

**MANASQUAN PLANNING BOARD MEETING AGENDA
CONDUCTED WITH ZOOM
SEPTEMBER 13, 2022 7:00 PM – TUESDAY**

Join Zoom Meeting

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

OR

Tel – 1-646 876 9923 US (New York)

ID # 665 207 6223

Password 365 120

Please take notice that the Manasquan Planning Board will convene a remote meeting on September 13, 2022 7:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

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

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

OLD/NEW BUSINESS

1. Approval of Vouchers
2. Regular Meeting Minutes - December 14, 2021
3. Regular Meeting Minutes - December 21, 2021
4. Regular Meeting Minutes - July 5, 2022
5. Special Meeting Minutes - July 19, 2022
6. Perotti, Thomas - 77 Ocean Avenue - Block 157 Lot 20.01 - Application #31-2021 - Request for Extension on Granted Variances

ORDINANCES FOR REVIEW

7. 2375-22 AMENDING CHAPTER 13 (PROPERTY MAINTENANCE) AND ESTABLISHING SECTION 13-7 (BAMBOO AND INVASIVE PLANTS)
8. 2376-22 AMENDING AND SUPPLEMENTING CHAPTER 28 (STORMWATER REGULATIONS), SECTION 28-1.2 (APPLICABILITY) AND SECTION 28-1.3 (GENERAL REGULATIONS), AND CHAPTER 35 (ZONING), SECTION 35-7.5 (WALLS AND FENCES)

- [9.](#) 2377-22 AMENDING AND SUPPLEMENTING CHAPTER 35 (ZONING), SECTION 35-11.8 (ADDITIONAL LOT, HEIGHT AND YARD REQUIREMENTS), SECTION 35-3.1 (DEFINITIONS), SECTION 35-11.2 (PRINCIPAL BUILDINGS), SCHEDULE 1, ATTACHMENT 1:2 (ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS) AND SECTION 35-11.6 (SWIMMING POOLS)
- [10.](#) 2378-22 AMENDING CHAPTER 35 (ZONING), AND ESTABLISHING SECTION 35-11.9.1 (OUTDOOR SHOWERS)
- [11.](#) 2380-22 AMENDING AND SUPPLEMENTING CHAPTER 35 (ZONING), SECTION 35-25.2 (PERMITTED SIGNS) AND SECTION 35-25.3 (REGULATIONS APPLICABLE TO ALL ZONES)
- [12.](#) 2381-22 AMENDING AND SUPPLEMENTING CHAPTER 31 (PLANNING BOARD), SECTION 31-13 (RULES AND REGULATIONS)
- [13.](#) 2383-22 AMEND AND SUPPLEMENT THE DEVELOPMENT REGULATIONS AND ZONING ORDINANCE - ZONING MAP UPDATE

RESOLUTION

14. #30-2022 120 South Street, LLC - 120 South Street - Block 70 Lot 2.04 - Application #04-2022
15. #31-2022 LeBlanc, Kenneth & Ellen - 117 First Avenue - Block 168 Lot 6 - Application #09-2022

APPLICATION

- [16.](#) #43-2021 - VFW Lodge 1838 - 30 Ridge Avenue - Block 43 Lot 4.01 (carried from 8/2/2022)
- [17.](#) #11-2022 Henry, James Appeal of Zoning Officer's Decision - 85 Morris Avenue - Block 71 Lot 108

OTHER BUSINESS

Comments from individual board members

18. Cancel September 20, 2022 Special Meeting Date
19. Executive Session

ADJOURNMENT

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2375-22**

ORDINANCE AMENDING CHAPTER 13 (PROPERTY MAINTENANCE) AND ESTABLISHING SECTION 13-7 (BAMBOO AND INVASIVE PLANTS) 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, Chapter 13 refers to Property Maintenance; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of establishing 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: Section 13-7 refers to Bamboo and Invasive Plants of the revised general ordinances of the Borough of Manasquan is hereby established as follows:

13-7.1 No Planting of Running Bamboo or Invasive Plants

- A. The in-ground planting of Running Bamboo or Invasive Plants is prohibited in the Borough of Manasquan.
- B. Invasive Plants shall mean all native and non-native vines and vegetation that, by their nature: (i) grow beyond the borders of the property of initial planting or cultivation; (ii) are competitive, persistent, and pernicious; and (iii) cause a neighboring property owner or the Borough potential hardship due to the vegetation being overly competitive, poisonous, allergenic, illegal by State statute, or hazardous to the neighboring property’s trees, vegetation, structures and facilities. Examples of Invasive Plants shall include but are not limited to the following plant genera: Bamboo (clumping, spreading or running type), Ragweed (ambrosia), Poison ivy (rhus radicans), Poison oak (toxicodendron vernix), Tree of heaven (Alianthus altissima), Garlic mustard (Alliaria petiolate), Japanese knotweed (Polygonum caspidatum), Mile-a-minute (Polygonum Perfoliatum), Multi flora rose (Rosa multiflora), Kudzu (Pueraria montana), and Porcelain berry (Ampelopsis brevipedunculata), and shall include the plant, and any cutting, flower, seed, root, other plant part, or cultivar therefrom.
- C. Regulation of and Limitations on Existing Invasive Plants.
 - 1. All property owners must control the growth of invasive plants on their property. Failure to control the significant spread of such vegetation beyond the boundaries of any property within the Borough is a violation of this section.
 - 2. All existing plantings must be contained by appropriate physical barriers to prevent growth or spread of existing invasive species beyond the boundaries of a resident’s property.
 - 3. Spread is significant when the plant’s roots grow beyond the boundaries of a property owner’s yard or take over or invade a neighbor’s fencing, plants or other landscaping.

