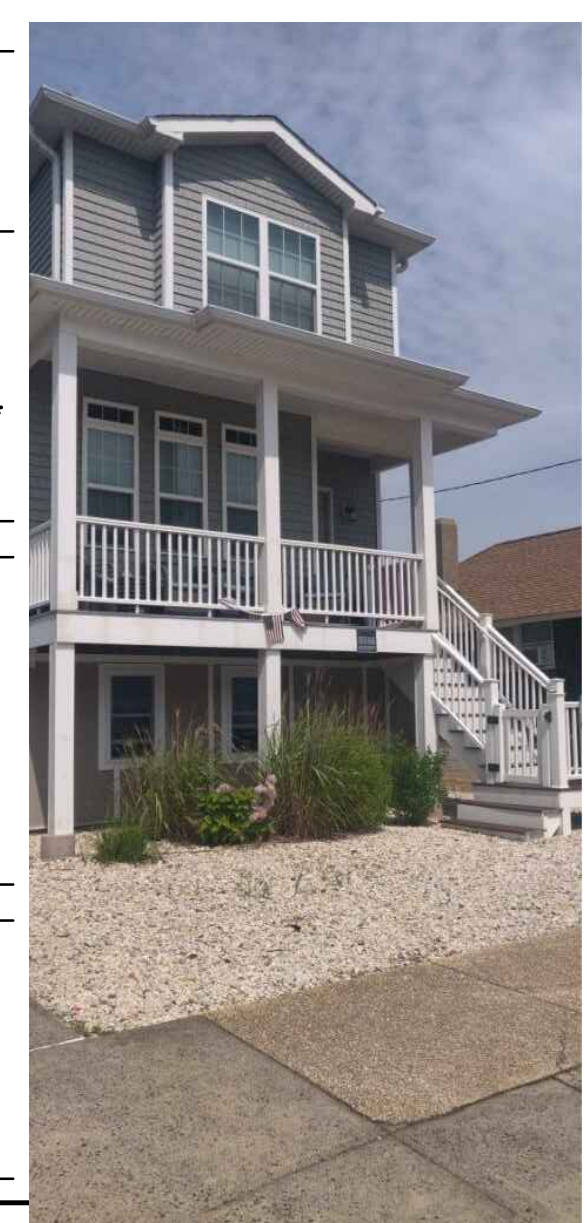
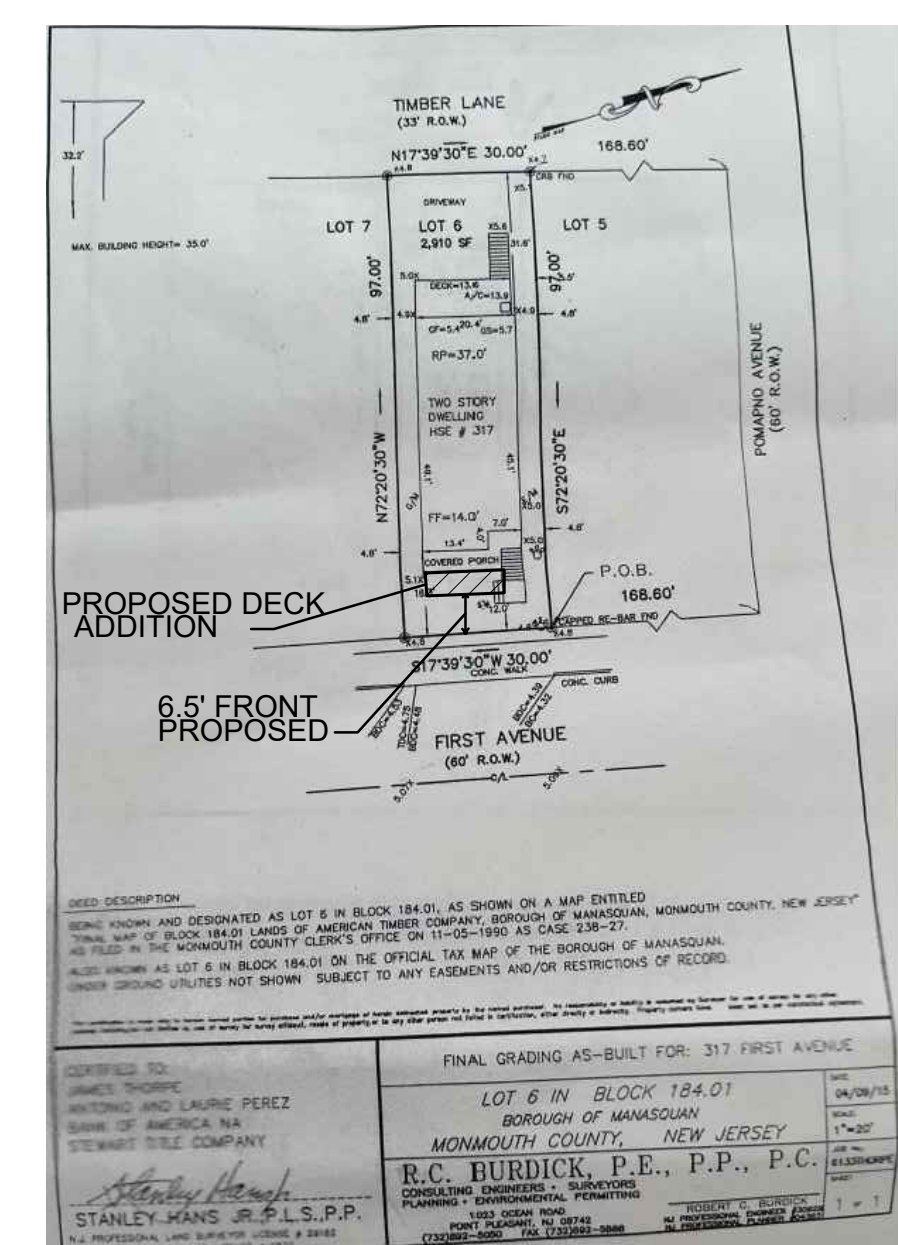


PHOTO IMAGE OF EXISTING



March 24, 2023

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

MAR 27 2023

DPW _____ CONST _____
PD _____ OTHER _____

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

Re: Boro File No. MSPB-R2040
Variance – Boz
Block 182.01, Lot 20
583 Brielle Road
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. Architectural Floorplans and Elevations prepared by Carol Hewit, RA, PE, dated July 23, 2022.
2. Plot Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated July 27, 2022, last revised October 13, 2022.
3. Declaration of Easements, American Timber Company, dated October 30, 1990.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Brielle Road. With this application, the applicant proposes to demolish the existing dwelling and construct a raised two story dwelling above a two car garage as well as associated site improvements. This application is deemed complete on March 24, 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 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 10 feet is required, whereas a setback of 4.13 feet is proposed (north).
 - b. A minimum rear yard setback of 20 feet is required, whereas a setback of 5.19 feet is proposed (south).

Re: Boro File No. MSPB-R2040
Variance – Boz
Block 182.01, Lot 20

March 24, 2023
Sheet 2

- c. A minimum side yard setback (corner) of 7 feet is required, whereas a setback of 3.36 feet is proposed (east).
 - d. A maximum building coverage of 35% is permitted, whereas a building coverage of 49.46% is proposed (60.9% exists).
 - e. A maximum lot coverage of 50% is permitted, whereas a lot coverage of 54.26% is proposed (87.57% exists).
 - f. A curb cut must be set back 25 feet from the intersection of two curbs, whereas a setback of approximately 20 feet is proposed.
 - g. A minimum side yard setback of 5 feet is required for patios and landings, whereas a setback of approximately 3 feet is proposed to the patio and approximately 2.5 feet to the landing.
3. The following non-conformities exist on Lot 20 and are not proposed to be modified as part of this application:
 - a. A minimum lot area of 2,700 square feet is required, whereas a lot area of 1,912.85 square feet exists.
4. The base flood elevation for the property is 9 (Zone AE). The finish first floor of the dwelling is proposed at elevation 14.0.
5. The plan should be revised to clearly show the limits of borough sidewalk to remain and any areas of concrete to be removed.
6. The location of any proposed air conditioning units must be shown on the plan.
7. The applicant is providing for the required 80 square feet of storage space on the garage floor level.
8. Two conforming parking spaces are provided in the proposed garage. It appears that the street area in front of the proposed curb cut is currently marked as a No Parking zone. The applicant's engineer should confirm that the curb cut will be contained entirely within this area.
9. A drainage recharge system in accordance with the Borough's stormwater ordinance is not proposed. The applicant's engineer should be prepared to justify the request for elimination of the system.
10. Construction details for the proposed pavers and any other site improvements should be provided on the plans.
11. The area of pavement repair of the for the installation of the depressed curb and driveway apron should be shown on the plan. Details for the sidewalk, apron, and pavement repair should be provided.




Re: Boro File No. MSPB-R2040
Variance – Boz
Block 182.01, Lot 20

March 24, 2023
Sheet 3

12. A landscaping plan for the property must be provided. No trees will be removed as part of this application.
13. Any new utilities should be located underground if possible. The dwelling is proposed to be serviced by the existing water, sewer and gas underground utilities.
14. Any curb and sidewalk must be replaced along First Avenue and Brielle Road necessary.

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Keith Henderson, esq.
52 Bae Voorhees Drive, PO Box 260, Manasquan, NJ 08736
Joe Kociuba, PE, PP
KBA Engineering Services, LLC, 2517 Route 35,
Building E, Suite 203, Manasquan, NJ 08736
James Boz
300 Herb Hill Road, Apt 333, Glen Cove, NY 11542

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: James and Noreen Boz

*Applicant's Address: 300 Herb Hill Road, Apt. 333, Glen Cove NY 11542

*Telephone Number: Home: _____ Cell: 516-695-0406

*e-mail Address: JNJTMM@aol.com; christine@hendersonlawfirmnj.com

*Property Location: 583 Brielle Road

*Block: 182.01 Lot: 20

*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: February 6, 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? Yes Please see attached Declaration of Easements, and 10 foot setback line
(Attach copy) as shown on Map Number 238-26

*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

3/10/23

Date

DECLARATION OF EASEMENTS

This Declaration of Easements is made this 30th day of October, 1990, by American Timber Company, a New Jersey corporation having its principal office at First and Terrace Avenues, Sea Girt, New Jersey 08750 ("ATC").

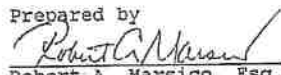
WITNESSETH:

WHEREAS, ATC is the owner of fee simple title to certain real property situated in the Borough of Manasquan, Monmouth County, New Jersey as described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property"); and

WHEREAS, ATC deems it advisable to declare certain easements to burden and to benefit various lots constituting portions of the Property as more fully set forth herein.

NOW, THEREFORE, based on the foregoing premises and for Ten Dollars (\$10.00) and other good and valuable consideration, ATC declares the Property is and shall be held, transferred, sold, conveyed, leased, occupied and used together with and subject to the easements hereinafter set forth in this Declaration.

1. Any person or entity in whom record fee simple title to any lot or lots constituting any part of the Property, as depicted on Exhibit A is vested as shown on the records of the Monmouth County Clerk, ("Owner") is hereby granted a perpetual nonexclusive easement to enter onto such portion of the Property immediately adjacent to the boundaries of such Owner's lot for the sole purpose of permitting such Owner to maintain, repair and reconstruct the walls of the existing residential dwelling on such lot, as well as any facing or siding, trim, roof overhang, roofing, decking and rain gutters of said residential dwelling.

Prepared by

 Robert A. Marsico, Esq.
 Clapp & Eisenberg, P.C.
 80 Park Plaza
 Newark, New Jersey 07102

DB5035-0255

Rec'd 11-7-90

2. Each Owner of any part of the Property is hereby granted a perpetual nonexclusive easement and right of way over, under and through the Property for the continued existence, maintenance, repair and replacement of existing underground utilities, water, sewer and drainage pipes servicing such Owner's lot.

3. Each Owner to whom any easement rights are granted hereunder shall exercise all rights granted hereunder at such times and in such manner as will not constitute a hazard or nuisance to person or property and as will be in compliance with all applicable laws. The exercise of easement rights hereunder shall be in a manner that minimizes damage to the burdened land.

4. The easements herein created shall run with and be a burden upon the land and shall inure to the benefit of and be binding upon each Owner, his heirs, executors, administrators, successors and assigns.

5. Each Owner hereby indemnifies and holds harmless ATC, the Borough of Manasquan and their successors and assigns and any subsequent holder of fee title to land burdened by any easement hereunder and benefitting the land of such Owner, against any and all claims, liability, loss or damage to person or property resulting from the use of such easement or any act undertaken or failure to act in connection with the use and enjoyment of said easement.

6. Each Owner shall, at its own cost and expense, promptly repair and restore any damage to property resulting from the exercise of its rights and privileges hereunder.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Easements on the date first above written.

(Seal)
AMERICAN
Attest:
Carl A. Yard, Jr.
Carl A. Yard, Jr.,
Secretary

AMERICAN TIMBER COMPANY,
a New Jersey Corporation

By: *Catharine A. Yard*
Catharine A. Yard,
Vice President


Exhibit A

Block 167	Lot 1, 2, 3 and 4 thru 18
" 168	All
" 181	All
" 182.01	All
" 182.03	Lots 8 thru 16
" 184.01	All
" 184.02	Lots 1 thru 8
" 184.03	All
" 184.04	Lots 9 thru 16
" 184.05	All
" 185	All
" 186.01	All
" 186.02	All
" 186.03	All
" 187	All
" 191	Lots 1 thru 14

DB5035-0257

STATE OF NEW JERSEY)
) SS.:
COUNTY OF ESSEX)

Be it Remembered, that on this 30th day of October 1990, before me the subscriber an attorney at law of New Jersey appeared Catharine A. Yard, who, I am satisfied, is the person who signed the within instrument as Vice President of American Timber Company the corporation named therein and she thereupon acknowledged that the said instrument made by the corporation and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered by her as such officer and is the voluntary act and deed of the corporation, made by virtue of authority from its Board of Directors.


Robert A. Marsico
Attorney at Law of New Jersey

DB5035-0258

DECLARATION OF EASEMENTS

BY: AMERICAN TIMBER CORPORATION

Dated: October 30, 1990

Record & Return to:

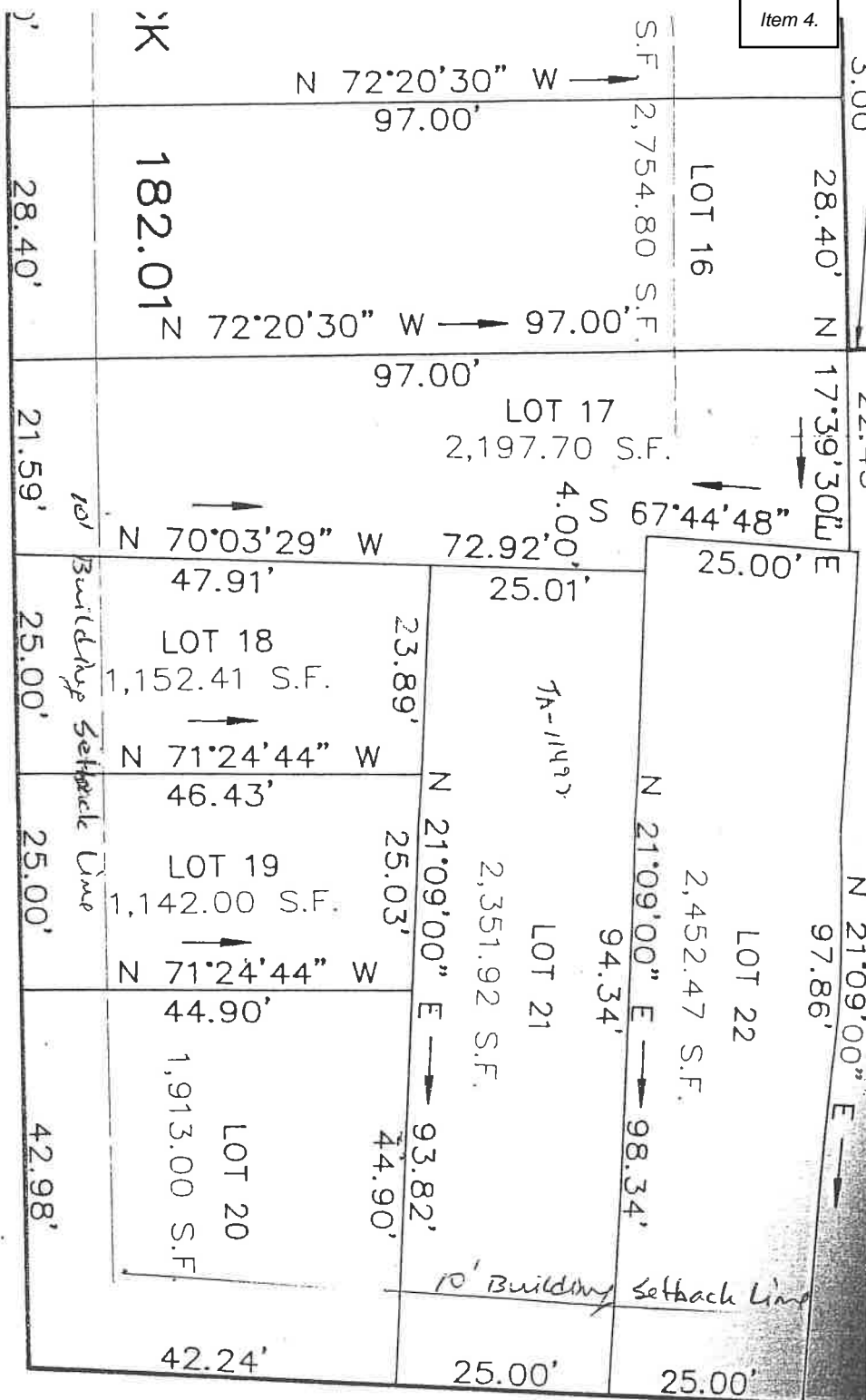
ROBERT A. MARSICO, ESQ.
CLAPP & EISENBERG, P.C.
80 Park Plaza
Newark, New Jersey 07102

065 5 530e
116
Century 21

054667
RECORDED
MONMOUTH COUNTY
CLERKS OFFICE
2:05 PM
NOV 7 1990
JANE G. CLAYTON
COUNTY CLERK
FREEHOLD N.J.

END OF DOCUMENT

DB5035-0259



ALSO KNOWN AS LOTS 1074 THRU 1111 ON MAP OF LANDS OF AMERICAN TIMBER COMPANY AT MANASQUAN BEACH LOWER SECTION DATED MAY 1945 SHEET NO. 2.

TOTAL AREA OF BLOCK BEING SUBDIVIDED = 2.354 ACRES.

Brielle Road

MON. SET

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0541
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

February 6, 2023

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

Re: Block: 182.01 Lot: 20 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.
Boz – 583 Brielle Road

Dear Sir:

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

Remove all of the existing buildings and structures on the property and construct a new two story single family dwelling.

Plot plan prepared by Joseph Kociuba on July 27, 2022. Conceptual building plans prepared by Carol Hewit on July 23, 2022.

Application denied for the following reason(s):

Section 35-9.4 - Lot Area – 2,700s.f. Required
1,912.85s.f. Existing

- “ - Front Setback – 10ft. Required
4.13ft. Proposed
- “ - Rear Setback – 20ft. Required
5.19ft. Proposed
- “ - Side Setback (East) – 7ft. Required
3.36ft. Proposed
- “ - Building Coverage – 35% Permitted
49.46% Proposed

“ - Lot Coverage – 50% Permitted
54.26% Proposed

Section 35-4.2 – Requires that the outer edge of the curb cut must be a minimum of 25ft. from the curb line.

Section 35- 11.8c & j – Require that the stair landing and patio must be setback a minimum of 5ft. from the side property line.

