

MANASQUAN PLANNING BOARD MEETING AGENDA

AUGUST 01, 2023 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on August 01, 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=QUxNUjlGbkNLOS9TRVBIWHVtbUd3Zz09>

OR

Tel – 1-646 876 9923 US (New York)

Meeting ID: 824 329 9920

Passcode: 365120

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

OLD/NEW BUSINESS

1. Vouchers - Approval
2. Regular Meeting Minutes - May 2, 2023
3. Special Meeting Minutes - May 16, 2023

RESOLUTION

4. #25-2023 Henry, James & Sarah and 83 Morris Ave., Inc. - 85 Morris Avenue - Block 71 Lots 108,3.02 & 110.01 - Application # 10-2023
5. #26-2023 Nikolich, Christopher - 145 First Avenue - Block 171 Lot 41 - Application #04-2023
6. #27-2023 Ely, Susan - 160 Fletcher Avenue - Block 158 Lot 8 - Application #09-2023

APPLICATION

7. #05-2023 Proper, David - 317 First Avenue - Block 184.01 Lot 6 (carried from June 6, 2023)

OTHER BUSINESS

Comments from individual board members

8. Cancel August 15, 2023 Special Meeting

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

Incorporated December 30, 1887

732-223-054
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: 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:

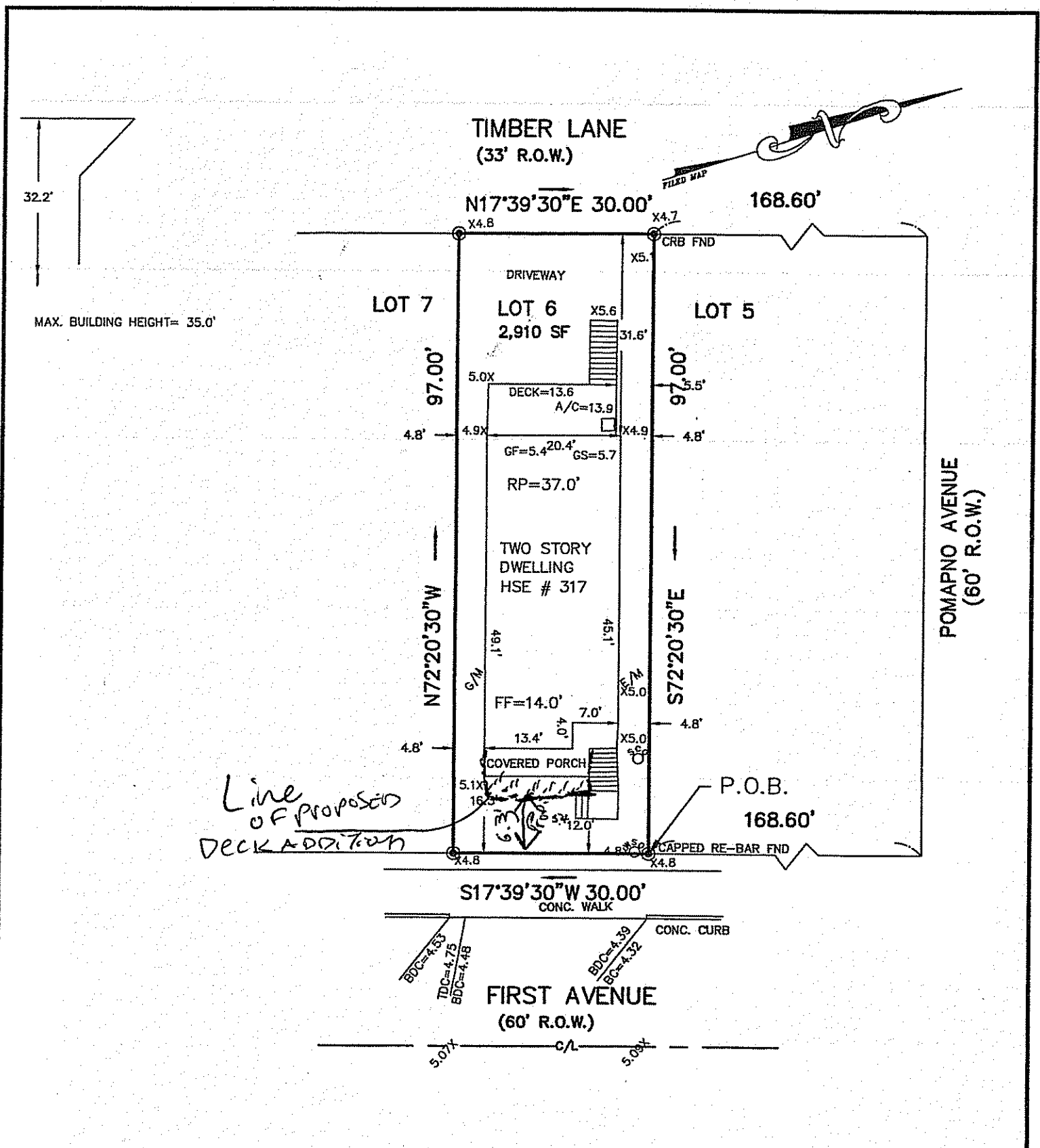
- Plot plan and building plans revised to show building height measured from the top of curb.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