D. Removal of Invasive Species.

1. In the event Invasive Species Plant(s) are present on any plot of land, or any other premises or place in the Borough and a complaint is received by the Borough regarding an encroachment of any Invasive Species Plant and the Borough Code Enforcement Inspector, after observation and/or inspection, determines that there is an encroachment or invasion of an Invasive Species Plant on any adjoining/neighborly private or public property or public right-of-way, the Borough shall serve notice to the Invasive Species Plant property owner, in writing, to remove or abate the violation within such time as shall be specified in such notice.
2. The cost of abatement shall be borne by the Invasive Species Plant property owner. If the owner fails to comply with such notice within the time period specified herein, the Borough may remove or otherwise control the invasive plant species and the Borough may thereafter recover the cost of such removal from the property owner and place a lien on the property to recover the cost of said removal.

E. Regulation of and Limitations on Existing Running Bamboo.

1. In the event any species commonly known as “Running Bamboo” is located upon any property within the Borough of Manasquan, prior to the effective date of this prohibition, the owner and occupant of said property shall jointly and severally be required to confine such species to prevent encroachment, spread, invasion or intrusion of same onto any other private or public property or public right-of-way. In lieu of confining the species, the property owner or occupant may elect to totally remove the bamboo from the property. Failure to properly confine such bamboo shall require removal as set forth below. The cost of said removal shall be at the bamboo property owner’s expense.

F. Removal of Running Bamboo

1. Whenever running bamboo, as defined by this Chapter, is found on any plot of land, lot or any other premises or place, as is found to lack appropriate physical barriers to prevent the spread or growth of the species, or is found to have spread beyond the boundaries of a property, violations shall be given to the owner of the property from which the invasive species have spread, in writing, to remove or abate the same within thirty days. The cost of all remedies, including the removal of plantings of invasive plants, shall be borne by the property owner.

G. Penalty

1. Any person violating the provisions of this Chapter shall, upon conviction, be punished by a fine or not more than \$2,000.00, or community service, as determined by the Municipal Court of the Borough of Manasquan. A continuation of such violation for each successive day shall constitute a separate offense and the person or persons allowing or permitting the continuation of such violation will be punished as provided above for each separate offense.

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. 2375-22 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 6th day of September 2022 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 3rd day of October 2022. 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: September 6, 2022
Approved on Second Reading and Final Hearing: October 3, 2022

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2376-22**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 28 (STORMWATER REGULATIONS),
SECTION 28-1.2 (APPLICABILITY) AND SECTION 28-
1.3 (GENERAL REGULATIONS), AND CHAPTER 35
(ZONING), SECTION 35-7.5 (WALLS AND FENCES) 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 28-1.2 refers to Applicability, Section 28-1.3 refers to General Regulations and Section 35-7.5 refers to Walls and Fences; 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: Section 28-1.2 refers to Applicability of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

This section applies to all new construction or development, the expansion of an existing building footprint by more than 500 square feet, because such improvements impact water runoff to neighboring properties, public streets and storm drains, and displacement of ground water.

Section 2: Section 28-1.3 refers to General Regulations of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

The general regulations established by this section are as follows:

- a. The basement or crawl space floor level of any new structure, or the basement or crawl space floor level of an expansion of an existing structure by more than 500 square feet must be at least one foot above the seasonal high groundwater level as certified by a professional engineer. The certification shall be based on soil borings and other recognized criteria used to determine seasonal high groundwater levels.
- b. No sump pump outlet shall drain or be pumped directly or indirectly onto a sidewalk or public street. A sump pump outlet must be terminated within the area of the lot on which it is located.
- c. Irrigation sprinklers shall not discharge water onto a public street.
- d. Curbs and driveway aprons shall be constructed pursuant to Section 20-3 of Chapter 20 (Streets and Sidewalks).
- e. Concrete, asphalt and paver driveways must be crowned to direct the flow of stormwater onto the lot on which the improvements are constructed. There shall be no curb reveal at the edges of a driveway.
- f. The lot must be graded so that stormwater does not flow onto neighboring properties.