Additional required documentation:

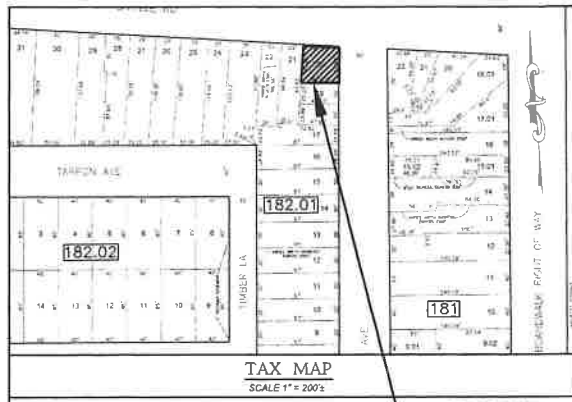
- Building height must be measured off the curb on Brielle Road which is the narrower of the two street frontages.
- Plot plan revised to show location of any mechanical equipment.
- Plot plan revised to show compliance with Section 28-1.3.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



PROJECT LOCATION

TED'S WELL SERVICE
 485 WHEATON AVE. MANVILLE, NJ 08821
 PHONE: 732-232-2440 FAX: 732-232-8790
 EMAIL: ted@wellservice.com

DATE: 2/10/22
 NAME: JAMES BOZ
 ADDRESS: 583 BRIELLE RD MANASQUAN NJ 08340
 JOB LOC: 583 BRIELLE RD MANASQUAN NJ 08340

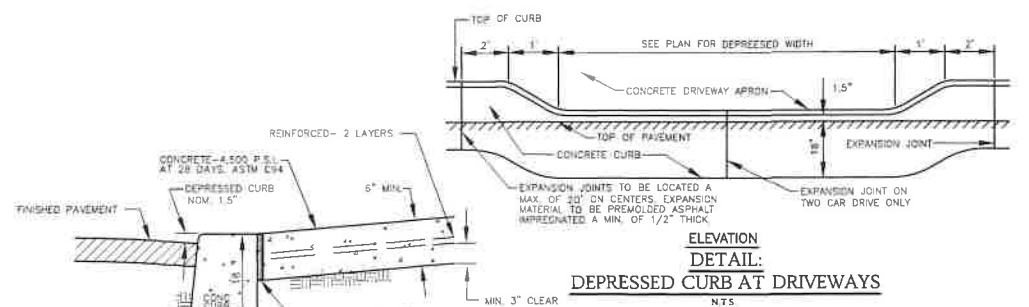
BORING RESULTS

0'-0"	1	60°-46"	9	120°-126"	36	180°-186"
6'-12"	2	66°-72"	11	126°-132"	33	186°-192"
12'-24"	3	72°-78"	12	132°-138"	30	192°-198"
18'-24"	4	78°-84"	13	138°-144"	27	198°-204"
24'-30"	5	84°-90"	14	144°-150"	24	204°-210"
30'-36"	6	90°-96"	15	150°-156"	21	210°-216"
36'-42"	7	96°-102"	16	156°-162"	18	216°-222"
42'-48"	8	102°-108"	17	162°-168"	15	222°-228"
48°-54"	9	108°-114"	18	168°-174"	12	228°-234"
54°-60"	10	114°-120"	19	174°-180"	9	234°-240"

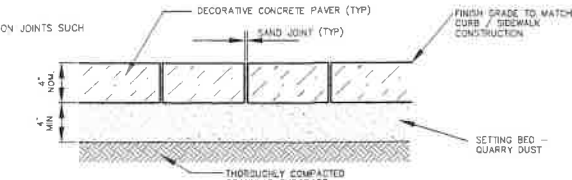
WATER TABLE: 35"

0-24 SM SOFT	54-126 SM HARD
24-30 SM MED	126-144 SM/SP HARD
30-54 SM/SP HARD	144-240 SM HARD

GW: WELL GRADED GRAVEL, GRAVEL AND SAND MIXTURE
 GP: POORLY GRADED OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES
 GM: SILTY GRAVEL, GRAVEL SAND MIXTURES
 GC: CLAYEY GRAVEL, GRAVEL SAND MIXTURES
 SW: WELL GRADED SANDS, GRAVELLY SANDS, LITTLE FINES
 SP: POOR GRADED SAND, GRAVELLY SANDS, LITTLE FINES
 SM: SILTY SANDS, SAND SILT MIXTURES
 SC: CLAYEY SANDS, SAND CLAY MIXTURES
 ML: INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY SILTS WITH HIGH PLASTICITY
 CL: INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, LEAN CLAYS
 OL: ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
 MH: INORGANIC SILTS, MICA CELOUS OR DIATOMACEOUS SILTS
 CH: INORGANIC CLAYS OF HIGH PLASTICITY, ORGANIC CLAYS
 PT: PEAT AND OTHER HIGHLY ORGANIC SOILS



DETAIL: CONCRETE CURB & APRON



DETAIL: CONCRETE PAVER SURFACING

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 182.01, LOT 20 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
 PROPERTY IS LOCATED IN THE R-5 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.0433 ACRES (1,912.85 S.F.)
 OWNER/APPLICANT: JAMES & NOREEN BOZ
 300 HERB HILL ROAD
 GLEN COVER, NY 11542

APPLICANT PROPOSES TO CONSTRUCT A 2 1/2 STORY DWELLING, ZONE R-5

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	2,700 S.F.	* 1,912.85 S.F.	* 1,912.85 S.F.
MIN. LOT FRONTAGE	40 FT.	42.24 FT.	42.24 FT.
FRONT YARD SETBACK (BRIELLE ROAD)	10.99 FT. (AVERAGE)	* 1.6 FT.	** 4.13 FT.
FRONT YARD SETBACK (1ST AVE.)	6.90 FT. (AVERAGE)	* 4.5 FT.	** 3.36 FT.
SIDE YARD SETBACK	5 FT.	* 4.8 FT.	** 5.12 FT.
REAR YARD SETBACK	20 FT.	* 1.3 FT.	** 5.19 FT.
ACCESS. BLDG. REAR YARD SETBACK	5 FT.	N/A	N/A
ACCESS. BLDG. SIDE YARD SETBACK	5 FT.	N/A	N/A
POOL REAR YARD SETBACK	10 FT.	N/A	N/A
POOL SIDE YARD SETBACK	10 FT.	N/A	N/A
MAX. BLDG. COVERAGE	35 % (869.49 S.F.)	* 60.90 % (1,165 S.F.)	** 49.46 % (946 S.F.)
MAX. LOT COVERAGE	50 % (956.42 S.F.)	* 87.57 % (1,675 S.F.)	** 54.26 % (1,038 S.F.)
MAX. BLDG. HEIGHT	33 FT.	< 33 FT.	33.00 FT. (ARCHS)
MAX. ACCESSORY HEIGHT	15 FT.	N/A	N/A
MIN. STORAGE	80 S.F.	> 80 S.F.	> 80 S.F.
MIN. DECK	80 S.F. or 10% 1st FLOOR	N/A	128 S.F.
MAX. CURB CUT WIDTH	20 FT.	N/A	20.00 FT.

* - INDICATES EXISTING NON-CONFORMITY
 ** - INDICATES VARIANCE REQUIRED

PLAN NOTES

- EXISTING SEWER AND WATER SERVICES TO REMAIN AND TO BE REUSED.
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS LOCATED IN ZONE 'AE 9' PER FEMA PRELIMINARY MAPS.
- BUILDING HEIGHT MEASURED FROM TOP OF CURB (ELEV. 5.42) TO HIGHEST POINT OF THE ROOF.
- ALL ROOF LEADERS TO DIRECT FLOW TO R.O.W. NO ROOF LEADERS ARE TO DIRECT FLOW TOWARDS ADJACENT PROPERTIES.
- EXISTING DWELLING AND SITE FEATURES TO BE REMOVED.
- A/C UNITS TO BE LOCATED ON ROOF PER ARCHITECTURAL PLANS.
- EXISTING CURB & SIDEWALK TO BE REPLACED ALONG FIRST AVENUE & BRIELLE ROAD AS NECESSARY.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY FP&L ASSOCIATES, INC DATED 3/15/2022.
 BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY CAROL C. HEWITT DATED 7/23/2022.

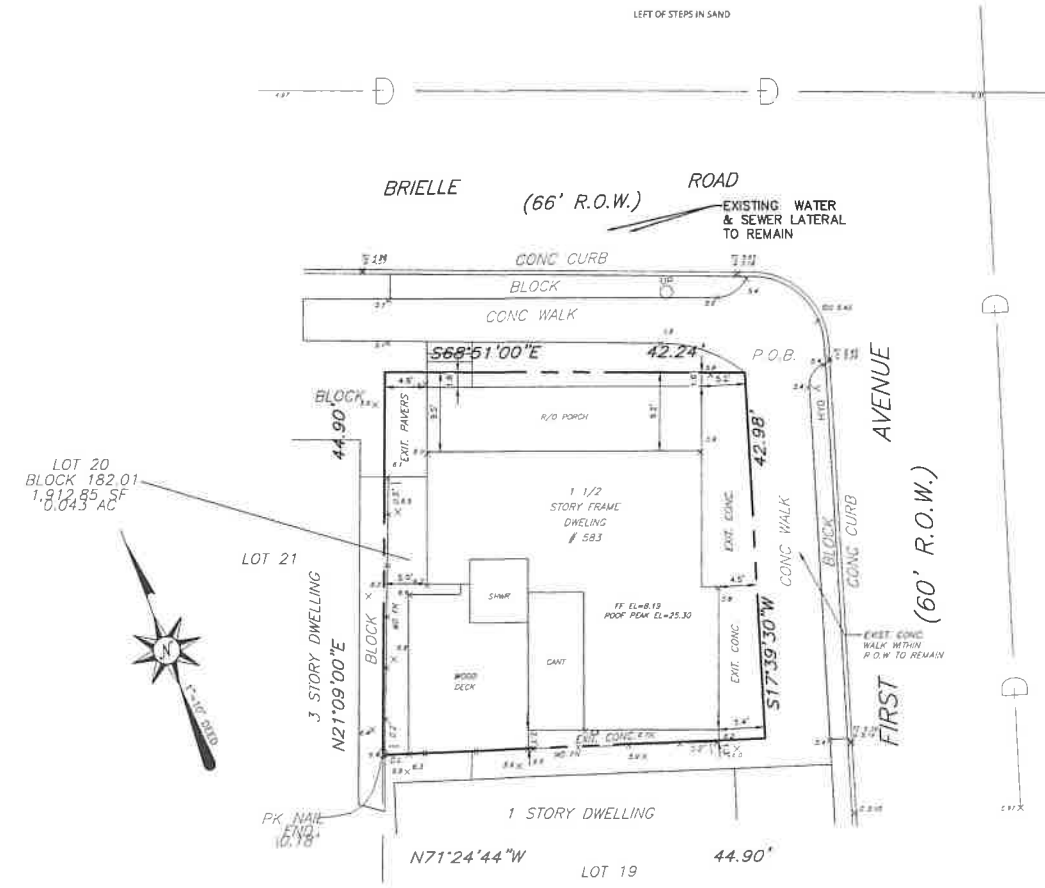
PROP. BUILDING HEIGHT CALCULATIONS
 EX. TOP OF CURB = 5.42 N.A.V.D.
 TOTAL PROP. BUILDING HEIGHT = 33.00 FT.

EXIST. BUILDING COVERAGE	
EXIST. DWELLING	868 S.F.
EXIST. COVERED FRONT PORCH	246 S.F.
EXIST. OUTDOOR SHOWER	51 S.F.
EXIST. TOTAL BUILDING COVERAGE	1,165 S.F. (60.90%)

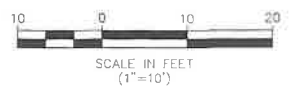
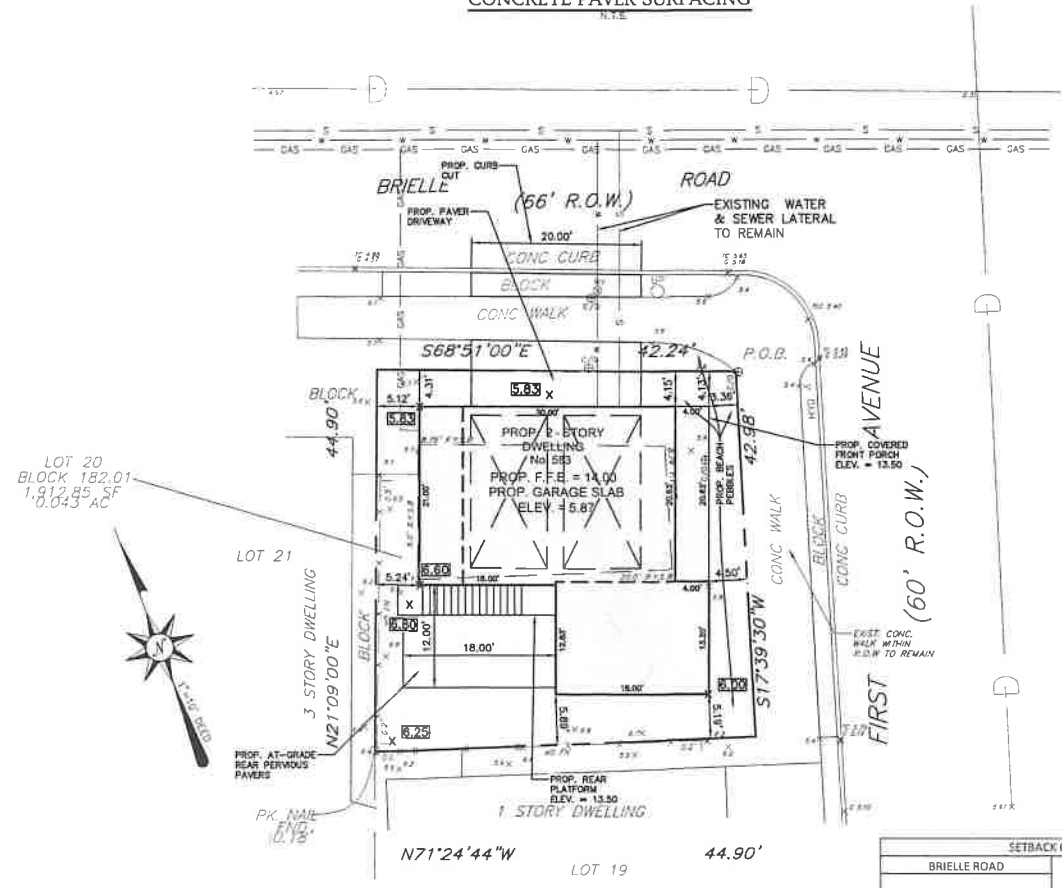
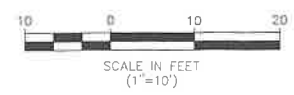
EXIST. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	1,165 S.F.
EXIST. SIDEWALK	236 S.F.
EXIST. CONC. WALKWAY	274 S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	1,675 S.F. (87.57%)

PROP. BUILDING COVERAGE	
PROP. DWELLING	863 S.F.
PROP. FRONT COVERED PORCH	83 S.F.
PROP. TOTAL BUILDING COVERAGE	946 S.F. (49.46%)

PROP. IMPERVIOUS COVERAGE	
PROP. BUILDING COVERAGE	946 S.F.
PROP. FRONT WALKWAY	26 S.F.
PROP. DRIVEWAY = 85 S.F. (NOT COUNTED)	0 S.F.
PROP. REAR PERVIOUS FAVER PATIO = 153 S.F. (NOT COUNTED)	0 S.F.
PROP. REAR STEPS	66 S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	1,038 S.F. (54.26%)



EXISTING CONDITIONS PLAN



SETBACK CHART

SETBACK	BLOCK	LOT	HOUSE
BRIELLE ROAD	182.01	20	P.O.I
	182.01	21	7.96
	182.01	22	N/A
	182.01	23	11.81
	182.01	24	11.98
	182.01	25	7.45
	182.01	26	15.76
AVERAGE F.Y.S.B			10.99
			10.99
FIRST AVENUE	182.01	20	P.O.I
	182.01	19	3.78
	182.01	18	3.05
	182.01	17	3.98
	182.01	16	4.89
	182.01	15	15.58
	182.01	14	9.37
AVERAGE F.Y.S.B			6.90

SETBACK INFORMATION TAKEN FROM A SURVEY PREPARED BY FP&L ASSOCIATES, INC DATED 3/15/2022.

2. 4/12/2023 REVISED PER REVIEW LETTER DATED 3/24/2023.
 3. 10/13/2022 REVISED PER ARCHITECTURAL PLANS

REV. NO.	DATE	DESCRIPTION

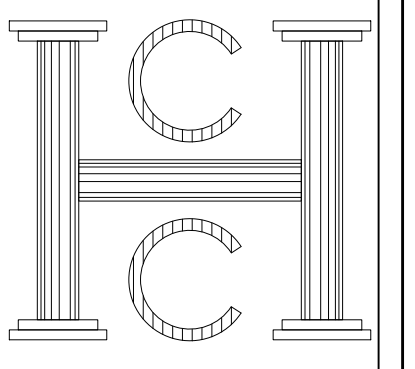
VARIANCE PLAN
 583 BRIELLE ROAD
 BLOCK 182.01 - LOT 20
 FOR JAMES & NOREEN BOZ
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
 317 Route 33, Bldg. E, Ste 203
 Manasquan, NJ 08028
 P: (732) 722-8555 | F: (732) 722-8557
 info@kbaengineers.com
 Plans@KBAEngineers.com
 Certificate of Authority No. 24A0020080

JOSEPH J. KOCIUBA, P.E., P.P.
 P.E. License No.: GE45580

DRN	CHK
GEA	JKK

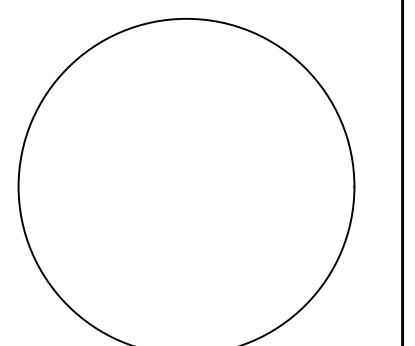
PROJECT NO. 2022-026
 SCALE AS SHOWN
 DATE 7/27/2022
 SHEET 1 OF 1



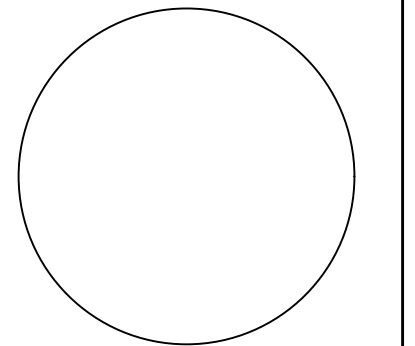
ARCHITECTURE & ENGINEERING

(908) 451-3161

CAROL C. HEWIT, PE AIA
468 ALLISON DRIVE
MANTOLOKING, NJ 08738



RA # A1 12960



PE # GE 32417

SCALE: NOTED

DRAWN BY: H. SANTOS

CHECKED BY: C.C. HEWIT

DATE: 07-23-2022

JOB #:

Boz Residence
583 Brielle Road
Manasquan, New Jersey

REVISIONS

NO. DATE REVISION

DRAWING TITLE:

GENERAL NOTES

DRAWING NO.

GN-1

Boz Residence

583 Brielle Road
Manasquan, New Jersey

SCHEDULE OF DRAWINGS	
GN1	TITLE SHEET - ZONING DATA - CODE DATA, DWGS INDEX GENERAL NOTES & SECTION
A1	PROPOSED PLANS
A2	PROPOSED PLANS
A3	PROPOSED ELEVATIONS
A4	PROPOSED ELEVATIONS

LEGEND	
	NEW PARTITION WALLS
	EXISTING PARTITION WALLS TO BE REMOVED
	1 HR. RATED PARTITION WALLS
	NEW CMU WALL
	EGRESS WINDOW

GENERAL NOTES:	
1.	THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE LOCAL, STATE, AND NATIONAL CODES INCLUDING THE NEW JERSEY UNIFORM CONSTRUCTION CODE, REHABILITATION SUB CODE (NJAC 5:23-6), 2018 ENERGY CODE, AND THE 2018 INTERNATIONAL BUILDING CODE/2018 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION, INTERNATIONAL ENERGY CODE (NJAC 5:23-3.18) IGC/ANSI 117-1-2008, INTERNATIONAL FUEL GAS SUBCODE 2018 (NJAC 5:23-3.22) AND ELEVATOR SUBCODE (NJAC 5:23-12) AND NFPA702018.
2.	ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NJAC 5:23-3.16) AND NFPA702018.
3.	ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL STANDARD PLUMBING CODE 2018(NJAC 5:23-3.15).
3.5.	ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE 2018 (NJACS-23-3.20)
4.	ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD ADJUSTED WITH THE APPROVAL OF THE ARCHITECT.
5.	THE CONTRACTOR IS TO VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF FOUNDATION TO CORRESPOND WITH THE SITE PLAN AND COORDINATE WITH THE SURVEYOR AS TO THE EXACT LOCATION AND FOR AS-BUILT SURVEYS AS REQUIRED.
6.	THE CONTRACTOR SHALL CARRY CONTRACTOR'S LIABILITY AND WORKERS' COMP. INSURANCE AND BE RESPONSIBLE FOR SAFETY ON THE JOB.
7.	ALL NEW ITEMS INSTALLED SHOULD MATCH ORIGINAL QUALITY AND DETAIL OF EXISTING, UNLESS SPECIFICALLY NOTED, INCLUDING TRIM, FIXTURES, MASONRY, CARPENTRY, ETC.
8.	CONTRACTOR SHALL VERIFY ALL FINISHED MATERIALS, LIGHTING FIXTURES, PLUMBING FIXTURES, CABINETS, DOORS, WINDOWS, ETC. WITH OWNER PRIOR TO INSTALLATION.
9.	PATCH, REPAIR, AND MATCH ALL AREAS DISTURBED BY ADJACENT WORK.
10.	CONTRACTOR TO ESTABLISH LOCATION OF WATER MAIN, GAS LINES, AND POWER LINES PRIOR TO START OF THE JOB.
11.	ALL FOOTINGS AND PIERS TO BE A MINIMUM OF 3'-0" BELOW GRADE.
12.	CONCRETE: MINIMUM 3000 PSI (28 DAY COMPRESSION TEST) AND ACI REQUIREMENTS.
12.5.	ALL BLOCK MASONRY SHALL CONFORM TO ASTM900 (8 BE A MIN. 2 HOUR RATED-CLASS P-2) MORTAR SHALL BE TYPE "M", ASTM DESIGNATED C270 HORIZONTAL JOINT REINFORCEMENT HOT-DIPPED GALVANIZED DUR-O-WALL IN ALTERNATING COURSES. REINFORCEMENT BARS SHALL BE DEFORMED INTERMEDIATE GRADE PER ASTM 615 FOR 60,000 PSI YIELD STRENGTH. PROVIDE VERTICAL REINFORCING AS SHOWN ON THE DRAWINGS. FILL TOP AND BOTTOM COURSES AND CORES WITH REINFORCING BARS OR ANCHOR BOLTS SOLID WITH GROUT.
13.	STRUCTURAL LUMBER: MINIMUM CONSTRUCTION GRADE 2 DOUGLAS FIR, FB= 1450 PSI, 1250 PSI FOR REPETITIVE USE AND E= 1.6 X 10 E66 PSI. MICROLAMS BE GEORGIA PACIFIC TECLAMS OR EQUIV.; FB= 2850 PSI, STEEL TO BE A-36; FB= 21,000 PSI. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH IRC/IBC AND LOCAL CODES. PROVIDE JOIST HANGERS @ ALL FLUSH JOINT CONNECTIONS. PROVIDE HURRICANE TIES @ ALL VERTICAL JOIST ENDS, SECURED TO FACE OF FRAMING. DOUBLE ALL FLOOR JOISTS UNDER ALL WALLS.
14.	USE ACO LUMBER WHERE IN CONTACT WITH CONCRETE OR MASONRY OR WHERE EXPOSED TO THE WEATHER. EXTERIOR GULLANS BY ROSSBORO; FB=2400 PSI AND E=1.8X10E66 PSI OR EQUIV.
15.	SOIL BEARING ASSUMED TO BE MINIMUM REQUIRED OR 2000 PSF. ON SOLID, UNDISTURBED EARTH. DO NOT BEAR ON UNSUITABLE STRATA.
16.	JOB SITE IS TO BE KEPT CLEAN WITH DEBRIS AND MATERIALS STACKED DAILY AND ALL DEBRIS TO BE REMOVED AT THE COMPLETION OF THE JOB. BROOMSWEEP DAILY.
17.	CONTRACTOR TO PROVIDE A PORTA-JOHN IF REQUIRED OR REQUESTED BY HOMEOWNER.
17.	SITE TO GRADED IN ACCORDANCE WITH THE DRAWINGS AND A MINIMUM OF 2% SLOPE AWAY FROM THE STRUCTURE.
18.	ALL GROUNDS AFFECTED BY THE CONSTRUCTION TO BE GRADED, SEEDED, AND COVERED WITH SALT-HAY.
19.	CONTRACTOR SHOULD PRESERVE ALL EXISTING LANDSCAPING AND BE RESPONSIBLE FOR DAMAGE TO ADJACENT SHRUBBERY AND TREES.
20.	ALL WINDOW AND DOOR HEADERS SHALL BE (2) 2"x10" UNLESS NOTED.
21.	ADD SIMPSON H-4 HURRICANE STRAPS @ 16" OC BETWEEN THE ROOF RAFTERS AND EXTERIOR WALLS.
22.	ALL WINDOW SILLS 6'-0" ABOVE GRADE SHALL BE A MINIMUM OF 24" AFF. EGRESS WINDOWS MUST BE 5.7 SF OPENING, 20" W X 24" H, MIN. AND A MAX. OF 44" AFF.
23.	ALL GLASS WITHIN 24" OF A DOOR SWING SHALL BE TEMPERED.
24.	PROVIDE FLASHING @ WINDOW HEADS AND SILLS AND AT EXTERIOR DOOR HEADS AND ALL ROOF/WALL PENETRATIONS. SEAL EXTERIOR PERIMETER WINDOWS AND DOOR WITH GE SILICONS OR EQUIV. IN MATCHING COLOR. PROVIDE APPROVED SEALANT AT ALL FIRE RATED ASSEMBLY PENETRATIONS AT ALL WALL ASSEMBLY TERMINATIONS AND AT UNDERSIDE OF FLOOR ABOVE.
25.	FLAT ROOFING SHALL BE A MIN. 60 MIL-SINGLE-PLY EPDM CLASS "A" ROOFING BY FIRESTONE OR EQUIV. PROVIDE ALL COUNTER FLASHING AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
26.	ACCESS TO NEW CRAWL SPACE WILL BE MINIMUM OF 32"
27.	STAIR NOTES: MINIMUM HEADROOM IS 80" CLEAR. RAILING HEIGHT IS 36" WITH SPACE BETWEEN THE BALUSTERS TO BE LESS THAN 4". HANDRAILS ARE AT 34" HIGH AND PROJECT NO MORE THAN 3 1/2" INTO THE REQUIRED STAIR WIDTH WITH A GRIPPING SURFACE OF 1 1/2" TO 2".
28.	TEST ALL PLUMBING FOR PROPER DRAINAGE AND AT CONNECTION TO EXISTING SEWER LINES TO PREVENT A BACKUP WHEN MULTIPLE FIXTURES ARE DRAINED AT THE SAME TIME. IF SNAKING LINE TO THE STREET IS REQUIRED, THIS EXPENSE WILL BE THE OWNERS.
USE GROUP	RS
CONSTRUCTION TYPE	SB