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

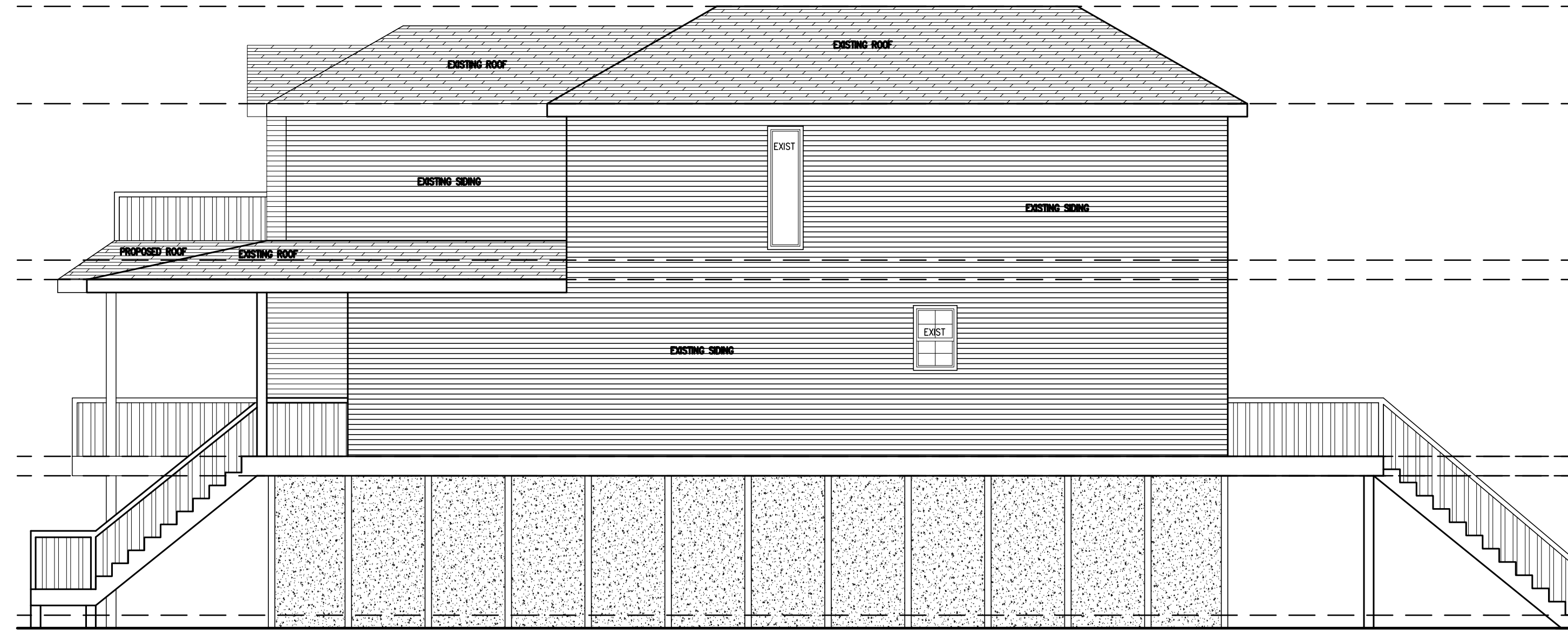
Stanley Hans Jr.
STANLEY HANS JR., P.L.S., P.P.
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE # 29182
 N.J. PROFESSIONAL PLANNER LICENSE # 2877