- g. Water from a gutter, downspout or sump pump must be piped directly into a drywell or seepage pit installed on the lot, except that this provision shall not apply to properties in the R-4 Zone. The drywell or seepage pit must be constructed to meet the following criteria:
 - 1. The drywell or seepage pit system shall be designated to contain stormwater runoff from one inch of precipitation in a twenty-four-hour period.
 - 2. No such water shall enter the municipal sanitary sewer system.
- h. All drainage plans to demonstrate compliance with the requirements of this section must be submitted to the Zoning Officer prior to the issuance of a construction permit.

Section 3: Section 35-7.5 refers to Walls and Fences of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

- a. No wall/fence shall be erected, maintained or planted to a height greater than six feet above the existing grade of the property, provided that the same is more than 25 feet from any street line. No wall/fence shall be erected, maintained or planted to a height greater than four feet within 25 feet of any street line.
- b. No fence/wall shall be erected, maintained or equipped with or having barbed wire, spikes, broken glass, sharp or dangerous devices or any electrical charge sufficient to cause a shock, except that business and public properties within the Borough may be enclosed with fences having barbed wire barriers, provided that all such barbed wire is kept at least six feet above ground level.
- c. The finished side of any fence shall face the outside of the property it encloses.
- d. No wall/fence shall be erected, maintained or planted on any lot which unreasonably obstructs or interferes with traffic visibility on a curve or at any street intersection.
- e. No fence/wall shall be constructed unless the owner or the person in possession of the lands on which the fence is to be constructed shall first obtain a zoning permit from the Zoning Officer prior to the commencement of construction. An application for the permit must be submitted in writing to the Zoning Officer, together with a plan, and must be accompanied by a fee in the amount as stated in Chapter 16, Fees.
- f. No fence/wall shall be erected, maintained or planted in the front yard on property located in the R-4 Beachfront One Family Residential Zone. A fence not more than six feet in height may be located in the side and rear yards provided the fence does not extend beyond the front of the building line of the adjacent properties. A solid fence is prohibited.

Section 4: 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

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Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2377-22**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING), SECTION 35-11.8
(ADDITIONAL LOT, HEIGHT AND YARD
REQUIREMENTS), SECTION 35-3.1 (DEFINITIONS),
SECTION 35-11.2 (PRINCIPAL BUILDINGS),
SCHEDULE 1, ATTACHMENT 1:2 (ZONING
SCHEDULE OF BULK AND COVERAGE CONTROLS)
AND SECTION 35-11.6 (SWIMMING POOLS) 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 35-11.8 refers to Additional Lot, Height and Yard Requirements, Section 35-3.1 refers to Definitions, Section 35-11.2 refers to Principal buildings, Schedule 1, Attachment 1:2 refers to Zoning Schedule of Bulk and Coverage Controls, and Section 35-11.6 refers to Swimming Pools; 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: 35-11.8 refers to Additional Lot, Height and Yard Requirements of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

- a. No deck shall be constructed above the highest finished floor of any building or structure;
- b. A widow's walk having a maximum floor area of 50 square feet is permitted provided that it is uncovered and that the sole access to the widow's walk is from within the interior of the building;
- c. No steps, stairs, entry porch, platform, landing, shower enclosure, standby generators, pool equipment, air conditioning condensing units, or mechanical equipment shall be constructed, located or maintained in any required side yard setback area. Note: Standby generators must be screened so that it is not visible from the adjacent properties. Note: Outdoor showers are prohibited in the front yard. Refer to Section 35-11.9.1.;
- d. An uncovered and unscreened entry porch, platform or landing leading to a basement, cellar or first floor which is not more than five feet wide may project not more than three feet (not including steps) into the required front or rear yard setback area, provided the floor of the porch is within three feet of ground level;
- e. Entry steps or stairs may be located in the required front and rear setback areas;
- f. An open terrace, deck or patio, but not including a roofed over porch or terrace and not more than three feet above the surrounding grade may be located in the front yard provided that the unoccupied portion of the front yard has a depth of at least 10 feet;
- g. A one-story bay window may project into a front yard not more than three feet;

- h. Roof overhangs and chimneys may project not more than 18 inches into the required side setback area;
- i. For existing residential principal buildings located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, steps and/or stairs required to be extended as a result of the building being raised shall be permitted to extend into any required front, rear or side yard setback, but not into the public right-of-way. For new residential construction located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, steps and/or stairs may be located in the front and rear setback areas;
- j. Ground level decks, freestanding decks and/or patios not more than 8 inches above the surrounding grade must be setback a minimum of 5 feet from the side and rear property lines on interior lots. On corner lots, the deck or patio must meet the side setback for the principal building. Properties located on a Lagoon the rear deck can be extended to the Bulkhead;
- k. Notwithstanding the provisions of Subsections a and f above, residential principal buildings located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM), as released on December 12, 2012, may construct first-floor decks in the front and rear yards at a height not to exceed the level of the first floor of the structure.
- l. Maximum building height for all garage apartment buildings facing First Avenue in Flood Hazard Zone V as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, shall be in accordance with § 35-9.4.