CODE DATA	
BLOCK	3
LOT NO.	4
BUILDING USE GROUP:	R-2 RESIDENTIAL SINGLE FAMILY IRC 2018 NJ
CONSTRUCTION CLASSIFICATION:	TYPE Vb 2018 NJ
FIRE SUPPRESSION:	NOT REQUIRED AND NOT PROVIDED
FLOOD ZONE:	AE 8+1 = DFE = ELEV. 9.0'

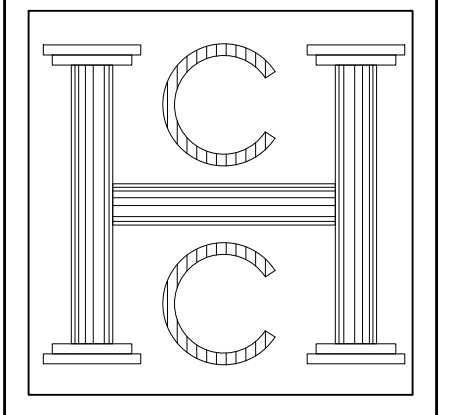
ELECTRIC LEGEND	
	SWITCH
	THREE WAY SWITCH
	DUPLEX, QUAD OUTLET
	CLOCK OUTLET
	CEILING MOUNTED LIGHT FIXTURE ON DIMMER SWITCH (OWNER TO SUPPLY)
	WALL MOUNTED LIGHT FIXTURE ON DIMMER SWITCH (OWNER TO SUPPLY)
	CEILING MOUNTED FAN (OWNER TO SUPPLY)
	CEILING MOUNTED LED LIGHT FIXTURE
	RECESSED HIGH HAT, RECESSED EYEBALL LIGHT ON DIMMER SWITCH
	MINI RECESSED LIGHT ON DIMMER SWITCH
	UNDER CABINET LED LIGHT FIXTURE
	EXHAUST FAN BY NUTONE (100 CFM MIN.) VENT OUTSIDE
	EXHAUST FAN/LIGHT CEILING BY NUTONE (100 CFM MIN.)
	HEAT LAMP
	TELEPHONE RECEPTACLE
	CABLE CONNECTION
	SMOKE DETECTOR (HARDWIRED TOGETHER W/ BATTERY BACKUP) ONE PER FLOOR & ONE PER BEDROOM
	CARBON MONOXIDE DETECTOR TIED INTO SMOKE ALARM
	SPOTLIGHT TO A SWITCH
	E - DENOTES EXISTING
	RECESSED RADIATOR

AREA CALCULATIONS	
FIRST FLOOR	801SF HEATED + 144SF COVERED PORCH = 945SF
SECOND FLOOR	862SF HEATED + 83SF COVERED PORCH = 945 SF
ATTIC	0 SF ABOVE 5FT HIGH

STRUCTURAL DESIGN CRITERIA	
1ST FLOORS LIVE LOAD	40 LBS/SQ FT
1ST FLOORS DEAD LOAD	10 LBS/SQ FT
2ND FLOOR LIVE LOAD	30 LBS/SQ FT
2ND FLOOR DEAD LOAD	10 LBS/SQ FT
3RD FLOOR LIVE LOAD	30 LBS/SQ FT
3RD FLOOR DEAD LOAD	10 LBS/SQ FT
ROOF LIVE LOAD	30 LBS/SQ FT
ROOF DRIFT LOAD	15 LBS/SQ FT

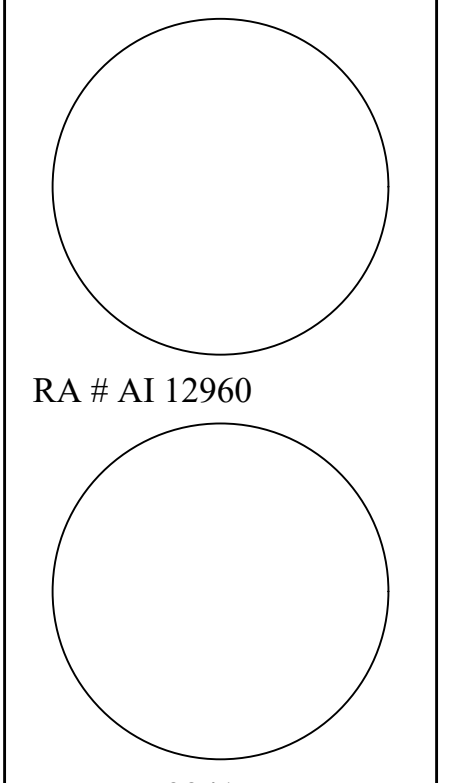
ZONING DATA		R-5		
CATEGORY	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D
LOT SIZE	2700 SF	1913 SF	1913 SF	EXIST. NON-CONFORMING
FRONTAGE	40 FT	42.24 FT / 42.98 FT	42.24 FT	EXIST. NON-CONFORMING
FRONT YARD SETBACK				
BRIELLE ROAD	10 FT	1.5 FT	4.13 FT	YES
FIRST AVE.	7 FT (6.83' AVG.)	4.5 FT	3.36 FT	YES
SIDE YARD SETBACK	5 FT	5 FT	5 FT	NO
REAR YARD SETBACK	20 FT	1.22 FT	20 FT / 5.15 FT	YES
MAX. HEIGHT	33 FT / 2.5 STORIES	19.65 FT	33 FT	NO
MAX BLDG. COVERAGE	35% (670 SF)	61.47% (1176 SF)	49.46% (945 SF)	YES
MAX. LOT COVERAGE	50% (957 SF)	79.81% (1528 SF)	54.26% (1106 SF)	YES
CURB CUT TO CORNER. 25' REQUIRED 17.5' PROPOSED				
PATIO/ STAIR LANDING FROM PROPERTY LINE. 5' REQUIRED 3' PROPOSED				
NOTE: HEIGHT IS MEASURED FROM AVERAGE TOP OF CURB ON BRIELLE ROAD				
NOTE: PLOT PLAN ON COMPLIANCE WITH SECTION 28-1.3				

SYMBOLS	
	INDICATES DETAIL NUMBER
	INDICATES SHEET IN WHICH DETAIL APPEARS
	ELEVATION REFERENCE
	DOOR NUMBER
	ELEVATION MARK
	DETAIL
	SECTION REFERENCE
	OFFICE
	ROOM NAME & NUMBER
	EXTERIOR DOOR & WINDOW NUMBER
	WALL TYPE
	COLUMN LINE NUMBER
	WC-1



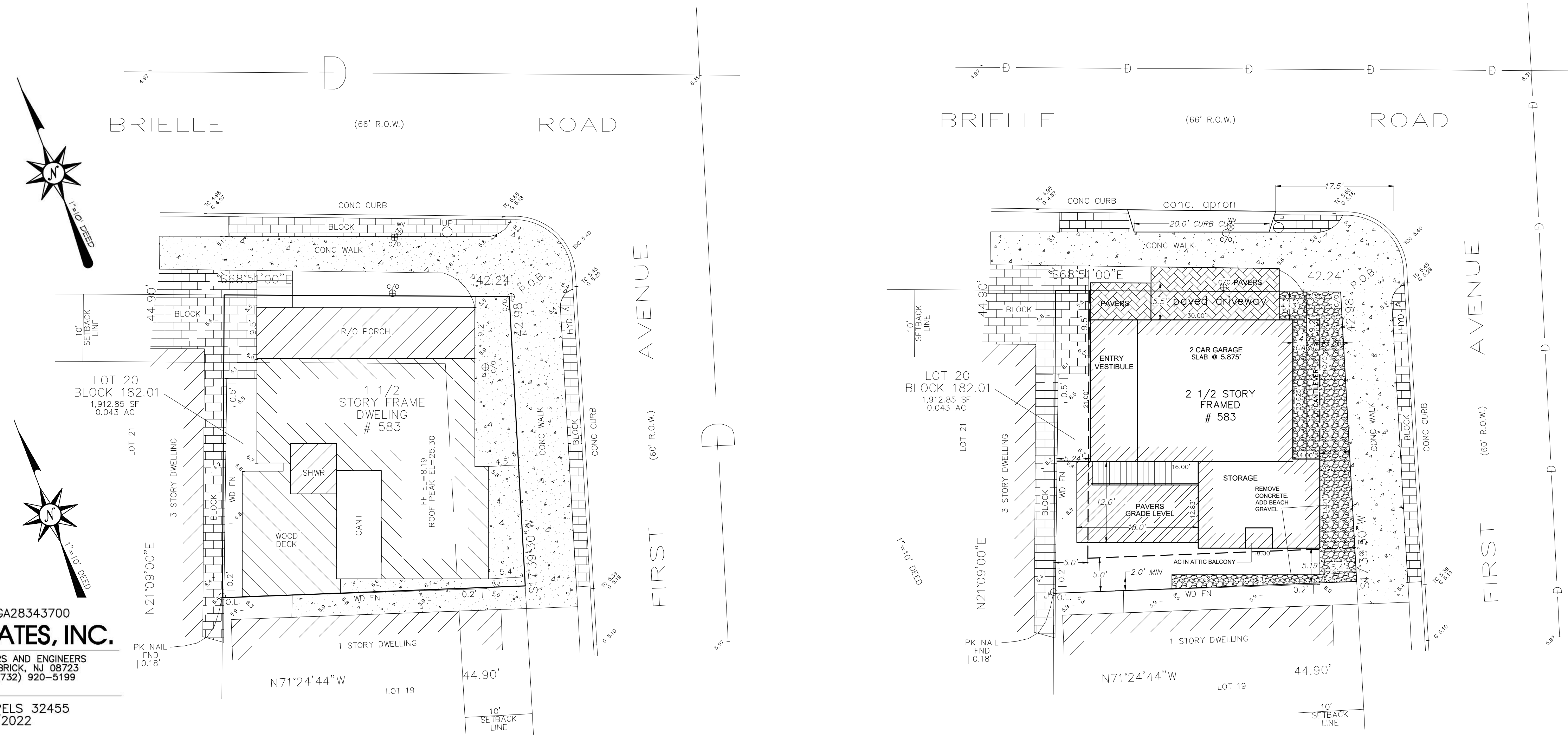
ARCHITECTURE & ENGINEERING

(908) 451-3161
 CAROL C. HEWIT, PE AIA
 468 ALLISON DRIVE
 MANTOLOKING, NJ 08738



RA # AI 12960
 PE # GE 32417
 SCALE: NOTED
 DRAWN BY: H. SANTOS
 CHECKED BY: C.C. HEWIT
 DATE: 07-23-2022
 JOB #:

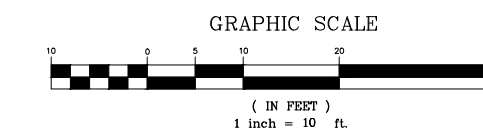
Boz Residence
 583 Brielle Road
 Manasquan, New Jersey



CERT. OF AUTH. # 24GA28343700
F P & L ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND ENGINEERS
 253 BRICK BLVD., SUITE 5, BRICK, NJ 08723
 TEL (732) 920-5100 FAX (732) 920-5199
 JOHN W. LORD NJPELS 32455
 DATE 3/15/2022

EXISTING SITE PLAN

SCALE: 1"=10'



PROPOSED SITE PLAN

SCALE: 1"=10'

CODE DATA	
BLOCK	3
LOT NO.	4
BUILDING USE GROUP:	R-2 RESIDENTIAL SINGLE FAMILY IRC 2018 NJ
CONSTRUCTION CLASSIFICATION:	TYPE Vb 2018 NJ
FIRE SUPPRESSION:	NOT REQUIRED AND NOT PROVIDED
FLOOD ZONE:	AE 8+1 = DFE = ELEV. 9.0'

SETBACK CHART		
BRIELLE ROAD	LOT	HOUSE
182.01	20	9.20'
182.01	21	1.96'
182.01	22	---
182.01	23	11.21'
182.01	24	11.48'
182.01	25	1.45'
182.01	26	15.76'
182.01	27	10.91'
FIRST AVENUE	LOT	HOUSE
182.01	20	4.50'
182.01	19	3.78'
182.01	18	3.05'
182.01	17	3.98'
182.01	16	4.29'
182.01	15	15.56'
182.01	14	4.37'
182.01	13	7.63'
AVERAGE		8.53'

STANDARD NOTES SOIL EROSION AND SEDIMENT CONTROL

CONSTRUCTION SCHEDULE:
 1. CLEARING OF LOT(S).
 2. INSTALLATION OF STONE PAD(S) AND SILT FENCE.
 3. PILING LAYOUT AND INSTALLATION.
 4. CONSTRUCTION OF DWELLING UNIT(S).
 5. FINAL GRADING OF LOT(S).
 6. PERMANENT STABILIZATION OF LOT(S).

NOTE: ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE), OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.

GENERAL NOTES

- UTILITIES ARE EXISTING AND SHALL REMAIN AND BE RECONNECTED TO PROPOSED DWELLING IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND UTILITY COMPANY REQUIREMENTS. LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION/ EXCAVATION.
- FOR COMPLETE BUILDING DIMENSIONS AND INFORMATION SEE ARCHITECTURAL PLANS.
- THERE ARE NO WETLANDS ON SITE.

LEGEND	
S 0.00 = SPOT ELEVATION	
P 0.00 = PROPOSED FIN. GRADE	
TC 0.00 = TOP OF CURB ELEV.	
G 0.00 = GUTTER ELEV.	
← = DIRECTION OF RUNOFF	
ELEVATIONS REFER TO N.A.V.D. 1988	

ZONING DATA		R-5			
CATEGORY	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D	
LOT SIZE	2700 SF	1913 SF	1913 SF	EXIST. NON-CONFORMING	
FRONTAGE	40 FT	42.24 FT / 42.98 FT	42.24 FT	EXIST. NON-CONFORMING	
FRONT YARD SETBACK					
BRIELLE ROAD	10 FT	1.5 FT	4.13 FT	YES	
FIRST AVE.	7 FT (6.83' AVG.)	4.5 FT	3.36 FT	YES	
SIDE YARD SETBACK	5 FT	5 FT	5 FT	NO	
REAR YARD SETBACK	20 FT	1.22 FT	20 FT / 5.15 FT	YES	
MAX. HEIGHT	33 FT / 2.5 STORIES	19.65 FT	33 FT	NO	
MAX BLDG. COVERAGE	35% (670 SF)	61.47% (1176 SF)	49.46% (945 SF)	YES	
MAX. LOT COVERAGE	50% (957 SF)	79.81% (1528 SF)	54.26% (1106 SF)	YES	
CURB CUT TO CORNER. 25' REQUIRED 17.5' PROPOSED.					
PATIO/ STAIR LANDING FROM PROPERTY LINE. 5' REQUIRED 3' PROPOSED					
NOTE: HEIGHT IS MEASURED FROM AVERAGE TOP OF CURB ON BRIELLE ROAD					
NOTE: PLOT PLAN ON COMPLIANCE WITH SECTION 28-1.3					

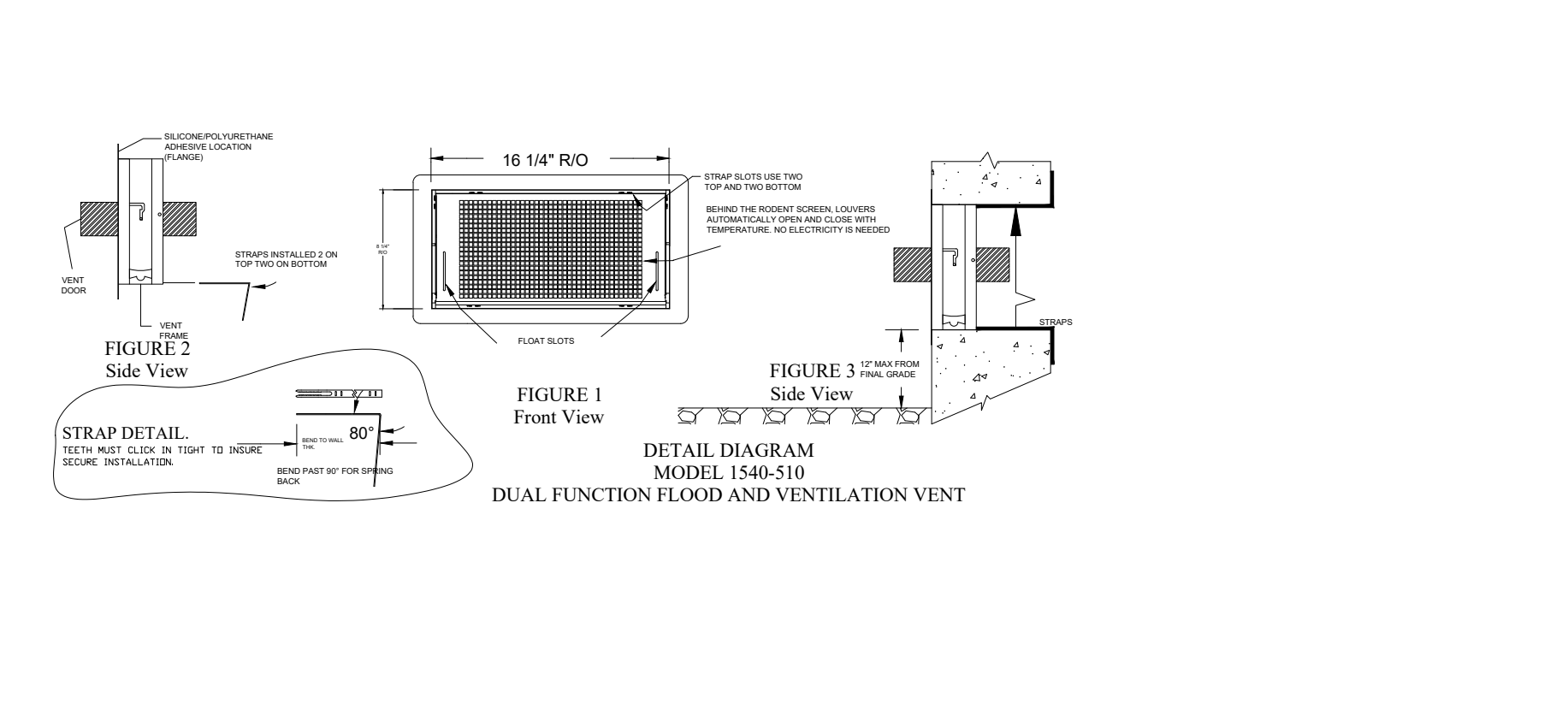
FLOOD ZONE INFO.

CURRENT:
 COMMUNITY # 345303
 MAP NO. 34025C0456F
 SUFFIX "F"
 DATE: 9-25-2009
 ZONE "AE"
 BFE: 8

PROPOSED:
 COMMUNITY # 345303
 MAP NO. 34025C0456G
 SUFFIX "G" PRELIMINARY
 DATE: 1-31-2014
 ZONE "AE"
 BFE: 9

ELEVATIONS REFER TO NAVD '88 DATUM
 • 10.6 = EXIST SPOT ELEVATION

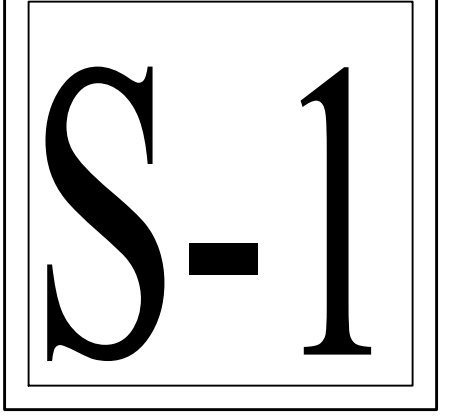
"Property is located in a flood zone and is subject to flooding. Ground level to be used only for garage storage and/or access."