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

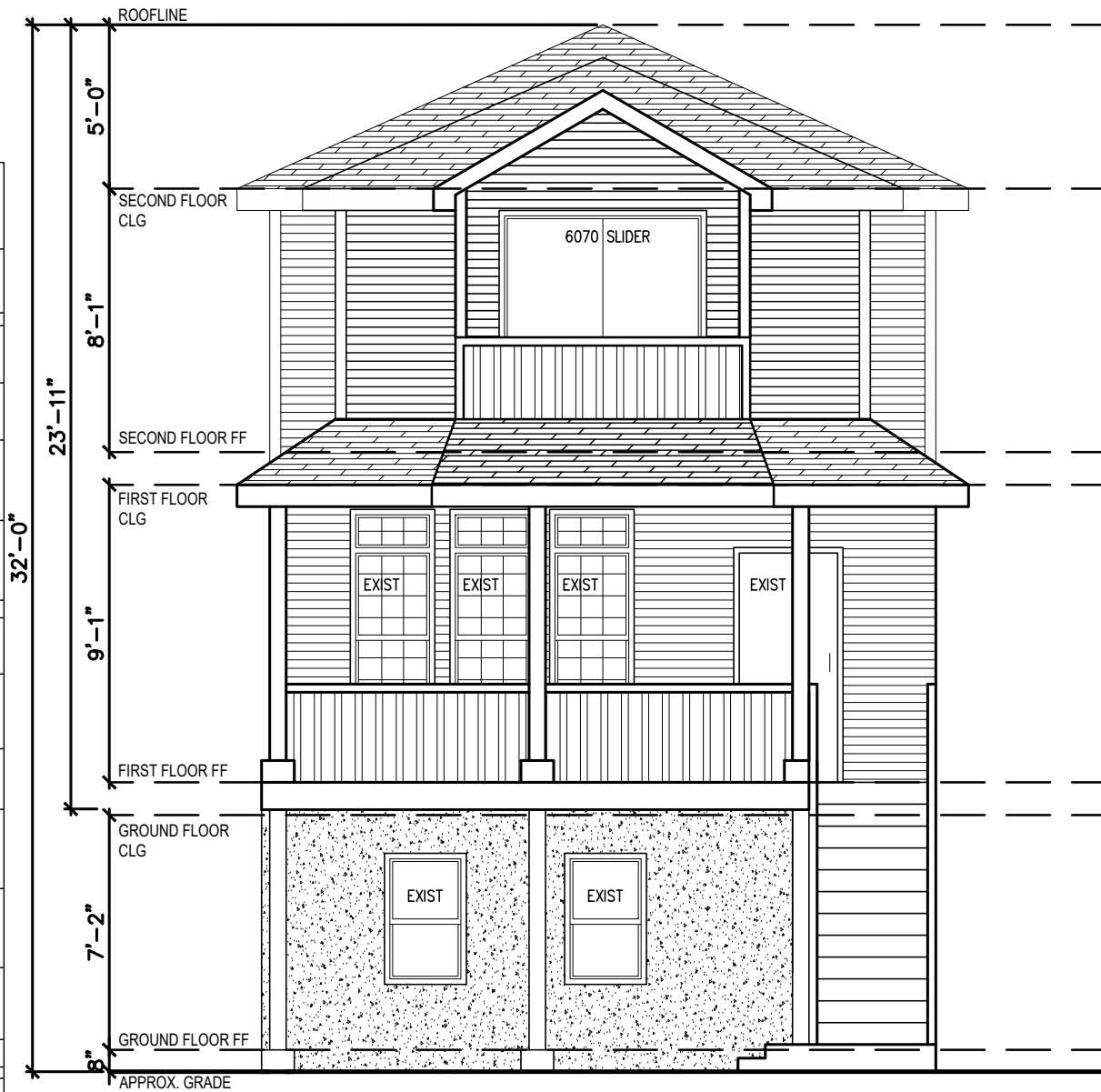
John

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
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