Section 2: Section 35-3.1 refers to Definitions of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

BUILDING HEIGHT

The vertical distance from the reference datum to the highest point of the structure. (a) single frontage or corner properties — height shall be measured from the top of the curb or in the absence of the curb from the crown of the road or in the absence of a road with a crown, then from the average of the grades at the center of each street front (or the monumented borough beach walk in the case of structures contiguous to the beachfront). (b) properties with opposite frontages — heights from the lot midpoint to the respective right-of-way line shall be measured from the top of the curb or in the absence of a curb from the crown of the road or in the absence of a road with a crown, then from the grade at the center of the street front or the monumented Borough beach walk in the case of structures contiguous to the beachfront. A decorative cupola not more than 3 feet by 3 feet by 3 feet high may be added to the roof of a single-family dwelling.

CUPOLA

A small dome like structure on the roof of a building or structure and designed to provide ventilation and/or decoration. Maximum dimension of 3 feet by 3 feet by 3 feet in height.

DORMER

A projection from a roof that contains a window is set back a minimum of two feet from the exterior vertical building wall beneath the dormer. In the R-4 Zone, no dormer shall exceed ten (10) feet in length measured along the fascia.

FLAG LOT

A lot not meeting the minimum frontage requirements and where access to the public road is provided by a narrower extension of the lot encompassing a driveway or by private right-of-way easement.

GARAGE, PRIVATE

A structure that is an accessory to the principal building and that is used for the storage of motor vehicles and in which no occupation, business or service for profit is carried on. A portion of a garage not to exceed 50% may be used as a pool house etc. to include a kitchen, bath, bar and changing area. The remaining portion of the garage must be used for parking of a vehicle or for storage.

MOTHER/DAUGHTER HOUSING

A single-family dwelling that offers a semi-independent living space within the principal dwelling unit for a parent(s). The living space must be located within the principal dwelling and can only be accessed through the existing dwelling and not by a separate entrance. A fully independent dwelling unit is not permitted.

Section 3: Section 35-11.2 refers to Principal Buildings of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

- a. Only one principal building shall be permitted on each lot, except in conjunction with townhouse and planned multi-family residential development.
- b. Two principal buildings shall be permitted on a lot in the R-4 Beachfront One-Family Residential Zone provided that:
 1. A garage with a second floor living unit shall front on First Avenue and a single-family residential dwelling shall front on the beachfront.
 2. The minimum lot width shall be 30 feet.
 3. The minimum lot area shall be 4,200 square feet.
 4. The building facing the beachfront shall be set back a minimum distance of fifteen (15) feet from the front property line.
 5. The garage apartment building facing First Avenue shall be set back a minimum distance of 10 feet from that property line.
 6. The two buildings shall be separated a minimum distance of 35 feet from each building.
 7. The maximum height of the garage apartment building facing First Avenue shall be 32 feet.
 8. The maximum height of the single-family dwelling facing the beachfront shall be 38 feet for conforming lots and 33 feet for nonconforming lots.
 9. The first-floor garage area of the building facing First Avenue shall provide an interior parking area for at least two motor vehicles. Any excess first floor area may be used for storage purposes, except vertical access to the second floor; provided, however, no living area is permitted on the first-floor garage area.
 10. The garage apartment building facing First Avenue shall have a walkway, with a minimum width of three feet, to provide access to the beachfront.
 11. Each building shall be serviced by separate water and sewer lines.
 12. No single dormer shall exceed 10 feet in length measured along the fascia.

13. All dormers, except stairwell and/or elevator dormers must be stepped back a minimum of two feet from the exterior wall beneath it.
14. A half-story must comply with the requirements outlined in § **35-3**.
15. The property shall comply with all other standards applicable in the R-4 Zone.

Section 4: Section 35-11.6 refers to Swimming Pools of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

A swimming pool or wading pool must be located in the rear yard only. The pool must be setback a minimum of 10 feet from the side and rear property lines on interior lots. On a corner lot, the pool must be setback to meet the minimum side setback for the principal building.

Notwithstanding the above provision, any temporary wading pool, which is not more than 12 inches in depth, may be located in the front yard provided that the pool is emptied daily no later than 7 p.m. and not filled before 9 a.m.