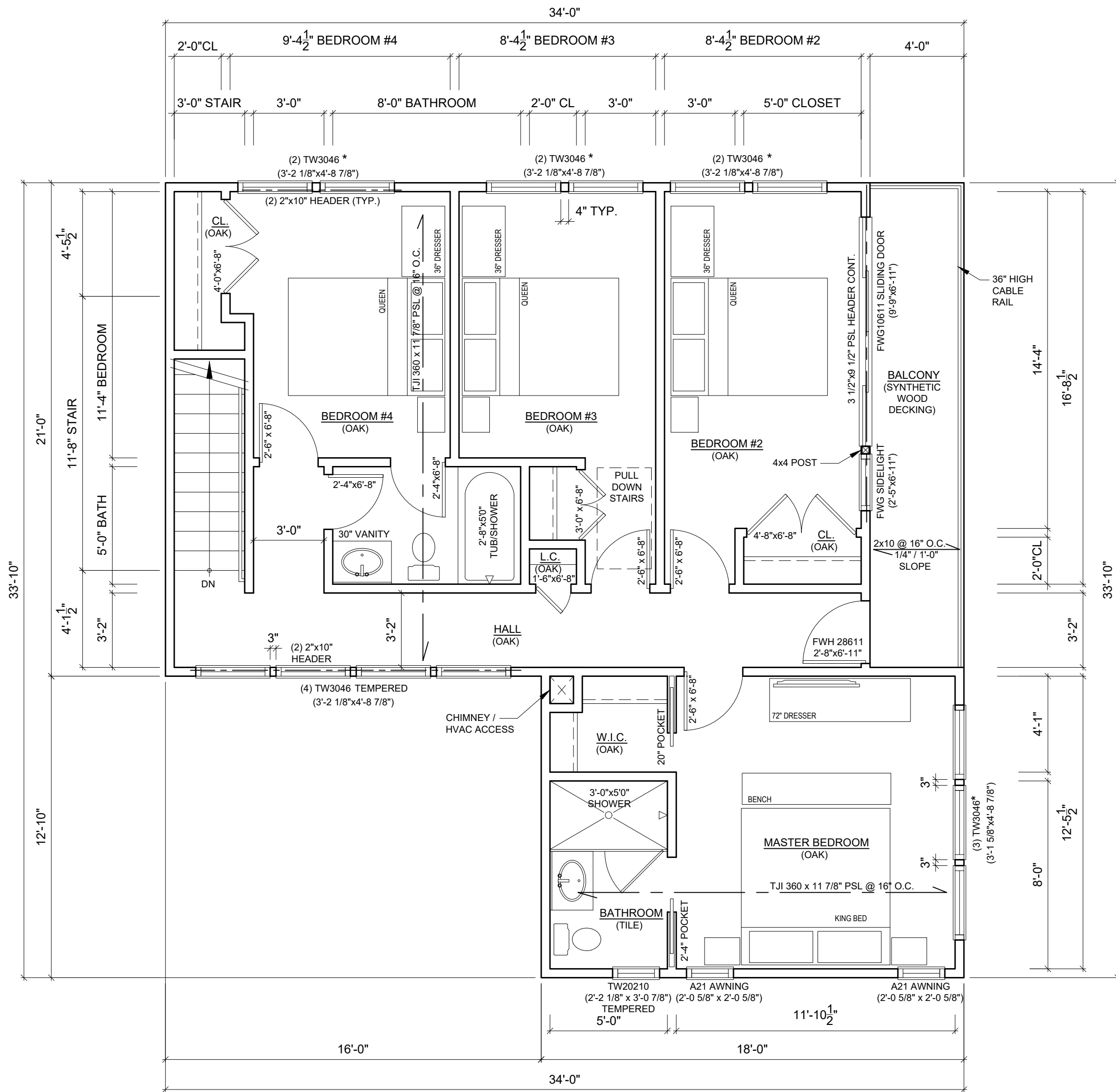


REVISIONS		
NO.	DATE	REVISION

DRAWING TITLE:
SITE PLAN

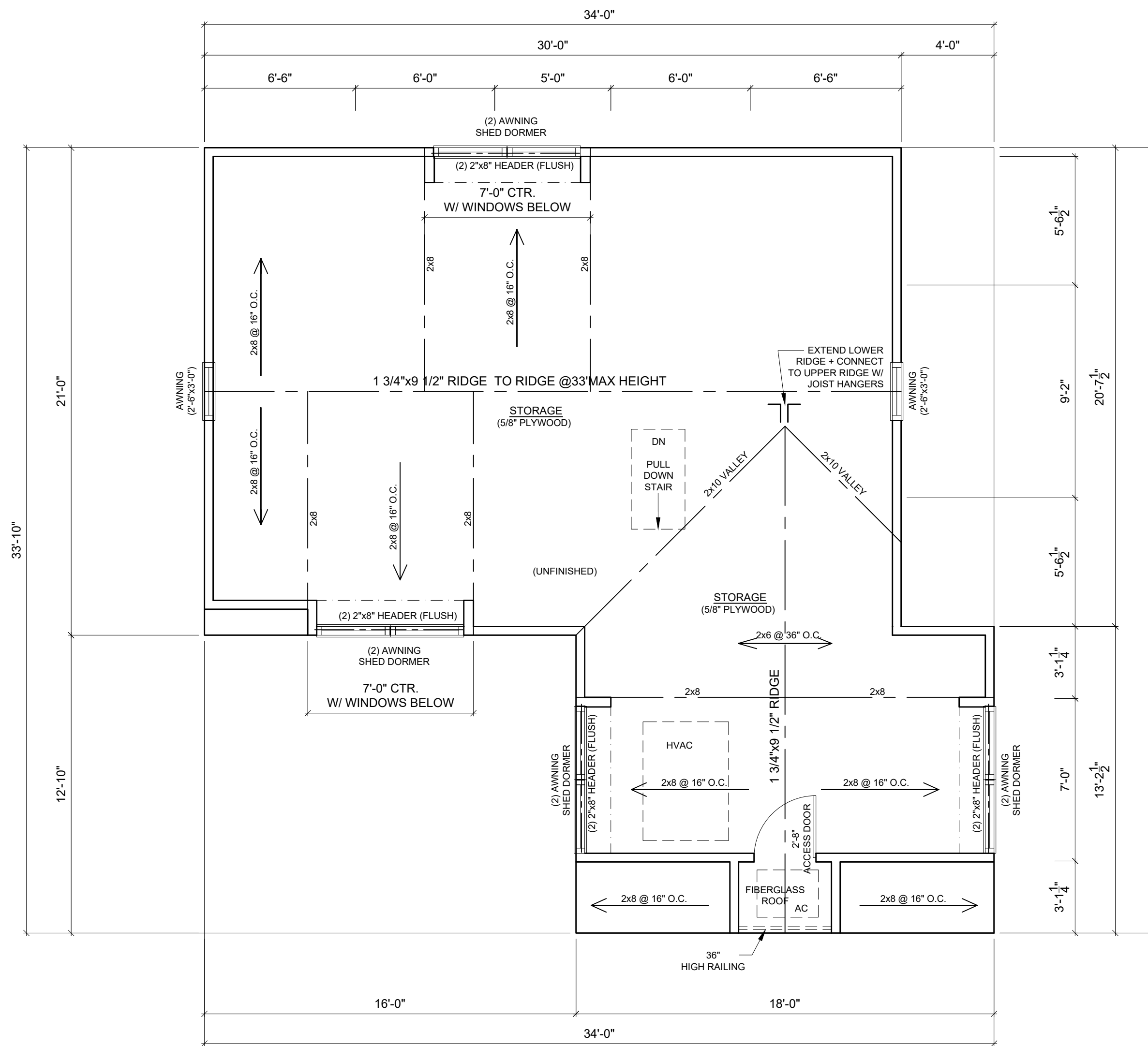
DRAWING NO.
S-1





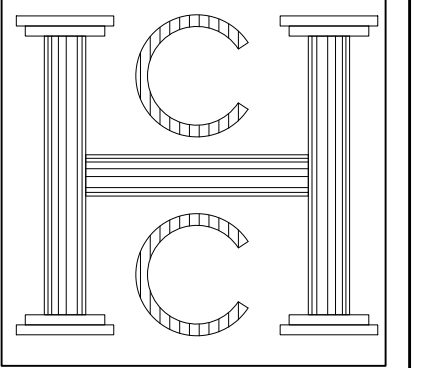
PROPOSED SECOND FLOOR PLAN

(862SF HEATED + 83SF COVERED PORCH = 945 SF)
SCALE: 1/4"=1'-0"



PROPOSED ATTIC FLOOR PLAN

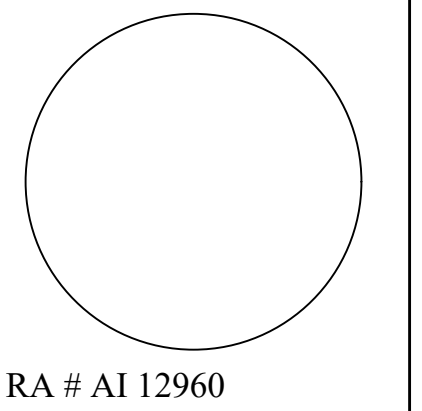
(0 SF OVER 5 FEET HEIGHT)
SCALE: 1/4"=1'-0"



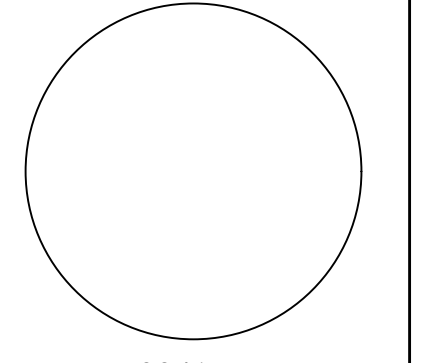
ARCHITECTURE & ENGINEERING

(908) 451-3161

CAROL C. HEWIT, PE AIA
468 ALLISON DRIVE
MANTOLOKING, NJ 08738



RA # AI 12960



PE # GE 32417

SCALE: NOTED

DRAWN BY: H. SANTOS

CHECKED BY: C.C. HEWIT

DATE: 07-23-2022

JOB #:

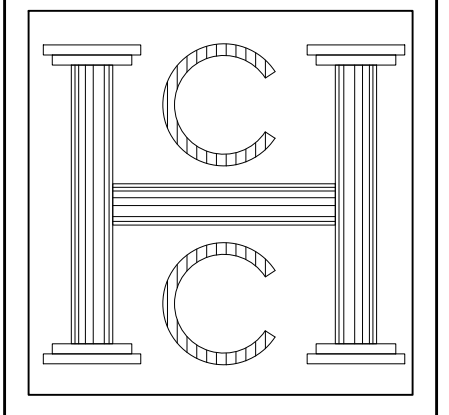
Boz Residence
583 Brielle Road
Manasquan, New Jersey

NO.	DATE	REVISION

DRAWING TITLE:
FLOOR PLANS

DRAWING NO.:

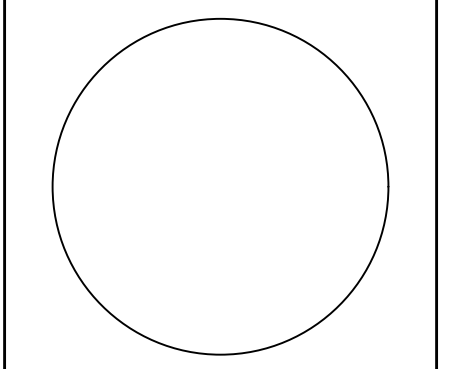
A-2



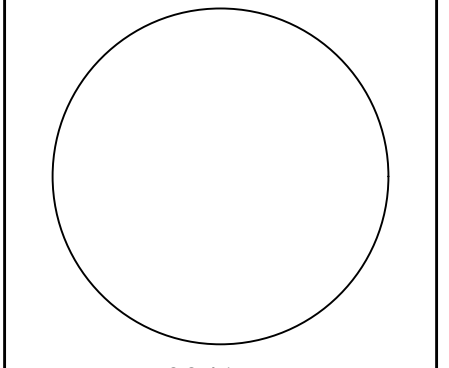
ARCHITECTURE & ENGINEERING

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CAROL C. HEWIT, PE AIA
468 ALLISON DRIVE
MANTOLOKING, NJ 08738



RA # AI 12960



PE # GE 32417

SCALE: NOTED

DRAWN BY: H. SANTOS

CHECKED BY: C.C. HEWIT

DATE: 07-23-2022

JOB #:

Boz Residence
583 Brielle Road
Manasquan, New Jersey

REVISIONS		
NO.	DATE	REVISION

DRAWING TITLE:
ELEVATIONS

DRAWING NO.:

A-3



PROPOSED FRONT ELEVATION (BRIELLE RD.)
SCALE: 1/4"=1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION (FIRST AVE.)
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

April 13, 2023

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

Re: Boro File No. MSPB-R2060
Variance – King
Block 113, Lot 3
302 East Main Street
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. Architectural Floor Plan and Elevations prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated February 21, 2023.
2. Property Survey prepared by Charles O'Malley, PLS, dated December 13, 2021.

The property is located in the R-1 Single-Family Residential Zone with frontage on East Main Street. With this application, the applicant proposes to construct a new second floor, roof, and interior renovations to the existing dwelling. The application is deemed complete on April 13, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 Single Family Residential Zone.
2. The following use ('d') variance is required as part of this application:
 - a. Only one single family residential dwelling per lot is permitted, whereas two detached residential dwelling units exist and are proposed.
3. The following non-conformities exist on Lot 3 and are not proposed to be modified as part of this application:
 - a. A minimum accessory side yard setback of 5 feet is required, whereas a setback of 3.2 feet exists and is proposed to the rear building (east).
 - b. A minimum accessory rear yard setback of 5 feet is required, whereas a setback of 3.4 feet exists and is proposed to the rear building.



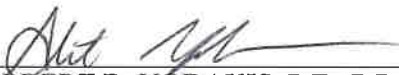
Re: Boro File No. MSPB-R2060
Variance – King
Block 113, Lot 6

April 13, 2023
Sheet 2

4. The applicant should be prepared to indicate the proposed building height as measured from the top of curb in front of the dwelling.
5. The base flood elevation for the property is 9 (Zone AE). The existing finish floor elevation of the front dwelling is 11.92.
6. 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.
7. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed addition does not increase the building coverage by more than 500 square feet.
8. It does not appear that any existing trees will be removed as part of the application.
9. Any curb and sidewalk must be replaced along East Main Street as necessary.

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Brian Berzinskis, RA
Grasso Design Group, 231 Highway 71, Manasquan, NJ 08736
Cassandra King
302 East Main Street, 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: Cassie King

*Applicant's Address: 302 East Main Street, Manasquan, NJ, 08736

*Telephone Number: Home: _____ Cell: 484-716-2709

*e-mail Address: cassiemking@gmail.com

*Property Location: 302 East Main Street

*Block: _____ Lot: 3

*Type of Application: Use Variance to allow lift of a portion of the roof 2 feet
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-
Site Plan Approval

*Date of Zoning Officer's Denial Letter: March 21, 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? _____
(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

3/3/23
Date

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

Item 5.

March 21, 2023

Cassandra King
302 East Main Street
Manasquan, NJ 08736

Re: Block: 113 Lot: 3 Zone: R-1

Dear Ms. King:

The scope of the work as proposed in a letter from Mark Reme dated January 26, 2023 is clearly beyond the scope of work that is permitted by Section 35-12.4 of the Borough Code regarding a property containing a non - conforming use.

The project as proposed will require variance relief from the Planning Board.

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

OFFICE SPECIFICATIONS FOR DRAWINGS BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT

00100 INSTRUCTIONS TO BIDDERS:

Each bidder shall visit the site of the proposed work and fully acquaint himself with the conditions as they exist in order that the restrictions attending the work are understood. All areas and dimensions are indicated on the drawings as accurately as possible, but all conditions shall be verified by each Contractor and/or Subcontractor at the site. The failure of any bidder to examine or receive any form, instrument, or document or to visit the site shall not relieve the bidder from any obligation with respect to his bid. The submission of a bid shall acknowledge that the Contractor and his condition and his provisions for operating under the conditions as they exist at the site and has include all necessary items.

00200 PROJECT DATA:
Use Group: R-5
Construction Classification: 5B

Structural Data: Loads indicated are in pounds per square foot and were used to design structural members.

First Floor/Live Load: 40	Second Floor/Live Load: 30
Dead Load: 20	Dead Load: 20
Total Load: 60	Total Load: 50
Attic Floor/Live Load: 20	Roof Load/Snow Load: 30
Dead Load: 10	Dead Load: 20
Total Load: 30	Total Load: 50

Assumed Soil Bearing Capacity: 3,000 p.s.f. Minimum Design Load (Provide Engineer's Soil Boring) It is the responsibility of the general contractor to ascertain the soil bearing capacity.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic and weather activity or may expand with the influx of water, moving structures with relative ease that could become fracturing. In accordance with our standards of practice, builders or general contractors may identify foundation types and we routinely recommend further evaluation be made by a qualified structural engineer.

00801 CONSIDERATION OF BIDS

The Owner reserves the right to reject any or all bids received and to award the contract without respect to bid price.

The contractor is responsible for reviewing all the design documents, surveying field conditions, surveying existing construction and reviewing drawings and specifications of all trades. The contractor shall report any discrepancies in conditions, dimensions, elevations, etc to the architect for resolution before beginning work.

SPECIFICATION SECTIONS
DIVISION 1 - GENERAL REQUIREMENTS
01010 SUMMARY OF WORK:

The work shall include the construction of one single family dwelling.

01011 DIMENSIONS:

Contractor shall field verify all dimensions prior to the beginning of construction.

01012 WORK BY OTHERS:

The Owner may have work performed under separate contracts, concurrently, with the work of this contract, i.e.: swimming pools, fences, landscaping, etc.

01018 OWNER FURNISHED ITEMS:

The following items will be supplied by the Owner shall be installed by the contractor. Electrical fixtures, ceiling fans, appliances. Installation shall include providing the necessary wiring, piping, fasteners, supports, etc.

01060 REGULATORY REQUIREMENTS:

These contract documents were prepared in accordance with the International Building Code. The Contractor shall conform to this and other applicable local, county, state and federal codes, law and requirements.

01063 PERMIT FEES:

The Contractor shall apply and pay for construction permit, certificate of occupancy and all other required permits or licenses. Contractor is responsible for obtaining all inspections pursuant to the International Building Code.

01090 DEFINITIONS AND STANDARDS:

The term "provide" means furnish and install, complete and ready for intended use as applicable in each instance. The term "Architect" shall mean Brian Berzinskas, Architect.

01500 TEMPORARY FACILITIES:

Temporary water, power and sanitary facilities shall be made available on the site and use shall be coordinated with the Owner.

01700 PROJECT CLOSEOUT:

Remove all debris from site, clean windows, floors and other exposed surfaces and remove labels. "Clean" is defined to mean that which is expected for a first class building cleaning and maintenance program. Provide Owner with Certificate of Occupancy and general operating/maintenance instruction for all installed equipment.

01740 WARRANTIES AND BONDS:

The Contractor shall guarantee all labor and materials used in the project for a period of one year commencing from the date of issuance of Certificate of Substantial Completion or the Owner's final payment for construction. Any deficiencies that become evident during this one year period shall be corrected at the Contractor's expense. **HOME OWNER WARRANTY:** At the time of closing, the Contractor shall provide the Owner a new home warranty and applicable documents in accordance with the International Building Code.

DIVISION 2 - SITEWORK

SITE CLEARING:

Provide temporary fences, barricades and other projections to preserve existing items to remain and prevent injury to vegetation and improvements as indicated or which interfere with new construction. Restore disturbed areas to condition prior to commencing construction and to match adjacent areas where indicated; including new topsoil, sodding, seeding, etc.

02110 SITE CLEARING:

Strip and stockpile topsoil for late distribution when fine grading is done. Spread soil, hand grade and seed lawn. Excess materials shall be distributed in such a way so as to provide smooth transition to undisturbed grade. Slope grades as indicated on drawings.

FROST AND SLOPE PROTECTION:

Bottom of exterior footing shall be minimum of 30" below finished grade for frost protection. Maximum slope between the bottom of adjacent footings shall be one vertical to two horizontal.

02050 SHORING AND BRACING:

Contractor shall fully brace and otherwise protect all work in progress until building is completed. Provide all necessary guying work and bracing to erect and hold the building frame in alignment until all walls, floors and roof deck are installed.

0209 EARTHWORK:

Excavate as required to install footings and to maintain finished floor elevation. Backfill with clean soil, free grade away from building. Compact soil in areas to receive concrete floors or slab to 95%.

02282 TERMITES CONTROL:

Engage a professional pest control operator. Treat soil with an approved chemical and provide a five year warranty.

02514 PORTLAND CEMENT CONCRETE PAVING:

Concrete sidewalks, ramps and slabs to be minimum 3,000 psi. Concrete curbing to be minimum 4,000 psi. Provide weld wire mesh (ASTM A-185) in all walks, ramps and slabs. Provide expansion joints at intervals not to exceed 30'.

DIVISION 3 - CONCRETE

03310 CONCRETE WORK:

Provide reinforcing bars conforming to ASTM A-615. Grade 60 (w/ret. billet steel) and welded wire mesh conforming to ASTM A-185 of sizes indicated on drawings. Bars marked continuous shall be lapped 40 times the bar diameter at splices and corners and hooked at non-continuous bottom bar supports. Provide supports for reinforcement, including chairs, bolsters, spacers, etc. as required or indicated on drawings.

CAST-IN PLACE CONCRETE:

All footing and slabs shall be minimum 4,000 psi or as indicated on drawings. Cement content shall be minimum of 5.75 bags per cubic yard. Trowel finish all exposed to view surfaces to be covered with resilient flooring or carpet. Concrete exposed to weather shall be air entrained. Slump shall be four inches. All work, mixing and testing shall be in accordance with ACI Code 318-77. Placement of concrete in cold weather shall conform to ACI 306-72 and placement of concrete in hot weather shall conform to ACI 305-77. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or towards the main vehicle entry doorway.

07900 JOINT SEALERS:

Elastomeric sealant shall be 1-component silicone or 1-component polyurethane sealant conforming to FSIT-S00230 Class A. Provide closed cell sealant backer rod. Submit product data. Provide foam-in-place fire-stop sealant as manufactured by Insta Foam Products Inc. as approved equal.

DIVISION 4 - MASONRY

04200 UNIT MASONRY:

Provide face brick conforming to ASTM C 27216, Grade SW, Type FBS. Grade MW may be substituted for interior use and for exterior use where not in contact with earth. Color and texture as selected by Owner. Mortar for brick masonry shall conform to ASTM C 270, Type M or S; mortar color as selected by owner. Provide 22 gauge galvanized corrugated steel anchors for attachment to wood substrates, spacing not to exceed 12" on center vertically or 32" on center horizontally.

CONTINUOUS DAMPROOFING:

On all exterior above and below grade unit masonry surface provide and install a two coat cementitious plaster finish. Finished surface shall be a trowel finish, total thickness of 3/4", color as selected by owner. Install coat at intersection of foundation wall footing.

DIVISION 5 - METALS

05000 METALS:

Contractor shall provide all necessary labor, materials and equipment to erect all miscellaneous iron and steel as detailed or noted on these drawings. All structural steel shall be detailed and fabricated in accordance with the latest edition of the AISC Manual of Steel Construction. Use standard framed beams unless otherwise noted. Structural steel shall conform to ASTM A-36 and ASTM A-572 except pipe columns, which shall conform to ASTM A-53. Metal J mold trim, beam caps and foundation caps to be 22 gauge galvanized metal by local manufacturer. Carpenter's iron work consists of bolts, plates, anchors, hangers, columns, dowels, etc. required for framing. Anchor bolts shall be 1/2" diameter galvanized at 60" on center maximum. Minimum top two per sill. Conform to ASTM A-307

DIVISION 6 - CARPENTRY

Contractor shall provide all labor, materials and equipment to frame up, sheath and trim out building as shown or specified in these documents.

Framing lumber shall be kiln-dried Douglas Fir 75/25 Construction Std. Fb=825 PSI Fv=95 psi E=1,600,000 PSI TJI joists, parاللams and microrllams shall be manufactured by Weyerhaeuser Trus Joist. Exterior w/omanized framing lumber shall be Southern Pine #2 or better. All framing connections to be 'SIMPSON STRONG-TIE' or equal. All wood resting on masonry or concrete shall be pressure treated.