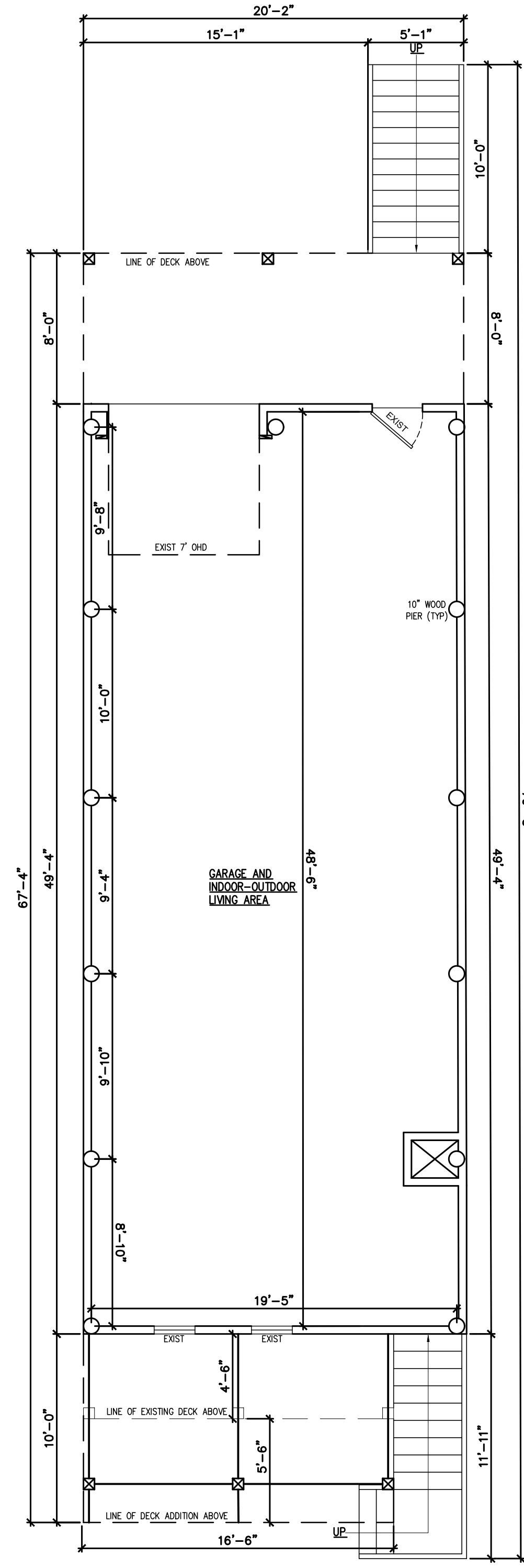
Document Date:
December 8, 2022

Document Phase:
ZONING SUBMISSION