Section 5: Schedule 1, Attachment 1:2 refers to Zoning Schedule of Bulk and Coverage Controls of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

- a. Aggregate depth of front and rear yards shall not be less than 30 feet and no yard shall be less than 10 feet. A minimum setback of 15 feet shall be required from the monumented Borough beachfront line;
- b. Maximum permitted density shall be 10 dwelling units per acre;
- c. Maximum permitted density shall be 16 dwelling units per acre;
- d. None required if fireproof construction;
- e. Permitted height for conforming lots only. For nonconforming lots, refer to Sections 35-12.1, 35-12.2, 35-12.3. For properties located in Flood Zones A and V, refer to Sections 35-11.3b, 35.11c, and 35-11d;
- f. For accessory structures and uses, a 5-foot setback is permitted unless more restrictive regulations are established elsewhere in this ordinance;
- g. Front yard setback distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed Land Surveyor;
- h. The building height and building envelope for individual dwelling units, either attached or detached, shall comply with footnote (f) of this Schedule I;
- i. Chimneys, stacks, vents, roof overhangs and gutters shall not project more than eighteen (18) inches into or over any required side yard setback line in the residential zones. Any projection over eighteen (18) inches shall be considered part of the principal structure and shall conform to all required side yard setback requirements;
- j. The maximum height for single-family dwellings facing the beachfront shall be thirty-eight (38) feet for conforming lots and thirty-three (33) for non-conforming lots.

Section 6: 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. 2377-22 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 6th day of September 2022 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 3rd day of October 2022. 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.

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Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2378-22**

**ORDINANCE AMENDING CHAPTER 35 (ZONING),
AND ESTABLISHING SECTION 35-11.9.1 (OUTDOOR
SHOWERS) 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, Chapter 35 does not address the location of outdoor showers; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of establishing zoning requirements for the use of outdoor showers; 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 provide regulations for outdoor showers; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: 35-11.9.1, Outdoor Showers, is hereby established in the Revised General Ordinances of the Borough of Manasquan as follows:

- a. No outdoor shower shall be located in the front yard.

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. 2378-22 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 6th day of September 2022 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 3rd day of October 2022. 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: September 6, 2022
Approved on Second Reading and Final Hearing: October 3, 2022

EDWARD G. DONOVAN
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2380-22**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING), SECTION 35-25.2
(PERMITTED SIGNS) AND SECTION 35-25.3
(REGULATIONS APPLICABLE TO ALL ZONES) 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 35-25.2 refers to Permitted Signs and Section 35-25.3 refers to Regulations Applicable to All Zones; 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: Section 35-25.2 refers to Permitted Sign Requirements of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

- a. The following signs shall be permitted in the R-1, R-2, R-3, R-4 and R-5 zones:
 - 1. For each dwelling unit, one unlighted nameplate not exceeding one square foot in area and bearing the name of the occupant.
 - 2. For any structure other than a dwelling unit, one identification sign not exceeding eight square feet, except a church bulletin board, which shall not exceed 18 square feet. Signs erected for use under this section may be illuminated with a constant source of light, provided that the light is shielded to prevent glare and annoyance to adjacent residential uses.
 - 3. A sign advertising the premises upon which it is located "for sale" or "for rent," not exceeding four square feet in area. Not more than one sign shall be permitted.
 - 4. Signs designating entrances or exits to or from a parking area are permitted and shall not exceed two square feet each.
 - 5. Development signs designed for advertising the sale or development of the premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer or other persons interested in such sale or development, may be erected and maintained, provided that:
 - (a) The size of any sign is not in excess of 6 square feet; and
 - (b) Not more than one sign is placed upon any property; and
 - (c) Any such sign shall be removed by the developer within three weeks of the final sale of the property; and
 - (d) Any freestanding sign shall not exceed four feet in height and shall not be closer than three feet from any property line and shall not be located in any manner which will impede full vehicular visibility at street intersections, driveways or exits. A sign permit is not required for such temporary contractor signs
 - 6. Directional signs indicating the location and direction of premises in the Borough available for or in process of development in the Borough, but not

erected upon such premises, and having inscribed thereon the name of the owner, developer, builder or agent may be erected, by permit, and maintained, provided that:

- (a) The size of any such sign is not in excess of six square feet and not in excess of four feet in length; and
- (b) Not more than one such sign is erected for each development; and
- (c) Any such sign shall be removed by developer within three weeks of the final sale of the property.

7. Private driveway signs indicating the private nature of a driveway or trespassing signs, provided that the size of any such sign shall not exceed two square feet.

b. The following signs shall be permitted in B-1, B-2, C and I zones:

1. Any sign displayed flat against the wall of a building and which does not project above the roof line. Only one sign per face of a building for each business occupying that building shall be permitted and the total sign area on any building face shall not exceed two square feet for each foot of building frontage.

2. Free-standing signs supported by one or more columns or uprights which are firmly embedded in the ground, subject to the following restrictions:

- (a) Exposed guide wires, chains or other connections shall not be made a permanent support of a free-standing sign.
- (b) The total aggregate surface area of the sign shall not exceed nine square feet. The maximum height of the sign shall not exceed 10 feet nor shall the sign be closer than six inches to the ground.
- (c) The sign shall be in conformity with the character of the zone and other signs in the zone so that it blends in with the overall architectural scheme.
- (d) The sign shall be set back at least 10 feet from the curblines.

3. A sign advertising the premises upon which it is located "for sale" or "for rent," not exceeding four square feet in area. Not more than one sign shall be permitted.