All wood beams shall rest on solid wood posts, all engineered wood beams shall rest on engineered wood posts and all steel beams shall rest on steel columns straight down to solid concrete foundations and footings.

R317.1.3 Geographical areas. In geographical areas where experience has demonstrated a specific need, approved naturally durable or pressure-preservative-treated wood shall be used for those portions of wood members that form the structural supports of buildings, balconies, porches or similar permanent building appurtenances when those members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering that would prevent moisture or water accumulation on the surface or at joints between members. Depending on local experience, such members may include:
1. Horizontal members such as girders, joists and decking.
2. Vertical members such as posts, poles and columns.
3. Both horizontal and vertical members.

All structural designs are done with Trus Joist Software provided by the Manufacturer's Engineers and are for design purposes only. Shop drawings for engineered products shall be provided to the township official for approval. Where the verbage "pieces" is used this refers to the number of plies.
No new loads shall be placed on cantilevers. All loads shall be traced down to solid foundation bearing and footings or pilings. Pilings shall have an engineered safety factor on site installation.

R1810.3.3.1.7 Load-bearing capacity. Deep foundation elements shall develop ultimate load capacities of not less than twice the design working loads in the designated load-bearing layers.

Headers (unless otherwise noted):

- 3 foot span (3) 2 x 8 or (2) 2 x 10
 - 4 foot span (3) 2 x 10 or (2) 2 x 12
 - 6 foot span (3) 2 x 12 or 3-1/2" x 11-7/8" PSL
- Provide solid bridging under all perpendicular partitions. Double joists under all parallel partitions. If new loads are proposed on existing headers, the architect should be notified for any new header designs that are required.

Materials:

- Underlayment: APA Sub-Floor 3/4" T&G Plywood Glued & Nailed
- Roof: 5/8" CDX 32/16 Plywood
- Wall: 1/2" CDX 32/16 Plywood
- Soffits: Perforated Vinyl Soffit or Vented Board
- Exterior Siding: As noted or scheduled on documents. Nailing to be done in accordance to the International Building Code.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07175 WATER REPELLANT:

Provide solvent-based silicone sealer to all exposed masonry. Provide 3.0% concentration of polymerized silicone resins in solvent as recommended by the manufacturer for specific substrates or product.

VAPOR BARRIER:

Provide 4mil carbonated polyethylene film rated at 0.1 perms.

BUILDING INSULATION:

Provide mineral fiber blanket insulation with 1.0 lb. Density, D=0.27 thickness/R-Value as indicated on drawings conforming to FSHI-1-5211.

07311 ROOFING SHINGLES:

Provide min. 325lb Class A U.L.L. wind resistant asphalt fiberglass shingles complying with ASTM D-3018.

07600 FLASHING AND SHEET METAL:

Provide aluminum sheet 0.032" thick C22A41 anodized finish or copper sheet 0.0216" thick ASTM B370 temper H00 (cold-rolled) except where temper 060 is required for forming.

GUTTERS AND DOWNSPOUTS:

Provide aluminum sheet (0.032" thick) fabricated to the sizes down on the drawing. Provide concrete splash blocks at all leaders. Color as selected by owner.

DIVISION 8 - DOORS AND WINDOWS

08100 FLUSH WOOD DOORS:

Doors and hardware as selected by owner. Any glass components of doors and adjacent side windows are to be tempered safety glass. Garage door entering to living area to be 1-3/4" thick solid core L label. Where indicated on drawings provide doors with the appropriate U.L. fire resistant rating. Openings from a private garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches thick, or 20-minute fire-rated doors. Submit product data to Owner for approval.

08200 EXTERIOR WOOD DOORS:

Exterior wood doors shall be 1 3/4" solid fiberglass core pre-hung thermal doors. Glassites shall be 1/2" tempered insulated glass.

08610 WOOD WINDOWS:

Provide PVC clad wood windows of sizes and types indicated on drawings and as manufactured by Andersen. Windows shall be pre-glazed with clear insulating glass. Provide insect screens for all operating sash. Provide corrosion resistant hardware on all windows. Install complete with grilles.

SPECIAL WINDOWS:

Windows in sleeping rooms comply with the means of egress requirements of the International Building Code. Refer to drawings for specific locations and sizes.

08800 GLASS AND GLAZING:

Provide 1/2" standard taper gypsum board complying with 16 CFR 1201 in locations indicated on drawings. Provide 1/4" quality G11 polished wire glass in locations indicated on drawings. Refer to other sections for glazing included as part of that section.

DIVISION 9 - FINISHES

09250 GYPSUM DRYWALL:

Provide 1/2" standard taper gypsum board complying with ASTM C36 unless otherwise indicated. Provide Type "X" where indicated and where required in fire resistance assemblies. Screw and glue drywall to wall and ceiling systems. Provide water resistant gypsum board (ASTM C 630) in toilet rooms and wonder board in wet areas. Provide manufacturer's standard metal trim accessories of the bead type. Provide ready-mixed vinyl joint compound and perforated joint tape. Install compound in three coats. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board.

DIVISION 16 - ELECTRICAL

Electrical layout is diagrammatic in nature and may require additional items to meet code, which shall be provided by Contractor. All work to be performed in strict accordance with National Electric Code. Complete specifications to be supplied by others. Furnish and install all wiring boxes, wiring devices, outlet boxes, fittings, panels, breakers, safety disconnects, plates switches and all items necessary for a complete installation. Circuit panel box is at suggested locations only. This location may vary in accordance with power utility requirements. Connect ground lug to rebar in footing below circuit breaker panel.
R314.1 Smoke alarms shall comply with NFPA 72 and Section R314.
R314.3 Smoke alarms shall be installed in the following locations: In each sleeping room. Outside each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
R314.3.1 Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3: Ionization smoke alarms shall not be installed less than 20 feet horizontally from a permanently installed cooking appliance. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance. Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.
R314.4 Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual dwelling unit.
R314.6 Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery.
R315.1 Carbon monoxide alarms shall comply with Section R315.
R315.3 Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
R315.5 Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with Section R315.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit.
R315.6 Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery.

NOTE:

The architect of record shall be sole judge of intent of construction documents where conflicts or questions may occur.

All details, notes, etc are typical and apply to all conditions that are the same as shown condition. Where a typical and location specific detail applies in the same area, provide all items shown on both details. Notify the architect if a conflict exists.

STRUCTURAL AND WINDLOAD CALCULATIONS

Buildings and portions thereof shall be constructed in accordance with the wind provisions of the International Residential Code using the ultimate design wind speed of 125 miles per hour. However in the absence of a specialist, we may not recommend that you consult with a structural engineer but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made by the owner with any contractors, subcontractors and engineers prior to any foundation or structural construction begins. Shear walls shall be added by the contractor as required and must consult a structural engineer if they need such.

PROTECTION OF OPENINGS

Wood structural panels with a minimum thickness of 7/16 inch and a maximum span of 8 feet shall be permitted for opening protection. Panels shall be pre-cut and attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided.

PROTECTION OF ADJACENT PROPERTIES

Where any conditions of Section 5-23-2.15(f)(1),(1) are met, a plan shall be submitted to the construction official detailing the matter in which the adjoining property will be protected. The construction official is authorized to utilize special technical services as per NJAC 5:23-2.19. No permit shall be issued until such plans have been filed.

Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1)

Walls shall have a fire-resistance rated 1 hour tested in accordance with ASTM E119 or UL 263 with exposure from both sides unless otherwise greater than 5 feet from the property line.

SECTION R322 FLOOD-RESISTANT CONSTRUCTION

R322.1 Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) shall be designed and constructed in accordance with the provisions contained in this section.

R322.1.5 The lowest floor shall be the floor of the lowest enclosed area, including basement, but excluding any unfinished flood-resistant enclosure that is useable solely for vehicle parking, building access or limited storage.

R322.1.6 Electrical systems, equipment and components; heating, ventilating, air conditioning, plumbing appliances and plumbing fixtures; duct systems; and other service equipment shall be located at or above the elevation required. Systems, fixtures, and equipment and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

R322.1.7 New water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems. New sanitary systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters.

R322.1.8 Building materials used below the elevation required shall comply with the following: All wood, including floor sheathing, shall be pressure-preservative-treated that conform to the provisions of FEMA TB-2.

R322.2.2.1 The walls of enclosed areas shall have openings installed such that: There shall be not less than two openings on different sides of each enclosed area. If a building has more than one enclosed area below the design flood elevation, each area shall have openings. The bottom of each opening shall be not more than 1 foot above the higher of the final interior grade or floor and the finished exterior grade immediately under each opening.

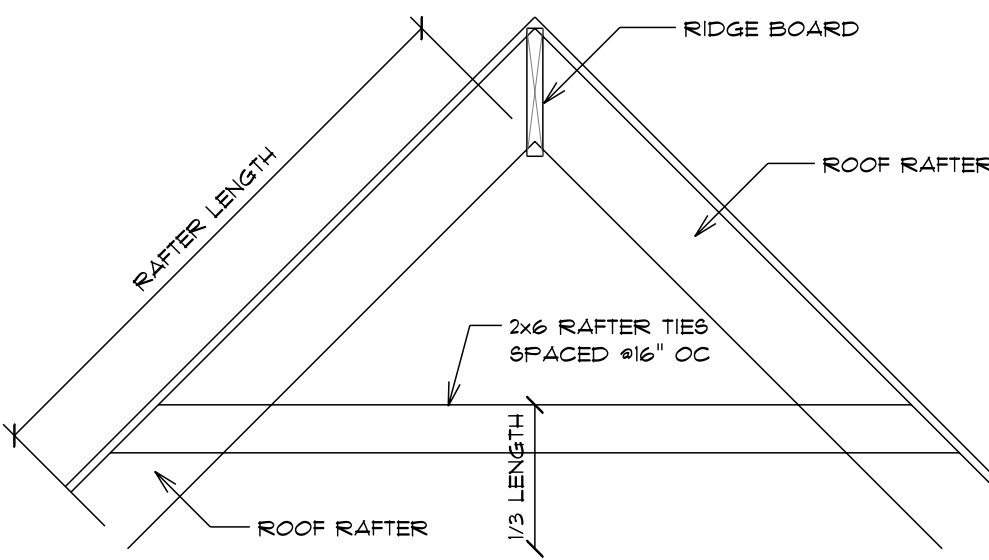
Openings shall be permitted to be installed in door and windows.
R322.2.3 Foundation walls for buildings and structures erected in flood hazard areas shall meet the requirements of Chapter 4. For building supported by piles, the design and methods of construction shall be reviewed and designed by an engineer for compliance with ASCE 24.

APPLICABLE CODES

- International Building Code/2018
- International Residential Code/2018
- National Electric Code/2017
- National Standard Plumbing Code/2018
- Wood Frame Construction Manual/2001

DRAWING SCHEDULE	
Sheet	Drawings
A-1	General Specifications Generic Details for Construction
A-2	Proposed Attic Proposed Roof Framing

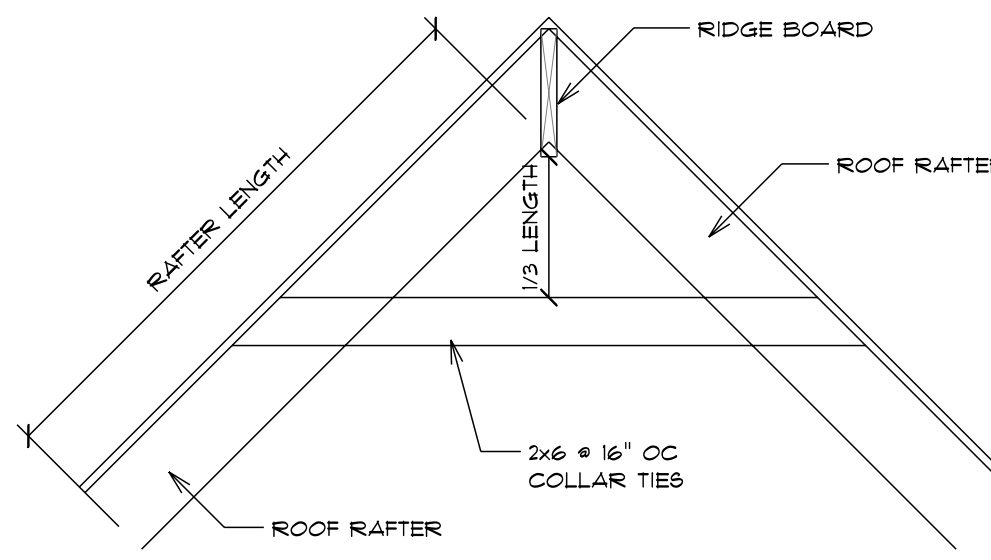
R802.5.2 Ceiling joist and rafter connections. Where ceiling joists run parallel to rafters, they shall be connected to rafters at the top wall plates in accordance with Table R802.5.2. Where ceiling joists are not connected to the rafters at the top wall plates, they shall be installed in the bottom third of the rafter height in accordance with Figure R802.4.5 and Table R802.5.2. Where the ceiling joists are installed above the bottom third of the rafter height, the ridge shall be designed as a beam where ceiling joists do not run parallel to rafters, the ceiling joists shall be connected to top plates in accordance with Table R802.3(1). Each rafter shall be tied across the structure with a rafter tie or a 2-inch by 4-inch (51 mm x 102 mm) kicker connected to the ceiling diaphragm with nails equivalent in capacity to Table R802.5.2.



RAFTER TIE DETAIL

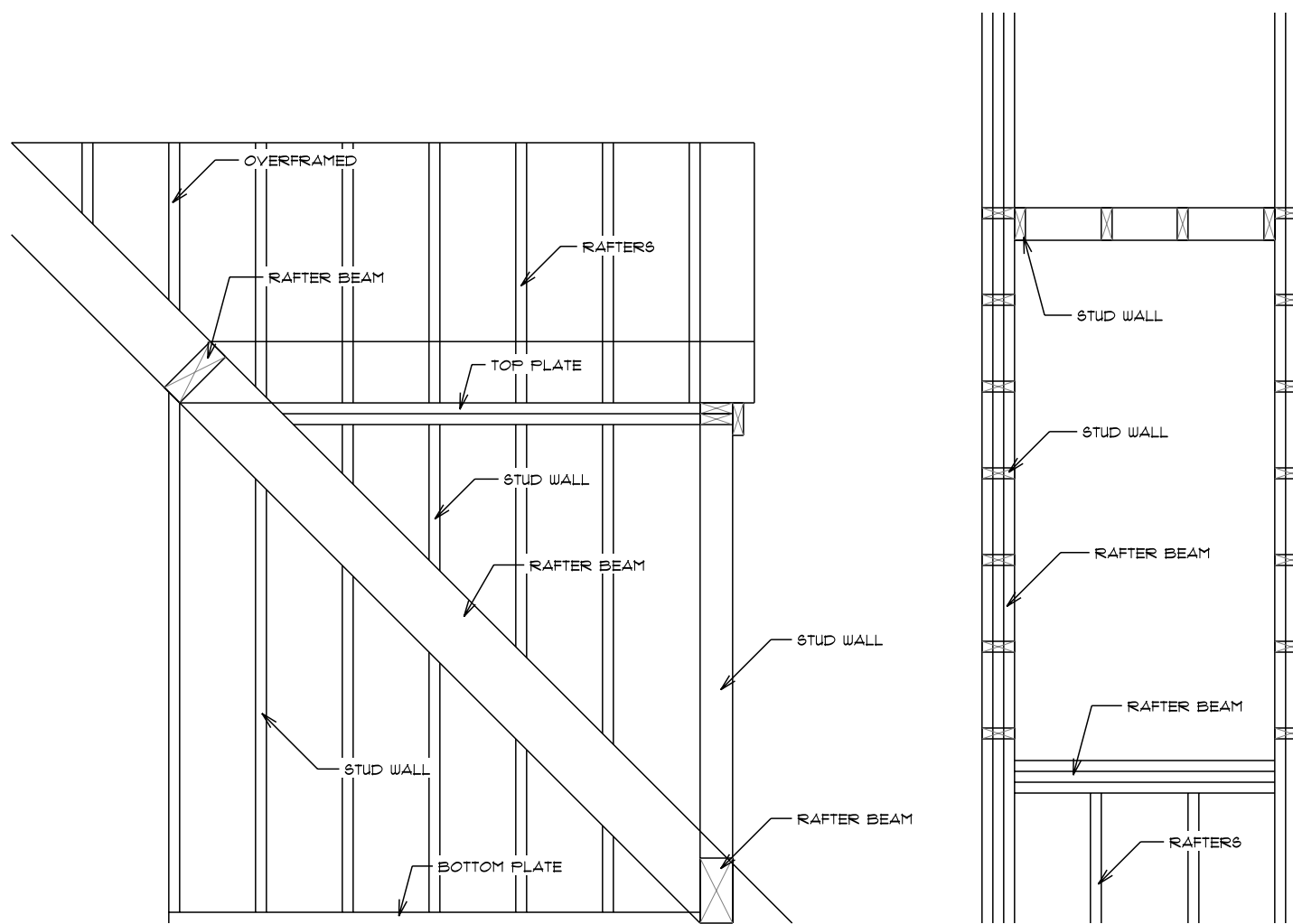
1/2" = 1'-0"

R802.4.6 Collar ties. Where collar ties are used to connect opposing rafters, they shall be located in the upper third of the attic space and fastened in accordance with Table R802.3(1). Collar ties shall be not less than 1 inch by 4 inches (25 mm x 102 mm) nominal, spaced not more than 4 feet (1220 mm) on center. Ridge braces in accordance with Table R802.3(1) shall be permitted to replace collar ties.



COLLAR TIE DETAIL

1/2" = 1'-0"



DORMER DETAIL

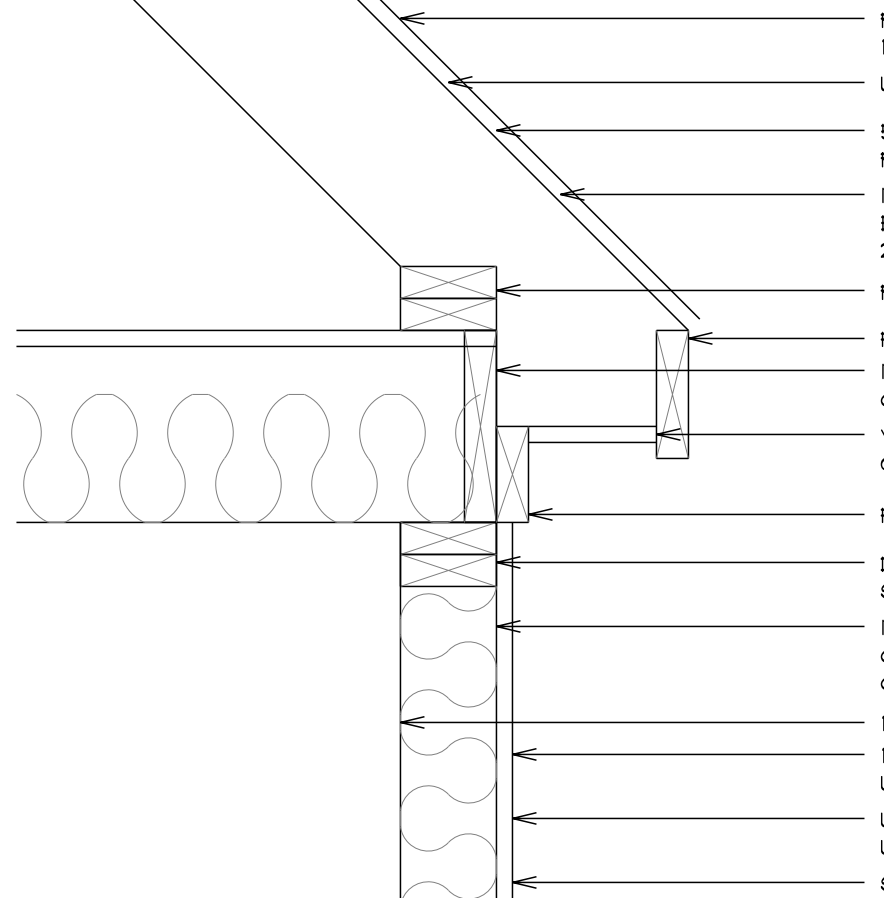
3/8" = 1'-0"

R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (17-percent slope) or greater. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) up to four units vertical in 12 units horizontal (33-percent slope), double underlayment application is required in accordance with Section R905.1.1.
R905.10.2 Slope. Minimum slopes for metal roof panels shall comply with the following:
1. The minimum slope for standing-seam roof systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).
2. The minimum slope for lap, non-soldered-seam metal roofs with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope).
3. The minimum slope for standing-seam roof systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

R905.10.2 Slope. Minimum slopes for metal roof panels shall comply with the following:
1. The minimum slope for lap, non-soldered-seam metal roofs without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).
2. The minimum slope for lap, non-soldered-seam metal roofs with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope).
3. The minimum slope for standing-seam roof systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

R905.12 Ice barriers. In areas where the average daily temperature in January is 25°F (-4°C) or less, an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-faced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slopes equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