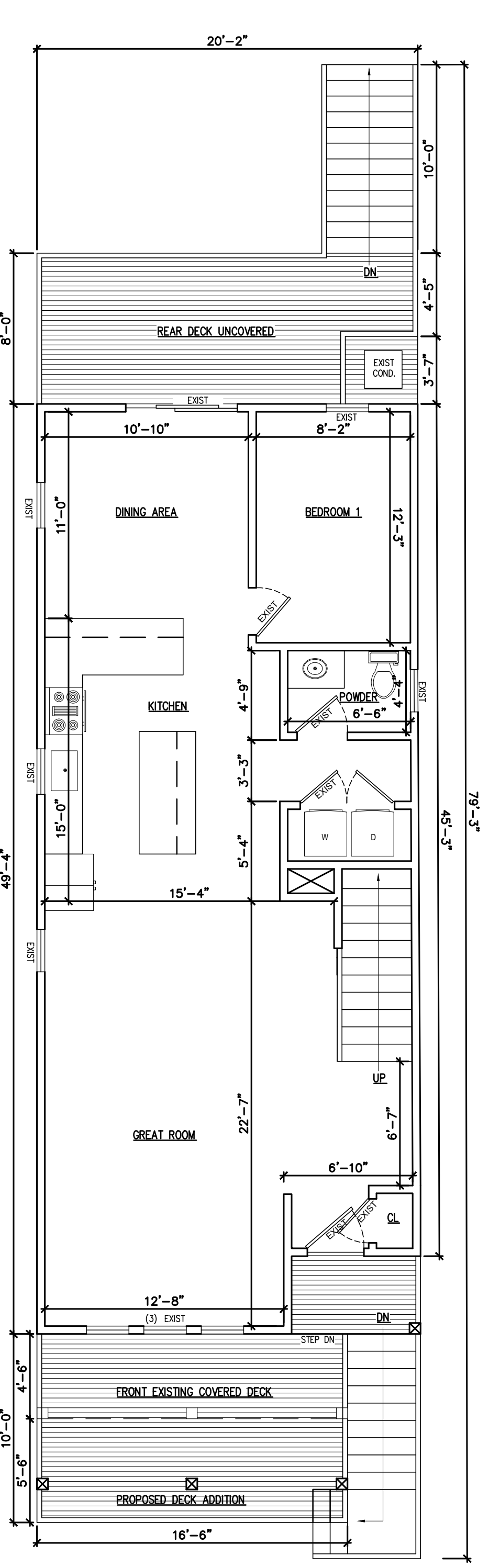
Revision Date Remark

Floor Plans

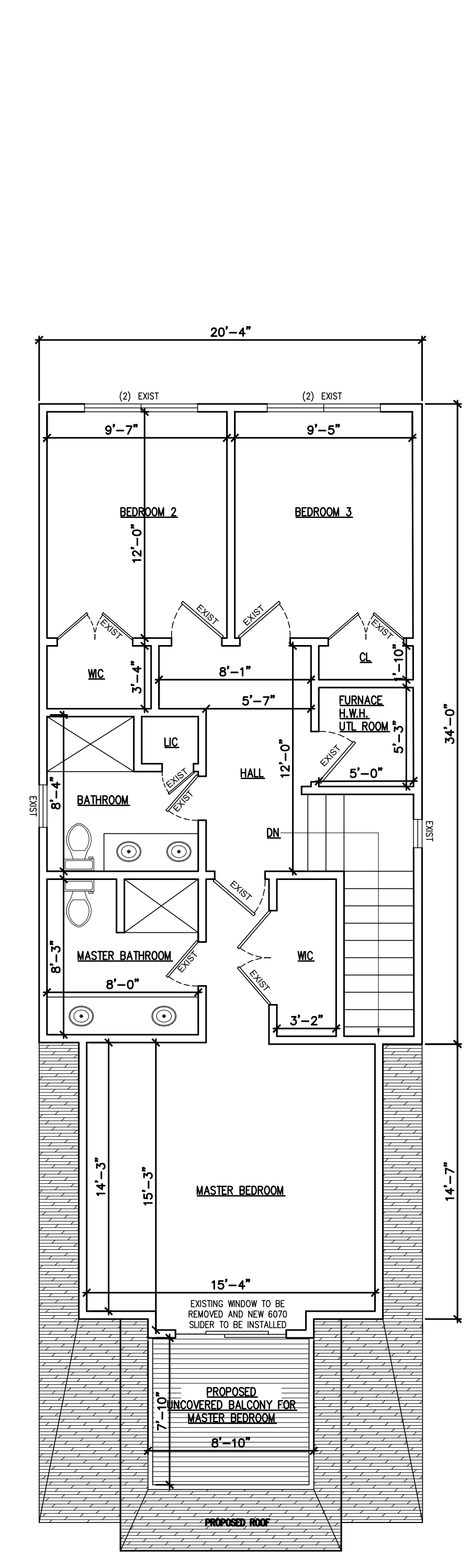
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