4. Development signs designed for advertising the sale or development of the premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer or other persons interested in such sale or development, may be erected and maintained, provided that:

- (a) The size of any sign is not in excess of 6 square feet; and
- (b) Not more than one sign is placed upon any property; and
- (c) Any such sign shall be removed by the developer within three weeks of the final sale of the property and
- (d) Any freestanding sign shall not exceed four feet in height and shall not be closer than three feet from any property line and shall not be located in any manner which will impede full vehicular visibility at street intersections, driveways or exits. A sign permit is not required for such temporary contract signs.

5. The total aggregate surface area of all signs on a lot in the B-1, B-2, B-3, C and I zones shall not exceed 100 square feet.

Section 2: Section 35-25.3 refers to Sign Regulations Applicable in All Zones of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

- a. No sign shall be placed in or extend over the line of any public street, right-of-way, curb or sidewalk area.
- b. Billboards are prohibited throughout the Borough of Manasquan.

- c. A permit shall not be required for the erection, alteration or maintenance of any signs permitted in a residential district.
- d. Signs must be constructed of durable materials, maintained in good condition and not allowed to become dilapidated.
- e. All signs, together with all supports, braces, anchors, etc., shall be kept in continual repair, including the replacement of defective parts, repainting, cleaning and otherwise in a presentable condition.
- f. No sign shall be served by overhead utility service.
- g. No sign shall be maintained at any location where, by reason of color, illumination, position, size or shape, may obstruct, impair, obscure or be confused with any traffic control sign, signal or device, or where it may interfere with, mislead or confuse vehicular traffic.
- h. Signs shall not obstruct any window, door or other opening used as a means of regular ingress and egress or for required legal light and ventilation or fire escapes and other openings for emergency access and escape.
- i. Signs attached to or placed on a vehicle, including trailers, that are parked on public or private property shall be prohibited. This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle during normal hours of business; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on the vehicle for the purpose of advertising a business or firm or calling attention to the location of a business or firm.
- j. No sign may be placed on or attached to a building or erected independently for any purpose other than to advertise a permitted business or use conducted on the same premises.
- k. No sign shall be attached to trees, fence posts, stumps, utility poles or other signs. No flags, pennants or similar objects may be attached or displayed on signs.
- l. No sign shall project beyond the building in a manner placing it above an area traversed by motor vehicles, such as but not limited to, driveway and parking areas.
- m. Illuminated signs shall be arranged as to reflect the light and glare away from adjoining premises and away from adjoining highways.
- n. No sign with red, green or blue illumination in a beam, beacon or flashing form resembling an emergency light shall be permitted.
- o. The area of a sign shall be measured around the outside edges of a framed or enclosed sign or by the area utilized by isolated words and/or symbols, including the background, whether open or enclosed, but the sign area shall not include any supporting framework and bracing incidental to the display thereof.
- p. Any sign having two exposures shall be measured for area using the surface of one side of the sign only. Both sides of the sign may be used for display purposes.
- q. All fascia or attached signs shall be firmly attached to the exterior wall of the building and shall not project more than 15 inches from the building.
- r. Interior signs shall be permitted and no permit shall be required for erection and/or maintenance of such signs; provided however, that an interior sign shall not exceed 10% of the total sign area and not more than five interior signs shall be located in any structure.
- s. Street number designations, postal boxes, on-site directional and parking signs and warning signs are permitted and shall not be considered in calculating maximum permitted sign area. No such sign shall exceed two square feet in area, nor shall a permit be required for such signs.

- t. Temporary signs relating to special civic or public events may be maintained for a period not to exceed 10 days prior to the date of the event and must be removed within five days after the event has taken place. A permit shall not be required for the erection or maintenance of any temporary sign.
- u. One temporary contractor advertising sign may be erected on any lot with a structure undergoing construction, repair or improvement. No sign shall be erected more than two days before work begins, and no sign shall remain erected for more than three days after completion of work or for a period of three weeks, whichever is less. Such signs may be erected as either a facade sign or a freestanding sign and shall not exceed six square feet in area. Any freestanding sign shall not exceed four feet in height and shall be not closer than three feet from any property line and shall not be located in any manner which will impede full vehicular visibility at street intersections, driveways or exits. A sign permit is not required for such temporary contractor signs.
- v. Temporary flags, banners or streamers, erected in conformance with the provisions of this chapter, may be maintained for a period not to exceed 14 days, four times within any calendar year. A zoning application must be approved by the Zoning Officer prior to the installation of any flag, banner or streamer.
- w. Banners advertising special sales or products on private property, erected in conformance with the provisions of this chapter, may be maintained for a period not to exceed 14 days, four times within any calendar year. A zoning application must be approved by the Zoning Officer prior to the installation of any such banner.
- x. The display or maintenance of blow-up figurines used for commercial or advertising purposes is prohibited.
- y. Neon signs are prohibited.
- z. A-frame signs are prohibited, except for the display and maintenance of one A-frame sign not to exceed four square feet utilized for directional purposes, provided that such directional sign may not be placed within a public right-of-way.
- aa. Painting or marking of buildings and structures for advertising or promotional events is prohibited.
- bb. Any sign which is designed so that characters, letters or illustrations can be changed or rearranged without altering the face or the surface of the sign shall be prohibited in all zones. This shall include all signage inclusive of billboards. Governmental signs erected or authorized by a government unit shall be exempt from this amendment.
- cc. Signs using mechanical devices, electrical devices or both to revolve, flash or display movement or the illusion of movement are prohibited in all zones. Governmental signs erected or authorized by a government unit shall be exempt from this amendment.