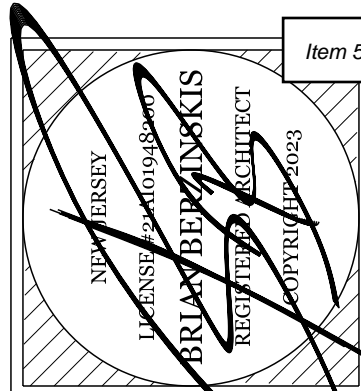
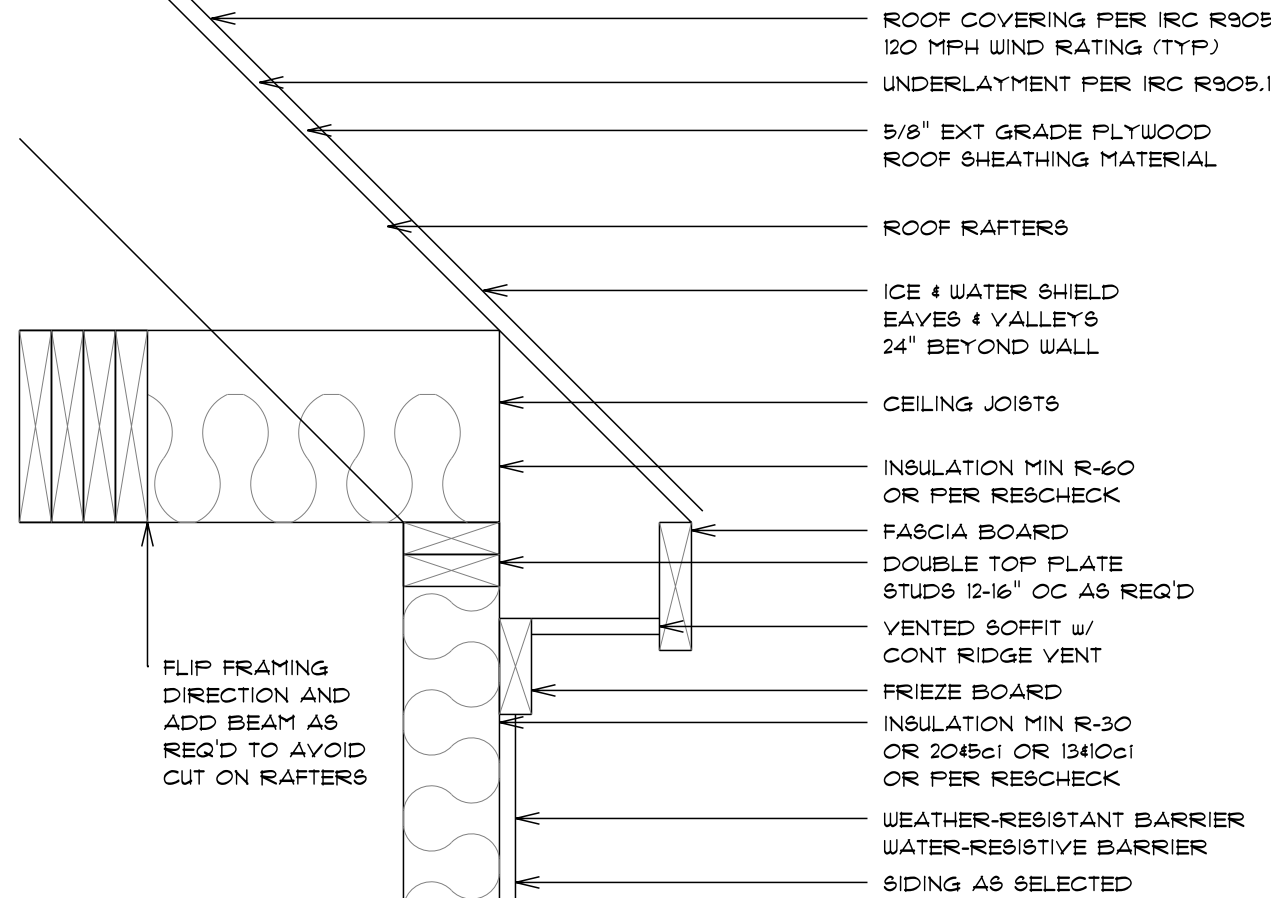
NOTE: VENT 1/800 ATTIC AREA



TYPICAL ROOF SECTION

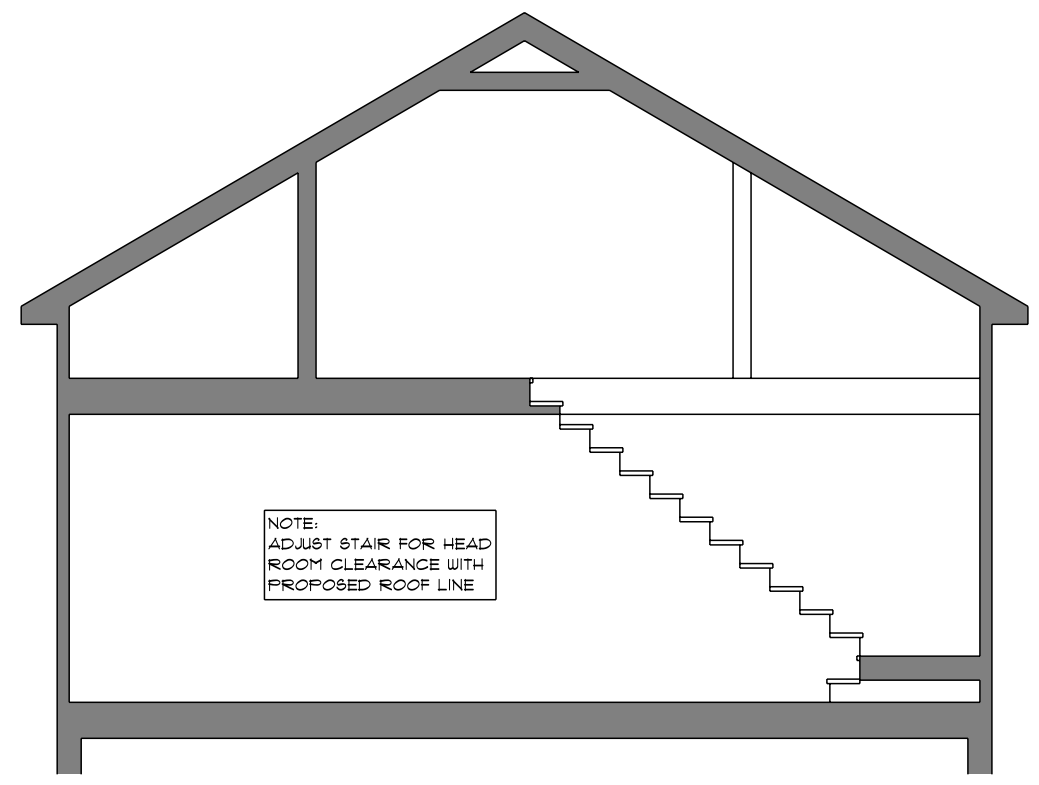
1" = 1'-0"

NOTE: ADJUST FITCH IF REQUIRED



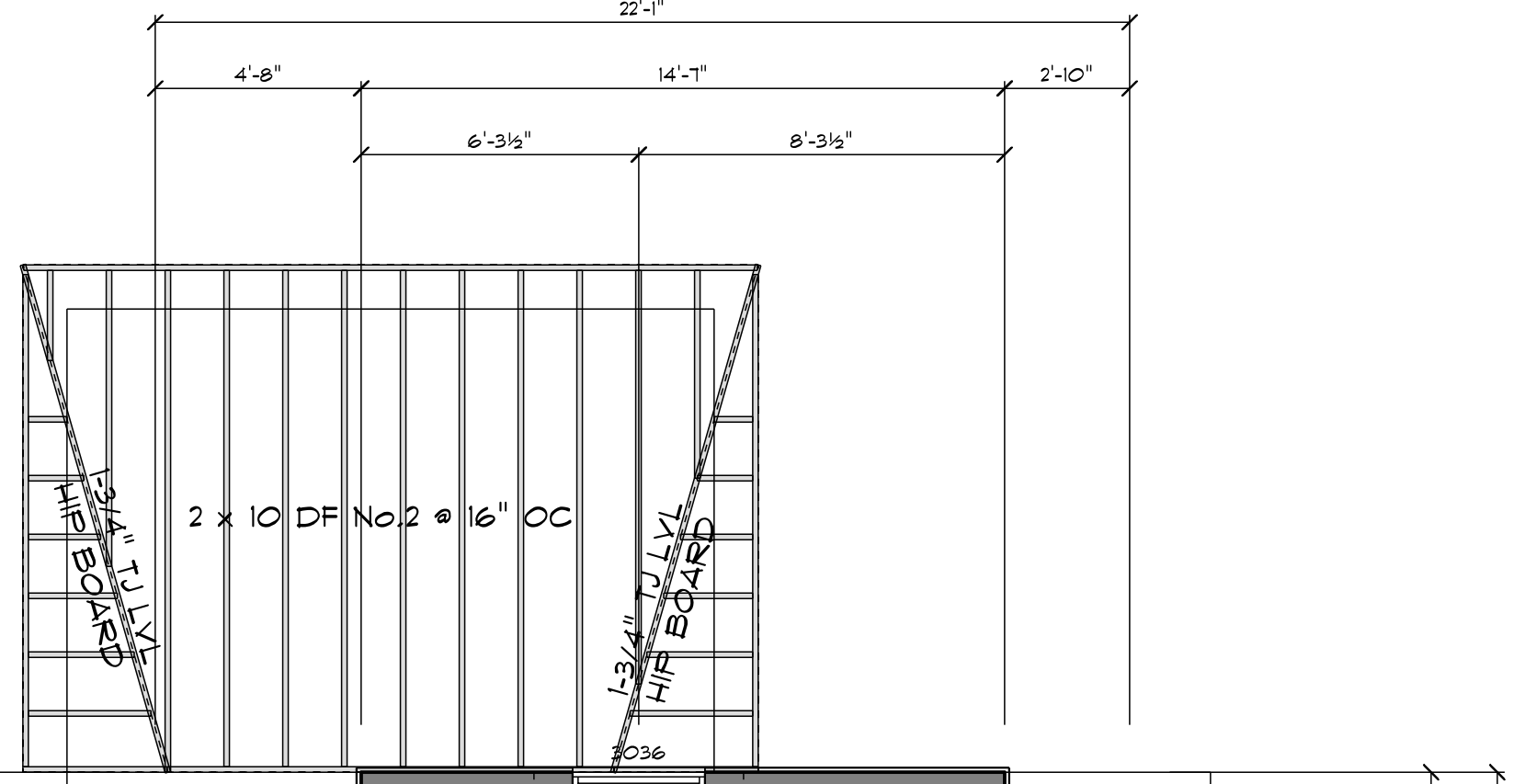
PROJECT FOR: KING, CASSANDRA M
302-302.5 MAIN STE
Project Number: 016-12-011
Block: 113
Lot: 3
MANASQUAN NEW JERSEY

DATE	BY	BB
2/21/2023		



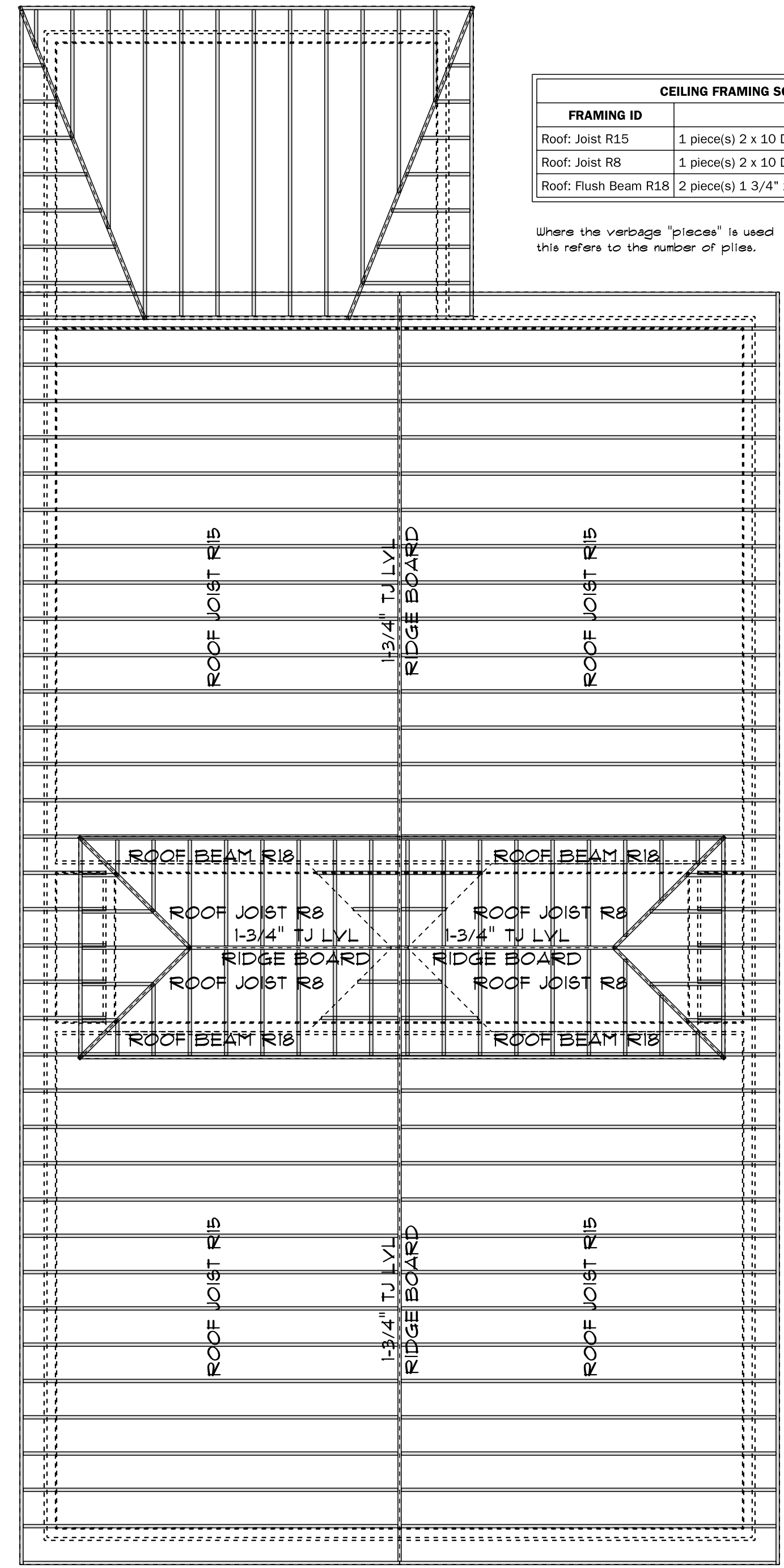
CROSS SECTION A
 SCALE: 3/16" = 1'-0"

ROOM NAME	FLOORING	CEILING FINISH	CEILING MATERIAL	WALLCOVERING	AREA
BATH	Tile	Vaulted	Drywall	Tile	46.1 sq ft.
BEDROOM 1	Hardwood	Vaulted	Drywall	Paint	123.6 sq ft.
BEDROOM 2	Hardwood	Vaulted	Drywall	Paint	148.4 sq ft.

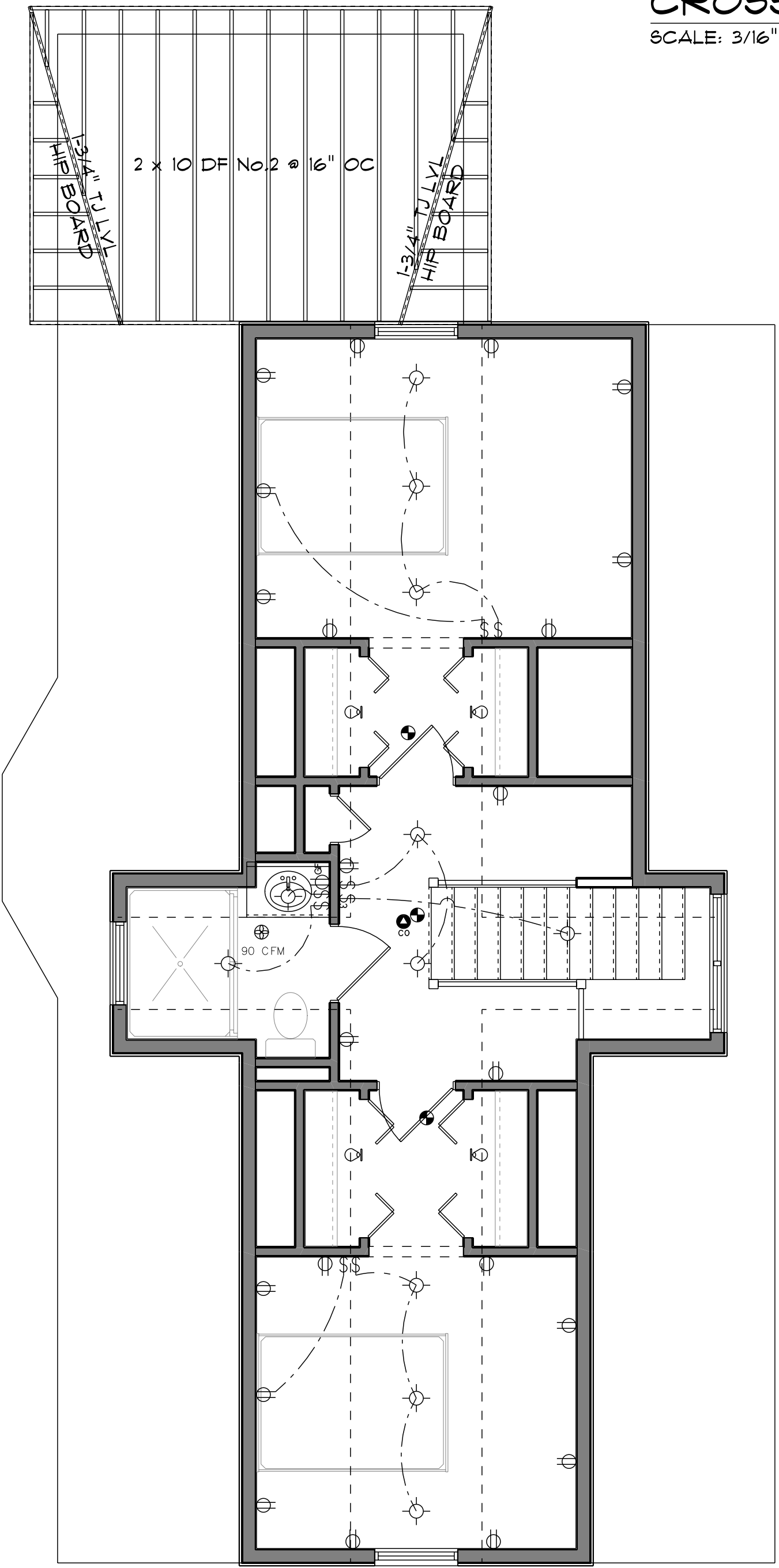


FRAMING ID	DEPTH
Roof: Joist R15	1 piece(s) 2 x 10 DF No.2 @ 16" OC
Roof: Joist R8	1 piece(s) 2 x 10 DF No.2 @ 16" OC
Roof: Flush Beam R18	2 piece(s) 1 3/4" x 9 1/4" 2.0E Microlam@ LVL

Where the verbage "pieces" is used this refers to the number of piles.

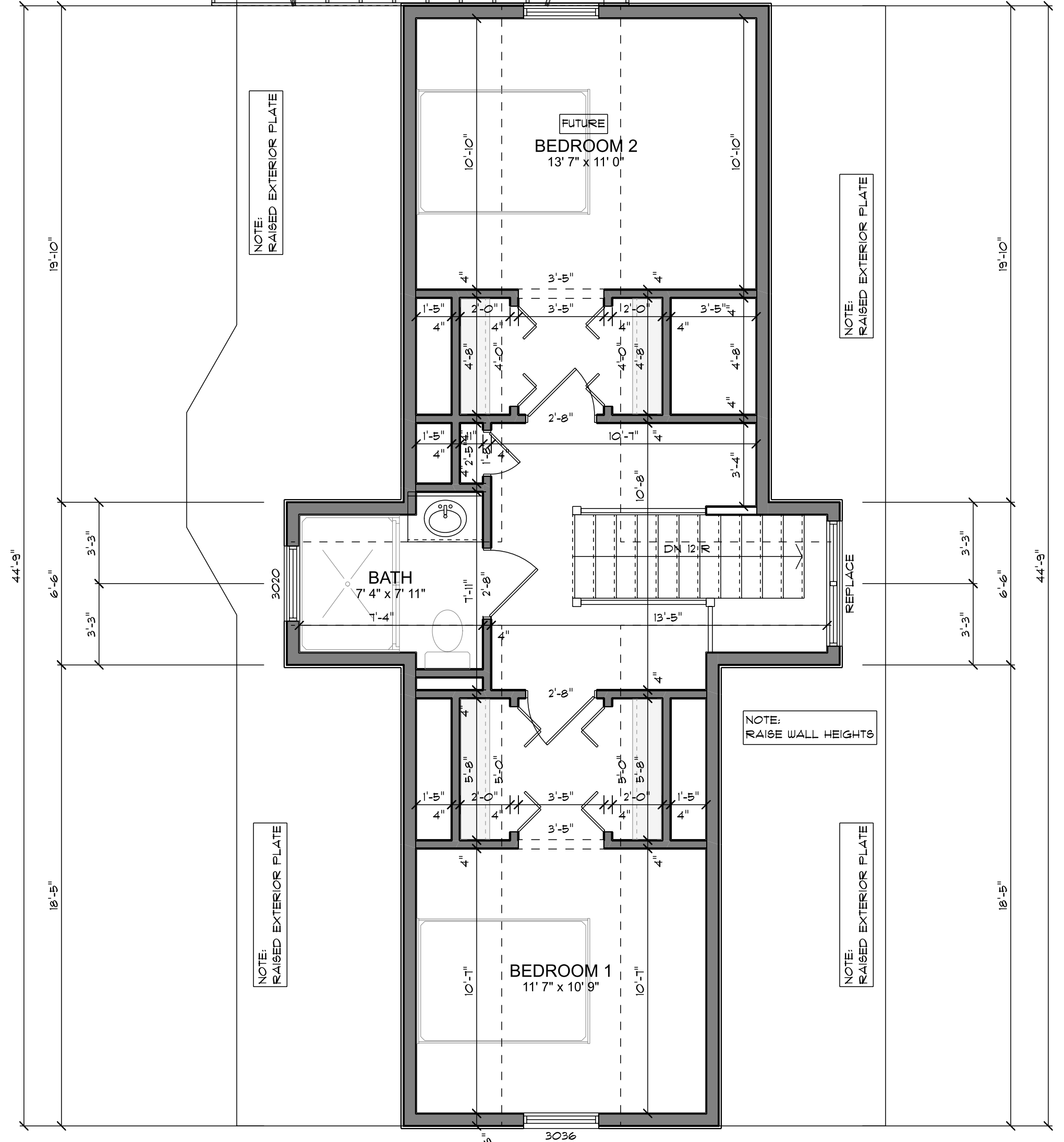


PROPOSED ROOF FRAMING - CEILING
 SCALE: 1/4" = 1'-0"



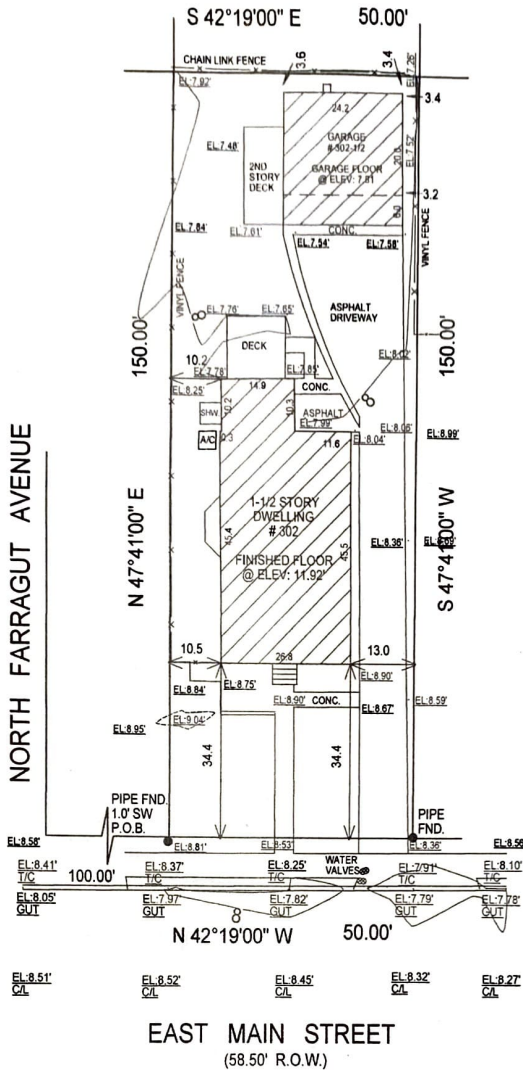
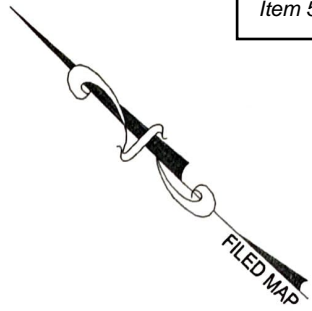
PROPOSED ATTIC - ELECTRICAL
 SCALE: 1/4" = 1'-0"

ELECTRICAL	COUNT	SYMBOL
door operated light	4	⊙
co detector	1	⊙
fan 90 CFM	1	⊙
light	11	⊙
outlet	22	⊙
outlet gfi	1	⊙
smoke detector	3	⊙
switch	7	⊙
switch 3 way	1	⊙



PROPOSED ATTIC
 SCALE: 1/4" = 1'-0"

NAME	AREA
SECOND FLOOR	646.8 sq ft.