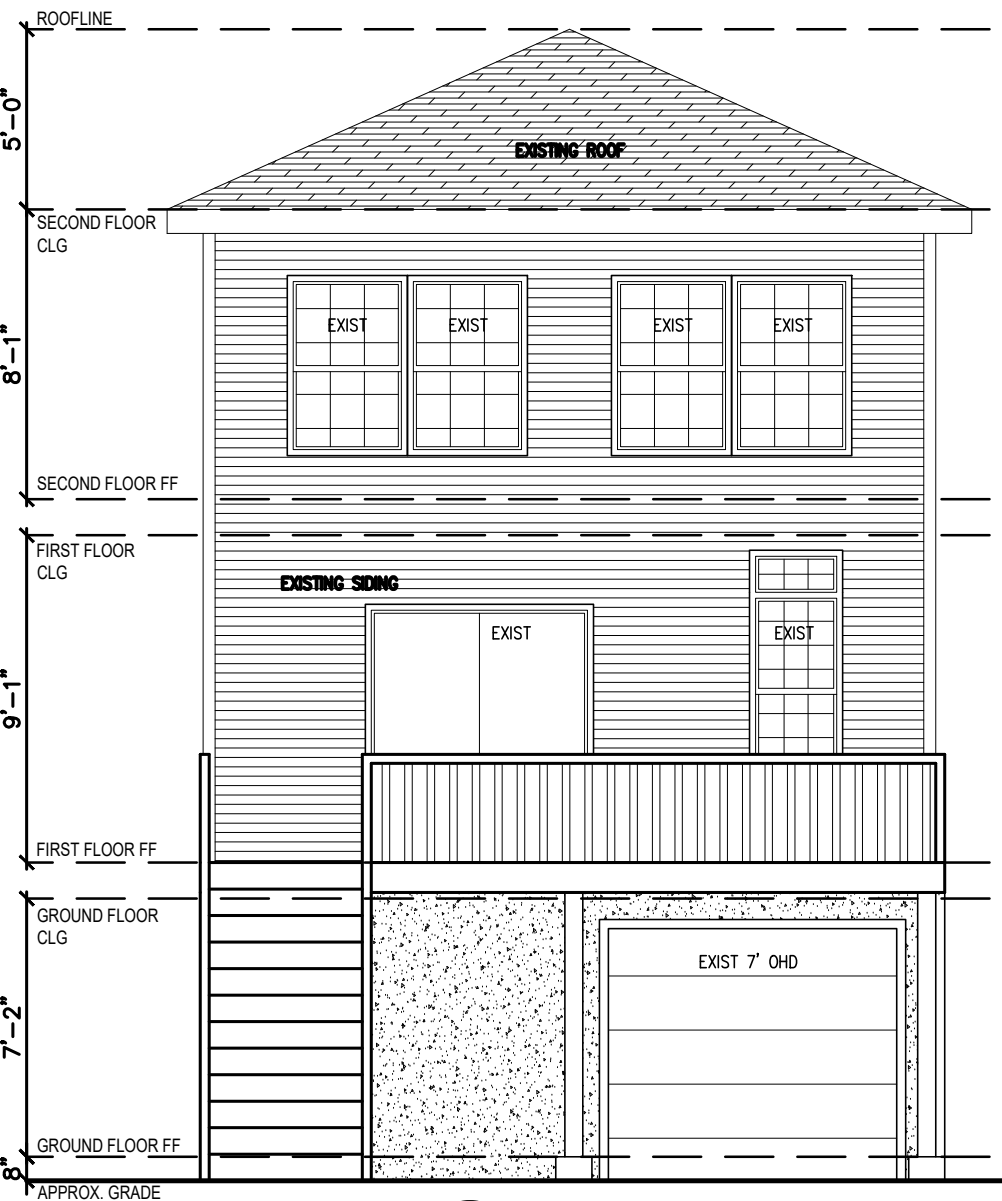
1 GROUND FLOOR UNFINISHED AREA: 1,000 SF
Scale: 1/4" = 1'-0"