Section 3: 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. 2380-22 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 6th day of September 2022 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 3rd day of October 2022. 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: September 6, 2022
Approved on Second Reading and Final Hearing: October 3, 2022

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2381-22**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 31 (PLANNING BOARD), SECTION 31-13
(RULES AND REGULATIONS) 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 31-13 refers to Rules and Regulations; 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: Section 31-13 refers to Rules and Regulations of the revised general ordinances of the Borough of Manasquan is hereby Amended as follows:

The Planning Board shall adopt such rules and regulations as may be necessary to carry into effect the provisions and purposes of this chapter. In the issuance of subpoenas, administration of oaths and taking of testimony, the provisions of the County and Municipal Investigations Law, N.J.S. 2A:67A-1 et seq., shall apply.

- a. Subject to the terms and conditions of N.J.S.A. 40A:9-12.1, the position of a planning board member shall be deemed vacant upon a member's absence for more than six consecutive weeks, or three consecutive meetings, whichever shall be of longer duration, without being excused, within the term for the position held by the individual.
- b. All members and alternate members of the planning board, except for the Class II member, shall be municipal residents of the Borough of Manasquan.

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. 2381-22 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 6th day of September 2022 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 19th day of September 2022. 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: September 6, 2022
Approved on Second Reading and Final Hearing: September 19, 2022

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2383-22**

**ORDINANCE TO AMEND AND SUPPLEMENT THE
DEVELOPMENT REGULATIONS AND ZONING
ORDINANCE OF THE BOROUGH OF MANASQUAN
AND TO ADOPT THE REVISED OFFICIAL ZONING
MAP OF THE BOROUGH**

Statement of Purpose: The purpose of this Ordinance is to adopt an updated and revised Official Zoning Map of the Borough for inclusion in the Development Regulations and Zoning Ordinance of the Borough to accurately depict the Borough’s Zoning Districts.

WHEREAS, the Borough Council has determined that it is in the public interest to update the current Official Zoning Map, last revised in November 2008; and

WHEREAS, the firm of Leon S. Avakian, Inc., a professional engineering consulting firm retained by the Borough, has prepared an updated Official Map revised to April 11, 2022, a copy of which is attached hereto; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MANASQUAN IN THE COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY, as follows:

Section 1. Article 4.2 of the Zoning Ordinance of the Borough of Manasquan entitled “Zoning Provisions” – Section 35 – entitled “Zoning Map” is hereby amended and revised at Section 35 and entitled “Zoning Map Adopted” to read as follows:

a. Zoning Map Adopted:

The boundaries of the zoning districts are established on the Zoning Map dated April 11, 2022 which is hereby made a part of this Ordinance. (The map may be found in the Chapter 35, Attachment 2)

Section 2. All other provisions of the Zoning Ordinance of the Borough of Manasquan shall be unaffected and are hereby continued.

Section 3. All other Ordinances, parts of Ordinances, or other local requirements that are inconsistent or in conflict with this Ordinance are hereby superseded to the extent of any inconsistency or conflict, and the provisions of this Ordinance shall apply.

Section 4. This Ordinance shall be so construed as not to conflict with any provision of New Jersey or Federal laws. Notwithstanding that any provision of this Ordinance is, for any reason, held to be invalid or unconstitutional by a Court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this Ordinance, which shall continue to be of full force and effect. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning and land use regulations.

Section 5. The Borough Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled to notice pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.A. 40:55D-16.

Section 6. This Ordinance shall take effect as provided by law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2383-22 was introduced at a meeting of the Mayor and Borough Council of Manasquan on the 15th day of August, 2022 and was then read for the first time. The said ordinance will be further considered for final passage by the Mayor and Council at 7:00 p.m. on the 19th day of September, 2022. At such time and place, or at any such time or place to which said meeting may be adjourned, all persons interested 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 the office of 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, ESQ.
Municipal Attorney
2329 Route 34 South
Suite 104
Manasquan, NJ 08736