SURVEY NOTES:

ALL ELEVATIONS NAVD 1988

EL. 8.51' DENOTES EXISTING ELEVATIONS

RIDGE OF ROOF @ ELEV: 28.99'

RIDGE OF GARGE @ ELEV: 29.82

THIS SURVEY CERTIFIED TO:
CASSANDRA MARIE KING

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 3 BLOCK 2 ON A MAP ENTITLED "MAP NO. 1, PLAN OF LANDS D.V. PERRINE, MANASQUAN, NEW JERSEY" FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK JANUARY 16, 1913 AS CASE NO. 34-14.

Charles O'Malley 12/13/21
CHARLES O'MALLEY, P.L.S.

Professional Land Surveyor
New Jersey Lic. No. GS34871
908 Riverview Drive
Brielle, New Jersey 08730
(732) 223-3141

PLAN OF SURVEY

LOT 3 BLOCK 113
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY

Drawn By clom	Chk'd By C.O.M.	File No. 14-13681	Date 5/5/14	Scale 1" = 30'
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11/15/21 - UPDATE SURVEY

	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONTAGE:		50.0'	50'0	None
DEPTH:		150-0'	150.0	None
AREA:		7500 sq'	7500 sq'	None
WIDTH:		50.0'	50.0'	None

<u>PRINCIPAL BUILDING</u>				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONT SETBACK:		35.0'	35.0'	None
REAR SETBACK:		69.0'	69.0'	None
SIDE SETBACK:		10.2'	10.2'	None
SIDE SETBACK:		13.0'	13.0'	None
BUILDING HEIGHT:		28.99'	28.99'	None
NO. STORIES:		1.5	1.5	None

<u>ACCESSORY BUILDING OR STRUCTURE</u>				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONT SETBACK:				
REAR SETBACK:				
SIDE SETBACK:				
SIDE SETBACK:				
BUILDING HEIGHT:				
AREA:				
CURB CUT:				
PARKING:				

BUILDING COVERAGE: PERMITTED: _____ EXISTING: _____ PROPOSED: _____ VARIANCE: _____

LOT COVERAGE: PERMITTED: _____ EXISTING: _____ PROPOSED: _____ VARIANCE: _____

APPLICANT SIGNATURE _____ DATE _____

ZONING OFFICER: APPROVED/ DENIED _____ DATE _____



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 _____ LOT _____ ZONE _____

WORK SITE ADDRESS: _____

OWNER/APPLICANT _____ EMAIL REQ'D _____

ADDRESS _____

TEL: HOME _____ CELL _____

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

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

DOG RUN _____ OTHER _____

PROPOSED USE: _____

DESCRIPTION OF PROPOSED WORK: _____

PREVIOUS ZONING APPLICATION: YES _____ NO _____ DATE _____

BRIEF DESCRIPTION: _____

9.1.21

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2398-23**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 7 (PARKING), SECTION 7-7.7 (PARKING
PROHIBITED AT ALL TIMES ON CERTAIN STREETS),
SECTION 7-7.5 (PARKING TIME LIMITED ON CERTAIN
STREETS), SECTION 7-7.8 (PARKING PROHIBITED
DURING CERTAIN HOURS ON CERTAIN STREETS),
AND SECTION 7-7.10 (ANGLE PARKING) OF THE
BOROUGH OF MANASQUAN CODE IN THE BOROUGH
OF MANASQUAN, COUNTY OF MONMOUTH, STATE
OF NEW JERSEY**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code, Section 7-7.7 refers to Parking Prohibited at All Times on Certain Streets, Section 7-7.5 Parking Time Limited on Certain Streets, Section 7-7.8 Parking Prohibited During Certain Hours on Certain Streets, and Section 7-7.10 Angle Parking; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending certain zoning requirements; and

WHEREAS, the Manasquan Borough Council has determined that it is in the best interests of the health, safety and welfare of the residents of the Borough to amend these Zoning Requirements; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: 7-7.7 refers to Parking Prohibited at All Times on Certain Streets of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street	Side	Location
Atlantic Avenue (CR #524S)	North	From the west curb line of Broad Street (CR #20) to a point 286 feet west there-from
	North	From a point 75 feet west of Osborn Avenue to the east curb line of Newark Avenue
	South	From the west curb line of Broad Street (CR #20) to the west boundary line of the Borough
Brielle Road	Both	From a point 100 feet west of the west curb line of Third Avenue to a point 100 feet east of the east curb line of Third Avenue
	North	From the east curb line of First Avenue to the beach-front line
	South	From the west curb line of Deep Creek Drive to a point 255 feet west therefrom
Broad Street (CR #20)	South	From a point 372 feet west of Fourth Avenue to a point 30 feet west therefrom
	East	From the south curb line of Woodland Avenue to a point 237 feet south therefrom
	East	From the south curb line of Sea Girt Avenue (CR #49) to a point 162 feet south therefrom
	West	From the south curb line of Sea Girt Avenue (CR #49) to a point 91 feet south therefrom
Captain's Court	West	From a point 276 feet south of Atlantic Avenue (CR #524S) to a point 50 feet south therefrom
	South	From Fourth Avenue to its western terminus including the entire cul-de-sac

Name of Street	Side	Location
Central Avenue	East	From the north curb line of Church Street to the south curb line of Main Street
Church Street	North	From the west curb line of South Street (CR #20) to the west boundary line of the Borough
Deep Creek Drive	West	From Brielle Road to its southern terminus
East Main Street	Both	Within 50 feet of its inter-section with McClellan Avenue
	Both	Within 50 feet of its intersection with Farragut Avenue
	Both	Within 75 feet of its intersection with Jackson Avenue
	Both	Within 75 feet of its intersection with Potter Avenue
	North	From a point 132 feet east of the east curb line of First Avenue to the beachfront line
	South	From the east curb line of First Avenue to the beachfront line
	South	From a point 75 feet west of the west curb line of Warren Avenue to a point 75 feet east of the east curb line of Warren Avenue
	South	From a point 82 feet east of the New Jersey Transit easternmost rail to a point 28 feet east therefrom
Elizabeth Avenue	North	From the east curb line of North Main Street to a point 96 feet east therefrom
Euclid Avenue	North	From the east curb line of Mount Lane to a point 98 feet west therefrom
First Avenue	East	From a point 200 feet north of the north curb line of Brielle Road to a point 30 feet north therefrom
	West	From the south curb line of East Main Street to a point 75 feet south therefrom
	West	From the north curb line of Pompano Avenue to a point 62 feet north therefrom
	West	From the north curb line of Whiting Avenue to a point 66 feet north therefrom
Glimmer Glass Circle	East	From the north curb line of Brielle Road to a point 148 feet north therefrom
	West	From the north curb line of Brielle Road to a point 132 feet north therefrom
	Entire	Within any cul-de-sac
Lakewood Road/Marcellus Avenue	Both	From a point 100 feet west of the west curb line of South Street (CR #20) to a point 100 feet east of South Street (CR #20)
Main Street	North	From a point 236 feet west from the west curb line of Broad Street (CR #20) to a point 20 feet west therefrom
	South	From west curb line of Route NJ 71 (Union Avenue) to a point 130 feet west therefrom
Main Street and North Main Street	West	From the south curb line of Sea Girt Avenue (CR #49) to the northwest curb line of South Street (CR #20)
Mount Lane	East	From the north curb line of Euclid Avenue to a point 63 feet south therefrom
North Main Street	East	From the north curb line of Elizabeth Avenue (CR #524S) to a point 100 feet north therefrom
	East	From Main Street to Atlantic Avenue (CR #524S)
	East	From the south curb line of Sea Girt Avenue to a point 110 feet south therefrom
Ocean Avenue	South	From the east curb line of First Avenue to the beachfront line
	South	From the west curb line of Second Avenue to a point 112 feet west therefrom

Name of Street	Side	Location
Old Squan Plaza (westbound)	Both	From the east curb line of South Street (CR #20) to a point 200 feet east therefrom
Old Squan Plaza Exit	North	From the westerly curb line of Route NJ 71 (Union Avenue) to a point 210 feet west therefrom
	South	From the westerly curb line of Route NJ 71 (Union Avenue) to a point 310 feet west therefrom
Parker Avenue	East	From the north curb line of Main Street to a point 190 feet north therefrom
Pearce Court	Both	Entire length
Potter Avenue	East	From the north curb line of Ocean Avenue to the south curb line of Stockton Lake Boulevard
Riddle Way	Both	From the west curb line of Third Avenue to a point 130 feet east therefrom
	Both	From the west curb line of Pickle Alley to a point 100 feet east therefrom
Riverside Drive	North	From the east curb line of First Avenue to the beachfront line
	South	From a point 140 feet east of the east curb line of First Avenue to the beachfront line
Rogers Avenue	Both	From the east curb line of Pearce Court to the west curb line of Third Avenue
Sea Girt Avenue (CR #49)	South	From the west curb line of Broad Street (CR #20) to a point 91 feet west therefrom
	East	From the east curb line of Broad Street (CR #20) to the west curb line of Route NJ 71 (Parker Avenue)
	South	From the easterly curb line of McGreevey Drive to a point 83 feet east therefrom
Second Avenue	East	From a point 128 feet north of the north curb line of Brielle Road
	East	From the south curb line of East Main Street to a point 200 feet from the north curb line of Brielle Road
	West	From the south curb line of Main Street to a point 70 feet south therefrom
South Street (CR #20)	East	From Main Street to the south boundary line of the Borough
	West	From the north curb line of Lakewood Road to a point 100 feet north therefrom
	West	From the south curb line of Church Street to a point 112 feet south therefrom
	West	From the north curb line of Church Street to a point 32 feet north therefrom
South Street (CR #20)	West	From the south curb line of Lakewood Road to the southerly boundary of the Borough
	West	From the south curb line of Main Street to a point 264 feet south therefrom
Squan Court	East	From the curb line of Sea Girt Avenue (CR #49) to a point 284 feet south therefrom
Stockton Avenue	Both	From the west curb line of Second Avenue to the west end of Stockton Avenue
Stockton Lake Boulevard	North	From Potter Avenue to Jackson Avenue
	South	From the west curb line of North Potter Avenue to a point 100 feet west therefrom
Tarpon Drive	North	Entire length

Name of Street	Side	Location
Third Avenue	Both	From a point 100 feet south of the south curb line of Brielle Road to a point 100 feet north of the north curb-line of Brielle Road
	East	From the north curb line of East Main Street to a point 120 feet north therefrom
Timber Lane	East	Entire length
Virginia Avenue	Both	From the east curb line of Route NJ 71 (Union Avenue) to the west curb line of Mount Lane
Warren Avenue	Both	From the south curb line of East Main Street to a point 75 feet south therefrom
Woodland Avenue	North	Entire length
	South	From the easterly curb line of Broad Street (CR #20) to a point 125 feet east therefrom

Section 2: Section 7-7.5 refers to Parking Time Limited on Certain Streets of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

No person shall park a vehicle for longer than the time limit between the hours listed on any day upon any of the streets or parts of streets described. The time limitations set forth in subsections "a" through "d" shall not reset or start over if the vehicle is moved to a different parking spot on the same street or if the vehicle leaves and returns at a later time during the specified hours on the same day.

a. Two-hour Parking.

Name of Street	Sides	Hours	Location
Blakey Avenue	North	8:00 a.m. to 12:00 noon, when public school is in session	Between Route NJ 71 and Broad Street (C.R. #20)
	South	8:00 a.m. to 12:00 noon, when public school is in session	Between Broad Street (C.R. #20) and Curtis Place
Broad Street (CR #20)	Both	8:00 a.m. to 12:00 noon, when public school is in session	North of Blakey Avenue 365 feet south of Sea Girt Avenue
	West	8:00 a.m. to 6:00 p.m.	From a point 53 feet north of the north curb line of Main Street to a point 176 feet north therefrom
	East	6:00 a.m. to 6:00 p.m. school days	From a point 506 feet north of Woodland Avenue to a point 60 feet north therefrom
	East	8:00 a.m. to 6:00 p.m.	From a point 73 feet north of the north curb line of Main Street to a point 203 feet north therefrom
Curtis Avenue	West	8:00 a.m. to 6:00 p.m.	From a point 128 feet north of the north curb line of Main Street to a point 149 feet north therefrom
	South	8:00 a.m. to 6:00 p.m. Monday to Saturday	From a point 35 feet east of the east curb line of Route NJ 71 (Union Avenue) to a point 107 feet east therefrom
Curtis Place	East	8:00 a.m. to 12:00 noon, when public school is in session	From the south end to a point 300 feet north of Blakey Avenue

Name of Street	Sides	Hours	Location
	West	8:00 a.m. to 12:00 noon, when public school is in session	From the south end to Sea Girt Avenue (CR #49)
East Main Street	South	8:00 a.m. to 6:00 p.m.	From a point 213 feet east of the east curb line of Route NJ 71 to a point 144 feet east therefrom
Elizabeth Avenue	Both	8:00 a.m. to 12:00 noon, when public school is in session	Between Osborn Avenue and North Main Street
Main Street	Both	8:00 a.m. to 6:00 p.m.	From Route NJ 71 to South Street (CR #20)
	North	8:00 a.m. to 6:00 p.m.	From Broad Street (CR #20) to a point 375 feet west therefrom
Osborn Avenue	Both	8:00 a.m. to 12:00 noon, when public school is in session	From Atlantic Avenue (CR #524S) to Elizabeth Avenue
Parker Avenue	West	8:00 a.m. to 6:00 p.m.	From the north curb line of Main Street to a point 160 feet north therefrom
Pearce Avenue	Both	8:00 a.m. to 12:00 noon, when public school is in session	From Woodland Avenue to a point 500 feet south thereof
	Both	8:00 a.m. to 12:00 noon, when public school is in session	North of Woodland Avenue to north end (dead end)
V.M. Preston Way	Both	8:00 a.m. to 6:00 p.m.	From Main Street to Abe Voorhees Drive

b. One-hour Parking.

Name of Street	Sides	Hours	Location
East Main Street	North		From Third Avenue to Pearce Court
Riverside Drive	South	9:00 a.m. to 6:00 p.m.	Beginning at the east curb line of Third Avenue for its entire length

c. Thirty-minute Parking.

Name of Street	Sides	Hours	Location
Broad Street (CR #20)	East	8:00 a.m. to 6:00 p.m.	From a point 53 feet north of the north curb line of Main Street to a point 20 feet north therefrom
East Main Street	South	9:00 a.m. to 6:00 p.m.	Beginning 54 feet from the east curb line of Fourth Avenue to a point 40 feet east therefrom
First Avenue	West	9:00 a.m. to 6:00 p.m.	From a point 54 feet north of the north curb line of Riverside Drive to a point 22 feet north therefrom
	East	9:00 a.m. to 6:00 p.m.	From the north curb line of Riverside Drive to a point 54 feet north therefrom
Ocean Avenue	South	7:00 a.m. to 6:00 p.m.	From a point 33 feet west of the west curb line of First Avenue to a point 32 feet therefrom

Name of Street	Sides	Hours	Location
Riverside Drive	North	9:00 a.m. to 6:00 p.m.	From a point 112 feet west of the westerly curb line of First Avenue to a point 24 feet west therefrom

d. Fifteen-minute Parking.

Name of Street	Sides	Hours	Location
Abe Voorhees Drive [Added 10-7-2019 by Ord. No. 2296-19]	South	9:00 a.m. to 5:00 p.m.	From a point 695 feet west of the west curb line of Union Avenue to a point 37 feet west therefrom
Brielle Road	North	7:00 a.m. to 10:00 p.m.	From a point 35 feet east of the east curb line of Second Avenue to a point 44 feet east therefrom
East Main Street	North	6:00 p.m. to 9:00 a.m.	From a point 45 feet east of the east curb line of First Avenue to a point 65 feet east therefrom
	North	7:00 a.m. to 10:00 p.m.	From a point 35 feet west of the west curb line of First Avenue to a point 97 feet therefrom
	South	7:00 a.m. to 10:00 p.m.	From a point 75 feet west of the west curb line of First Avenue to a point 65 feet west therefrom
First Avenue	South	7:00 a.m. to 10:00 p.m.	From a point 25 feet west of the west curb line of Third Avenue to a point 190 feet west therefrom
	East	7:00 a.m. to 10:00 p.m.	From a point 35 feet south of the south curb line of Main Street to a point 60 feet south therefrom
	West	8:00 a.m. to 7:00 p.m.	From a point 75 feet north of the north curb line of Main Street to a point 45 feet north therefrom
Main Street	West	8:00 a.m. to 7:00 p.m.	From a point 35 feet south of the south curb line of Ocean Avenue to a point 44 feet south therefrom
	West	7:00 a.m. to 10:00 p.m.	From a point 85 feet south of the south curb line of Main Street to a point 150 feet south therefrom
	East	7:00 a.m. to 10:00 p.m.	From a point 35 feet north of East Main Street to a point 38 feet north therefrom
Ocean Avenue	North	8:00 a.m. to 6:00 p.m.	Beginning 154 feet from the westerly curb line of Broad Street (CR #20) to a point 174 feet west therefrom
Ocean Avenue	North	7:00 a.m. to 10:00 p.m.	From a point 35 feet west of First Avenue to a point 50 feet west therefrom
Second Avenue	East	All	From a point 35 feet north of the north curb line of Brielle Road to a point 93 feet north therefrom
	East	All	From a point 157 feet north of the curb line of Brielle Road to a point 22 feet north therefrom

Section 3: Section 7-7.8 refers to Parking Prohibited During Certain Hours on Certain Streets of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

No person shall park a vehicle between the hours specified on any day upon any of the streets or parts of streets described.

Name of Street	Sides	Hours	Location
Broad Street (CR #20)	East	6:00 a.m. to 6:00 p.m. school days	From Woodland Avenue to a point 506 feet north therefrom
	East	6:00 a.m. to 6:00 p.m. school days	From a point 566 feet north of Woodland Avenue to Blakey Avenue
Main Street	Both	3:00 a.m. to 6:00 a.m.	Between Route NJ 71 (Taylor Avenue) and South Street (CR #20)
South Street (CR #20)	West	Entire day Monday through Saturday and Sunday except between 7:00 a.m. to 4:00 p.m.	From a point 35 feet north of the north curb line of Church Street to a point 316 feet north therefrom
	West	Entire day Monday through Saturday and Sunday except between 7:00 a.m. to 4:00 p.m.	From a point 100 feet north of the north curb line of Lakewood Road to a point 35 feet south of the south curb line of Church Street
Virginia Avenue	North	6:00 a.m. to 1:00 p.m.	From a point 35 feet east of the east curb line of South Street (CR #20) to a point 85 feet east therefrom

Section 4: 7-7.10 refers to Angle Parking of the revised general ordinances of the Borough of Manasquan is hereby Amended to read “Head-In Angle Parking” and is further amended as follows:

The following streets or parts of streets are hereby established as Head-In Angle Parking at an angle so indicated below.

Name of Street	Side(s)	Angle	Location
Main Street	Both	45°	Between Route NJ 71 (Taylor Avenue) and South Street (CR #20)
Riverside Drive	South	45°	Entire length

Section 5: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2398-23 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 15th day of May 2023 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at Borough Hall, 201 East Main Street, Manasquan, NJ 08736 at 7:00 p.m. on the 12th day of June 2023. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.



BARBARA ILARIA, RMC, CMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: May 15, 2023
Approved on Second Reading and Final Hearing: June 12, 2023

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2399-23**

**ORDINANCE ESTABLISHING A NEW ZONE,
SECTION 35-5.23 (R-2A ONE AND TWO
FAMILY RESIDENTIAL ZONE) OF THE
BOROUGH OF MANASQUAN CODE IN THE
BOROUGH OF MANASQUAN, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code, establishes the R-2A One and Two Family Residential Zone; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Section 35-5.23 shall refer to the R-2A One and Two Family Residential Zone of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

In the R-2A Zone, the following uses are permitted:

- a. Principal Permitted Uses:
 - 1. Single-family detached dwellings.
 - 2. Duplexes
 - 3. Municipal buildings, parks, playgrounds, public open space and other facilities.
 - 4. Privately owned conservation/open space areas.
 - 5. (Reserved)
 - 6. (Reserved)
 - 7. (Reserved)
 - 8. Family day care home as defined in N.J.S.A. 40:55D-66.5.

- b. Accessory Uses:
 - 1. Private residential swimming pools subject to Section 35-5 and subsection 35-11.6.
 - 2. Off-street parking.
 - 3. Private garages and carports which meet all of the following requirements:
 - (a) Maximum building coverage - 600 square feet.
 - (b) Maximum height - 15 feet.
 - (c) Minimum side yard setback - five feet.
 - (d) Minimum rear yard setback - five feet.
 - (e) Detached garages shall be located only in the side or rear yard area.
 - (f) Private garages and carports shall be included when calculating building coverage.
 - (g) Private garages and carports shall conform architecturally to the principal building on the lot.
 - (h) Not more than one private garage or carport shall be constructed on a building lot.
 - (i) Compliance with the setback regulations of subsection 35-9.4 as applicable to the zone district in which the property is located.
 - 4. Private residential tool sheds, storage buildings, greenhouses, gazebos or pool cabanas which meet all of the following requirements:
 - (a) Maximum building area - 100 square feet.
 - (b) Maximum height - 10 feet.
 - (c) Minimum side yard setback - three feet.
 - (d) Structures shall be located in the rear yard only.
 - (e) Minimum rear yard setback - three feet.
 - (f) Not more than one tool shed, storage building, greenhouse, gazebo or pool cabana shall be constructed on a building lot.