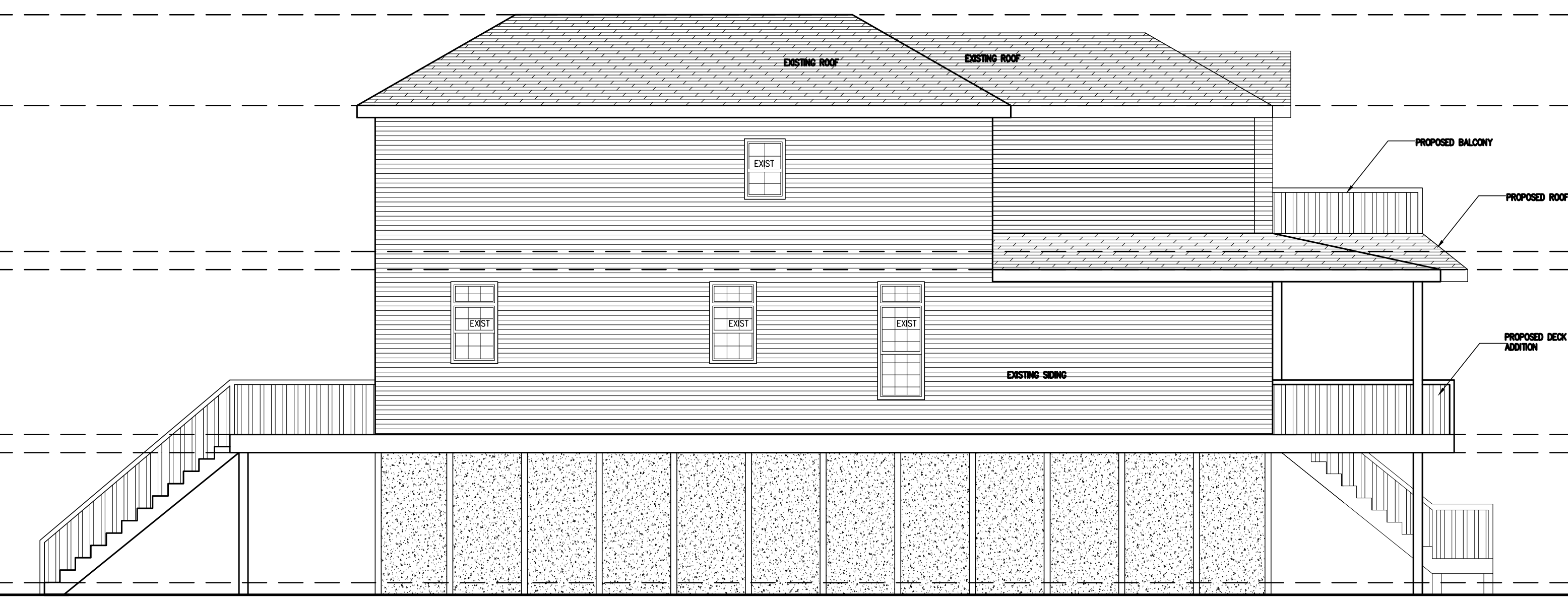
2 FIRST FLOOR LIVING AREA: 971 SF
FRONT DECK AREA: 192 SF
Scale: 1/4" = 1'-0"



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