- (g) Tool sheds, storage buildings, greenhouses, gazebos and pool cabanas will not be counted in calculating building coverage unless such building is constructed on a slab or permanent foundation.
- (h) A private storage building not to exceed 200 square feet may be constructed on a lot under the following conditions:
 - (1) There is not an attached or detached garage, storage building, tool shed, detached greenhouse, gazebo or pool cabana on the property.
 - (2) Maximum height - 10 feet.
 - (3) Minimum side setback - five feet.
 - (4) Minimum rear yard setback - five feet.
 - (5) Structure shall be located in the rear yard only.
 - (6) The storage building will not be counted in calculation of building coverage unless such building is constructed on a slab or permanent foundation.
- (i) A temporary vinyl storage unit not to exceed 200 square feet may be installed or constructed on a building lot under the following conditions:
 - (1) There is not an attached or detached garage, storage building, tool shed, detached greenhouse, gazebo or pool cabana on the property.
 - (2) Maximum height - 10 feet.
 - (3) Minimum side yard setback - five feet.
 - (4) Minimum rear yard setback - five feet.
 - (5) Unit must be maintained in a state of good repair.
 - (6) Temporary unit permitted a maximum of six months in any calendar year.
- (j) A temporary storage unit, trailer or personal on demand storage unit (PODS®) may be located on a building lot after payment of the application fee as stated in Chapter 16, Fees, under the following conditions:
 - (1) Maximum height - eight feet.
 - (2) Maximum length - 16 feet.
 - (3) Temporary storage unit is permitted for a maximum of 30 days within any calendar year, measured from the date of zoning approval.
 - (4) Placement of the temporary storage unit on the lot must not impair the visibility from adjacent properties.
 - (5) The temporary storage unit is permitted on single-family residential properties only.

- 5. Animal shelters to house resident domestic pets which meet all of the following requirements:
 - (a) Maximum building area - 30 square feet.
 - (b) Maximum height - five feet.
 - (c) Minimum side yard setback - three feet.
 - (d) Minimum rear yard setback - three feet.
 - (e) Animal shelters shall be located only in the side or rear yard area.
 - (f) Not more than one animal shelter shall be constructed on a building lot.
 - (g) Animal shelters will not be counted in calculating building coverage unless such building is constructed on a slab or permanent foundation.
- 6. Signs in accordance with the standards of Section 35-25.
- 7. Fences and walls in accordance with the standards or subsection 35-7.5.
- 8. Radio, television and satellite dish antennas in accordance with the standards of Section 35-34.

c. Conditional Uses:

- 1. Home occupation subject to the provisions in the definition contained in Section 35-3.

- 2. Home professional office subject to the provisions in the definition contained in Section 35-3.
- 3. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, adult family care homes for elderly persons and physically disabled adults and all other entities described in N.J.S.A. 40:55D-66.1 and 40:55D-66.2 which provide services to not more than 15 persons subject to these uses conforming with the provisions of the aforesaid statutes. The requirements for these uses shall be the same as for single-family dwelling units.
- 4. Houses of Worship which are subject to the provisions of subsection **35-14.6**.

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2399-23 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 15th day of May, 2023 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at Borough Hall, 201 East Main Street, Manasquan, NJ 08736 at 7:00 p.m. on the 12th day of June 2023. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

B. Ilaria

BARBARA ILARIA, RMC, CMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: May 15, 2023
Approved on Second Reading and Final Hearing: June 12, 2023

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2400-23**

**ORDINANCE REZONING CERTAIN PROPERTIES
KNOWN AS BLOCK 35, LOT 19; BLOCK 35, LOT
20; BLOCK 35, LOT 21 AND BLOCK 35, LOT 22.01A
NEW ZONE, SECTION 35-5.23 FROM THE R-2
ONE-FAMILY RESIDENTIAL ZONE TO R-2A ONE
AND TWO FAMILY RESIDENTIAL ZONE OF THE
BOROUGH OF MANASQUAN CODE IN THE
BOROUGH OF MANASQUAN, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY**

WHEREAS, properties known and designated on the Tax Map of the Borough of Manasquan as Block 35, Lot 19; Block 35, Lot 20, Block 35 Lot 21 and Block 35 Lot 22.01 is currently zoned R-2 One-Family Residential, and

WHEREAS, the rezoning of these properties to the R-2A One and Two Family Residential Zone will allow for duplex units as a permitted use on the above referenced lots, and

WHEREAS, the proposed changes in zoning are generally consistent with the recommendations of the recently adopted Master Plan Re-examination Report.

SECTION 1.

The “Zoning Map of the Borough of Manasquan is hereby supplemented and amended to reflect the rezoning of the abovementioned properties to the R-2A Zone. (Zoning Map dated May 10, 2023 attached hereto.)

SECTION 2. REPEALER

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3. INCONSISTENT ORDINANCES

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 4. SEVERABILITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication according to law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2400-23 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 15th day of May 2023 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at Borough Hall, 201 East Main Street, Manasquan, NJ 08736 at 7:00p.m. on the 12th day of June 2023. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.


BARBARA ILARIA, RMC, CMC
Municipal Clerk

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Manasquan, NJ 08736

Passed on First Reading and Introduction: May 15, 2023
Approved on Second Reading and Final Hearing: June 12, 2023

Edward G. Donovan
Mayor

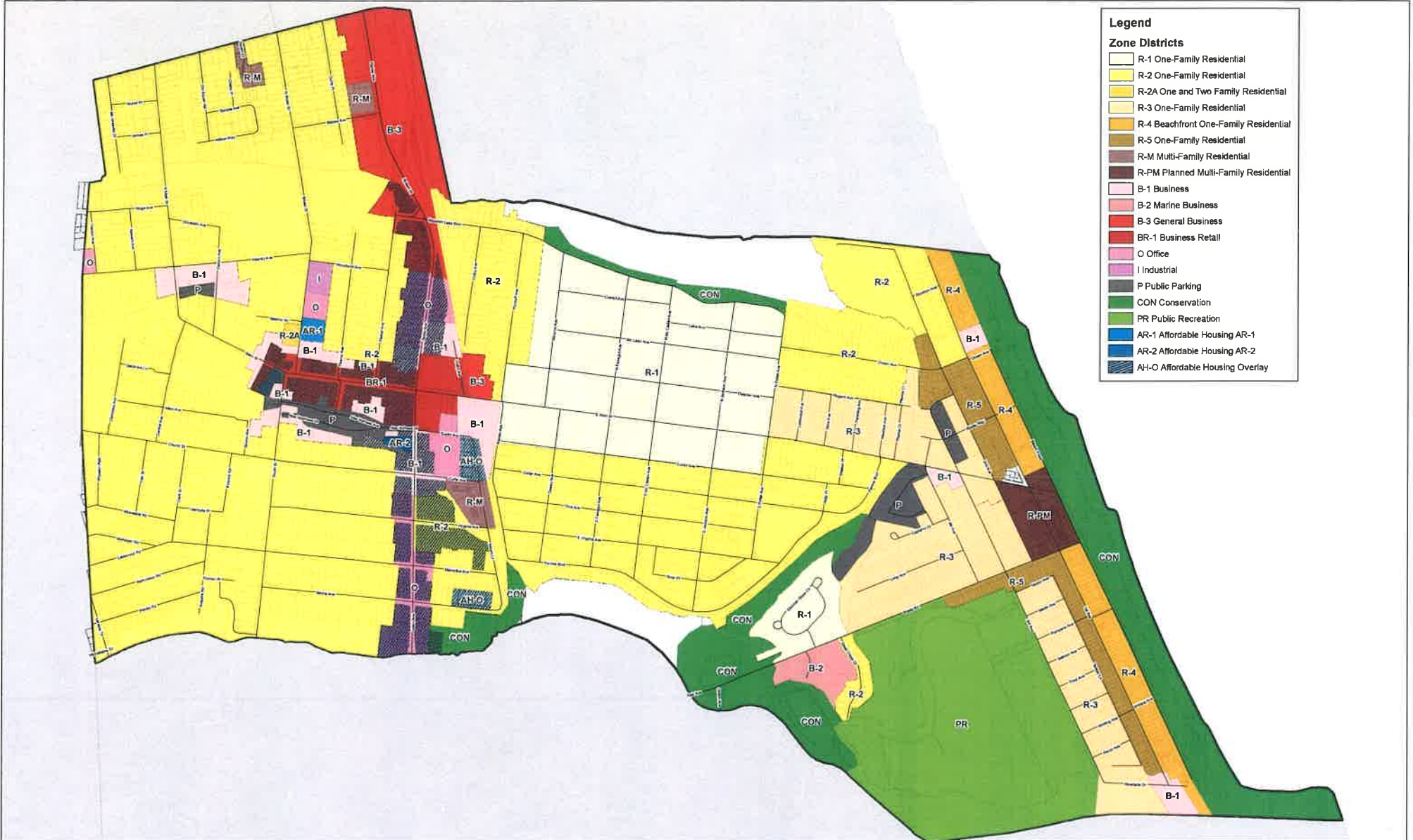


LEON S. AVAKIAN, Inc.
Consulting Engineers
Saved: May 10, 2023



Zoning Map - Revised to Include R-2A
Borough of Manasquan
Monmouth County, New Jersey

Source: Monmouth County GIS, ESRI, LSA
0 500 1,000 2,000 Feet



LEON S. AVAKIAN, Inc.
 Consulting Engineers
 Saved: May 10, 2023



Zoning Map - Revised to Include R-2A
 Borough of Manasquan
 Monmouth County, New Jersey

Source: Monmouth County GIS, ESRI, LSA
 0 500 1,000 2,000 Feet

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2401-23**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING) SECTION 35-5.12 (O
OFFICE ZONE) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE
OF NEW JERSEY**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code section 35-5.12 refers to uses in the O Office Zone; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending section 35-5.12 specifying uses which are permitted in the O Office Zone in the Borough of Manasquan

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 35, Section 35-5.12 entitled O Office Zone of the Revised General Ordinances of the Borough of Manasquan is amended and shall read as follows:

35-5.12 O Office Zone

- a. Principal Permitted Uses:
 - 1. Single family detached dwellings.
 - 2. Professional offices of doctors, dentists, lawyers, accountants, licensed professional engineers, licensed land surveyors and architects.
 - 3. Business offices, including banks, fiduciary institutions, brokerage offices and real estate and insurance offices, provided that no office shall be used in whole or in part for the sale of retail goods, nor shall any such office be used for voice instruction to groups, tearooms, beauty parlors, hairdressing and manicuring establishments, barbershops or mortuary establishments.
 - 4. Residential use on the second floor only for professional offices and business offices.
 - 5. Such municipal buildings, parks, playgrounds or other municipal facilities deemed necessary and appropriate by the Governing Body.
- b. Permitted Accessory Uses:
 - 1. Other uses and structures customarily incidental to a principal permitted use. All accessory structures shall be located inside or rear yard areas and set back in accordance with zoning district regulations in Schedule I. Garages and similar storage buildings shall not exceed fifteen (15) feet in height; sheds and similar structures shall not exceed ten (10) feet in height or exceed one hundred (100) square feet in size.
 - 2. Public and private parking.
 - 3. Signs in accordance with the standards of Section 35-25.

- c. Conditional Uses:
 - 1. Lodges, fraternal organizations, nonprofit corporations and associations organized for civil, social, cultural, religious, literary, educational or recreational purposes.
 - 2. Senior Citizen Housing.
 - 3. Bed and Breakfast Guest House

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2401-23 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 15th day of May 2023, and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at Borough Hall, 201 East Main Street, Manasquan, NJ 08736 at 7:00 p.m. on the 12th day of June 2023. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

B. Ilaria

BARBARA ILARIA, RMC, CMC
Municipal Clerk

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2329 Highway 34, Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: May 15, 2023
Approved on Second Reading and Final Hearing: June 12, 2023

Edward Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2402-23**

**ORDINANCE AMENDING AND
SUPPLEMENTING CHAPTER 35 (ZONING),
SECTION 35-5.2 (R-1 ONE-FAMILY RESIDENTIAL
ZONE) OF THE BOROUGH OF MANASQUAN
CODE IN THE BOROUGH OF MANASQUAN,
COUNTY OF MONMOUTH, STATE OF NEW
JERSEY**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code, Section 7-7.8 refers the R-1 One-Family Residential Zone; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending certain parking requirements; and

WHEREAS, the Manasquan Borough Council has determined that it is in the best interests of the health, safety and welfare of the residents of the Borough to amend these parking requirements; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Section 35-5.2 refers to the R-1 One-Family Residential Zone of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

In the R-1 Zone, the following uses are permitted:

- a. Principal Permitted Uses:
 - 1. Single-family detached dwellings.
 - 2. Municipal buildings, parks, playgrounds, public open space and other facilities.
 - 3. Privately owned conservation/open space areas.
 - 4. (Reserved)
 - 5. (Reserved)
 - 6. (Reserved)
 - 7. Family day care home as defined in N.J.S.A. 40:55D-66.5.

- b. Accessory Uses:
 - 1. Private residential swimming pools subject to Section 35-5 and subsection 35-11.6.
 - 2. Off-street parking.
 - 3. Private garages and carports which meet all of the following requirements:
 - (a) Maximum building coverage - 600 square feet.
 - (b) Maximum height - 15 feet.
 - (c) Minimum side yard setback - five feet.
 - (d) Minimum rear yard setback - five feet.
 - (e) Detached garages shall be located only in the side or rear yard area.
 - (f) Private garages and carports shall be included when calculating building coverage.
 - (g) Private garages and carports shall conform architecturally to the principal building on the lot.
 - (h) Not more than one private garage or carport shall be constructed on a building lot.
 - (i) Compliance with the setback regulations of subsection 35-9.4 as applicable to the zone district in which the property is located.
 - 4. Private residential tool sheds, storage buildings, greenhouses, gazebos or pool cabanas which meet all of the following requirements:
 - (a) Maximum building area - 100 square feet.
 - (b) Maximum height - 10 feet.

- (c) Minimum side yard setback - three feet.
 - (d) Structures shall be located in the rear yard only.
 - (e) Minimum rear yard setback - three feet.
 - (f) Not more than one tool shed, storage building, greenhouse, gazebo or pool cabana shall be constructed on a building lot.
 - (g) Tool sheds, storage buildings, greenhouses, gazebos and pool cabanas will not be counted in calculating building coverage unless such building is constructed on a slab or permanent foundation.
 - (h) A private storage building not to exceed 200 square feet may be constructed on a lot under the following conditions:
 - (1) There is not an attached or detached garage, storage building, tool shed, detached greenhouse, gazebo or pool cabana on the property.
 - (2) Maximum height - 10 feet.
 - (3) Minimum side setback - five feet.
 - (4) Minimum rear yard setback - five feet.
 - (5) Structure shall be located in the rear yard only.
 - (6) The storage building will not be counted in calculation of building coverage unless such building is constructed on a slab or permanent foundation.
 - (i) A temporary vinyl storage unit not to exceed 200 square feet may be installed or constructed on a building lot under the following conditions:
 - (1) There is not an attached or detached garage, storage building, tool shed, detached greenhouse, gazebo or pool cabana on the property.
 - (2) Maximum height - 10 feet.
 - (3) Minimum side yard setback - five feet.
 - (4) Minimum rear yard setback - five feet.
 - (5) Unit must be maintained in a state of good repair.
 - (6) Temporary unit permitted a maximum of six months in any calendar year.
 - (j) A temporary storage unit, trailer or personal on demand storage unit (PODS®) may be located on a building lot after payment of the application fee as stated in Chapter 16, Fees, under the following conditions:
 - (1) Maximum height - eight feet.
 - (2) Maximum length - 16 feet.
 - (3) Temporary storage unit is permitted for a maximum of 30 days within any calendar year, measured from the date of zoning approval.
 - (4) Placement of the temporary storage unit on the lot must not impair the visibility from adjacent properties.
 - (5) The temporary storage unit is permitted on single-family residential properties only.
5. Animal shelters to house resident domestic pets which meet all of the following requirements:
- (a) Maximum building area - 30 square feet.
 - (b) Maximum height - five feet.
 - (c) Minimum side yard setback - three feet.
 - (d) Minimum rear yard setback - three feet.
 - (e) Animal shelters shall be located only in the side or rear yard area.
 - (f) Not more than one animal shelter shall be constructed on a building lot.
 - (g) Animal shelters will not be counted in calculating building coverage unless such building is constructed on a slab or permanent foundation.
6. Signs in accordance with the standards of Section 35-25.
7. Fences and walls in accordance with the standards or subsection 35-7.5.

- 8. Radio, television and satellite dish antennas in accordance with the standards of Section 35-34.
- 9. Parking or storage of boats, boat trailers, motor homes, recreational vehicles and utility trailers in the rear yard area only; provided that the location does not encroach within five feet of the side yard and five feet of the rear yard. Beginning November 1 through April 1, boat parking and/or storage is permitted on the side yard of the following streets (east of Ocean Avenue Bridge, Main Street Bridge, and Glimmerglass Bridge on Brielle Road) with a 5' side yard setback that shall be measured from the widest part of the hull of the boat:

Riverside Drive
 Perch Avenue
 Whiting Avenue
 Pike Avenue
 Trout Avenue
 Salmon Avenue
 Pompano Avenue
 Marlin Avenue
 Tarpon Avenue
 Timber Lane
 1st Avenue
 2nd Avenue
 3rd Avenue
 4th Avenue
 Brielle Road
 Long Avenue
 Captains Court
 Deep Creek Drive
 Glimmer Glass Circle
 Riddle Way
 Pickell Alley
 Stockton Avenue
 Pearce Court- right before Main Bridge
 Beachfront
 Ocean Avenue
 East Main Street
 Drawbridge Lane

Annexed hereto is a Map Dated May 10, 2023 Entitled "Zone Map, Borough of Manasquan, Monmouth County, New Jersey," prepared by Leon S. Avakian, Inc.

- c. Conditional Uses:
 - 1. Home occupation subject to the provisions in the definition contained in Section 35-3.
 - 2. Home professional office subject to the provisions in the definition contained in Section 35-3.
 - 3. Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, adult family care homes for elderly persons and physically disabled adults and all other entities described in N.J.S.A. 40:55D-66.1 and 40:55D-66.2 which provide services to not more than 15 persons subject to these uses conforming with the provisions of the aforesaid statutes. The requirements for these uses shall be the same as for single-family dwelling units.

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except

insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.

- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.


NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2402-23 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 15th day of May 2023 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at Borough Hall, 201 East Main Street, Manasquan, NJ 08736 at 7:00p.m. on the 12th day of June 2023. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.


BARBARA ILARIA, RMC, CMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: May 15, 2023
Approved on Second Reading and Final Hearing: June 12, 2023


Edward G. Donovan
Mayor

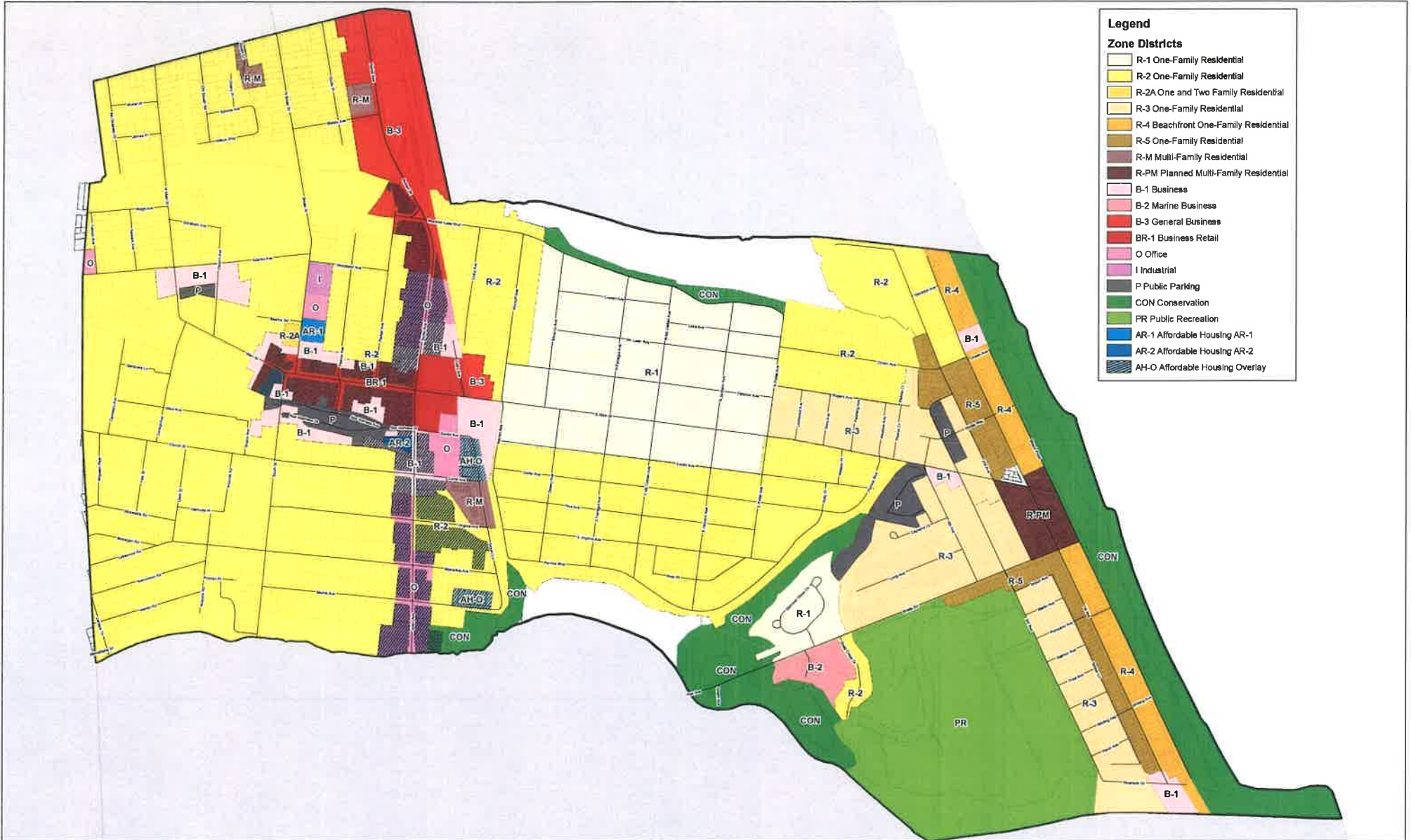


LEON S. AVAKIAN, Inc.
Consulting Engineers
Saved: May 10, 2023



Zoning Map - Revised to Include R-2A
Borough of Manasquan
Monmouth County, New Jersey

Source: Monmouth County GIS, ESRI, LSA
0 500 1,000 2,000 Feet



LEON S. AVAKIAN, Inc.
 Consulting Engineers
 Saved: May 10, 2023



Zoning Map - Revised to Include R-2A
 Borough of Manasquan
 Monmouth County, New Jersey

Source: Monmouth County GIS, ESRI, LSA