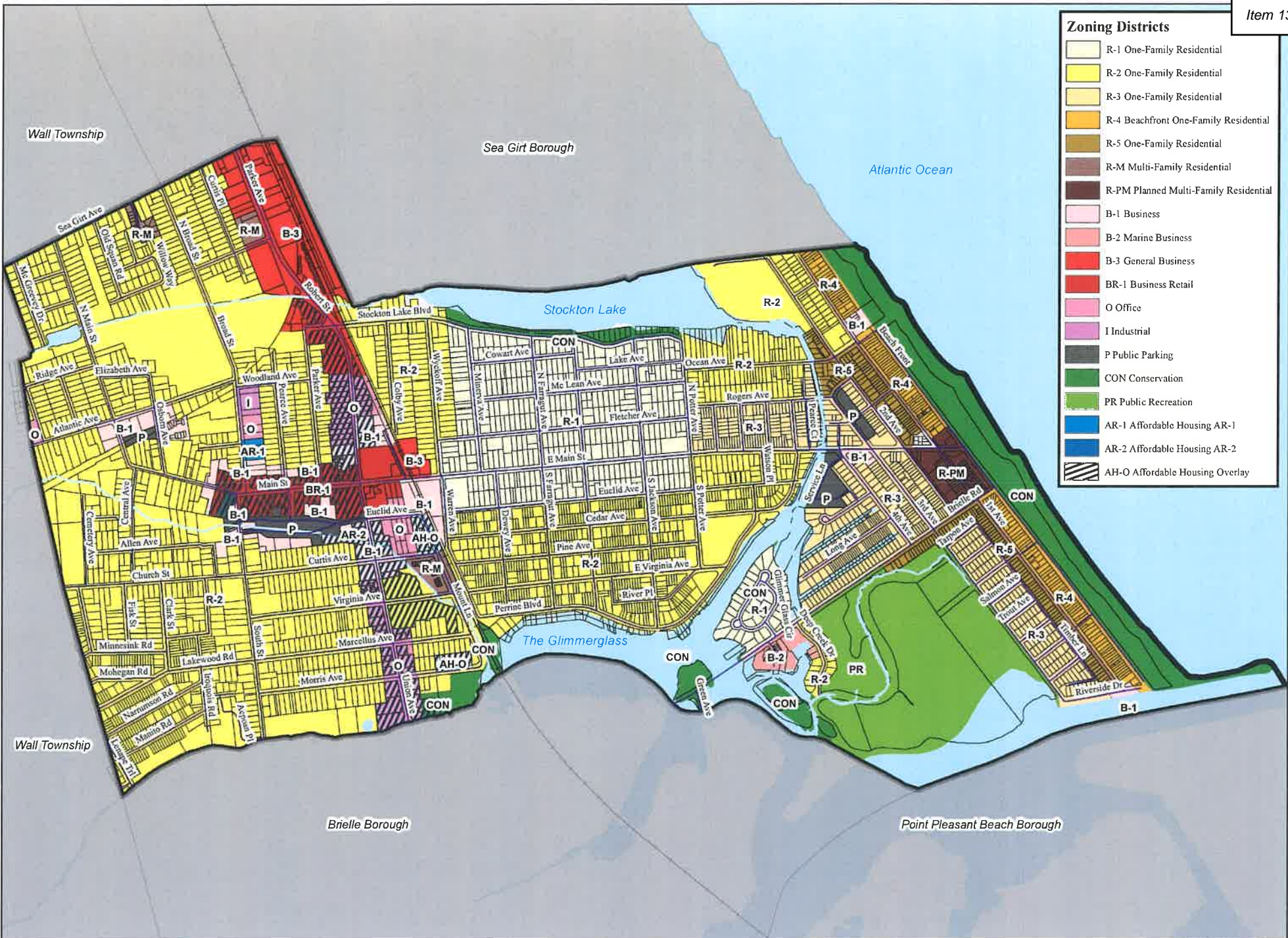
STATEMENT

This ordinance published herewith has been finally adopted on September 19, 2022 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided by law, has begun to run from the date of the first publication of said statement.

BARBARA ILARIA, RMC, CMC
Municipal Clerk

Passed on First Reading and Introduction: August 15, 2022
Approved on Second Reading and Final Reading: October 3, 2022

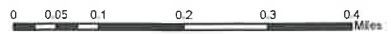
EDWARD G. DONOVAN
Mayor



Zoning Districts

- R-1 One-Family Residential
- R-2 One-Family Residential
- R-3 One-Family Residential
- R-4 Beachfront One-Family Residential
- R-5 One-Family Residential
- R-M Multi-Family Residential
- R-PM Planned Multi-Family Residential
- B-1 Business
- B-2 Marine Business
- B-3 General Business
- BR-1 Business Retail
- O Office
- I Industrial
- P Public Parking
- CON Conservation
- PR Public Recreation
- AR-1 Affordable Housing AR-1
- AR-2 Affordable Housing AR-2
- AH-O Affordable Housing Overlay

Source: Monmouth County GIS, NJDEP, NJGIS, USDA NRCS, and ESRI
 Date Saved: April 11, 2022

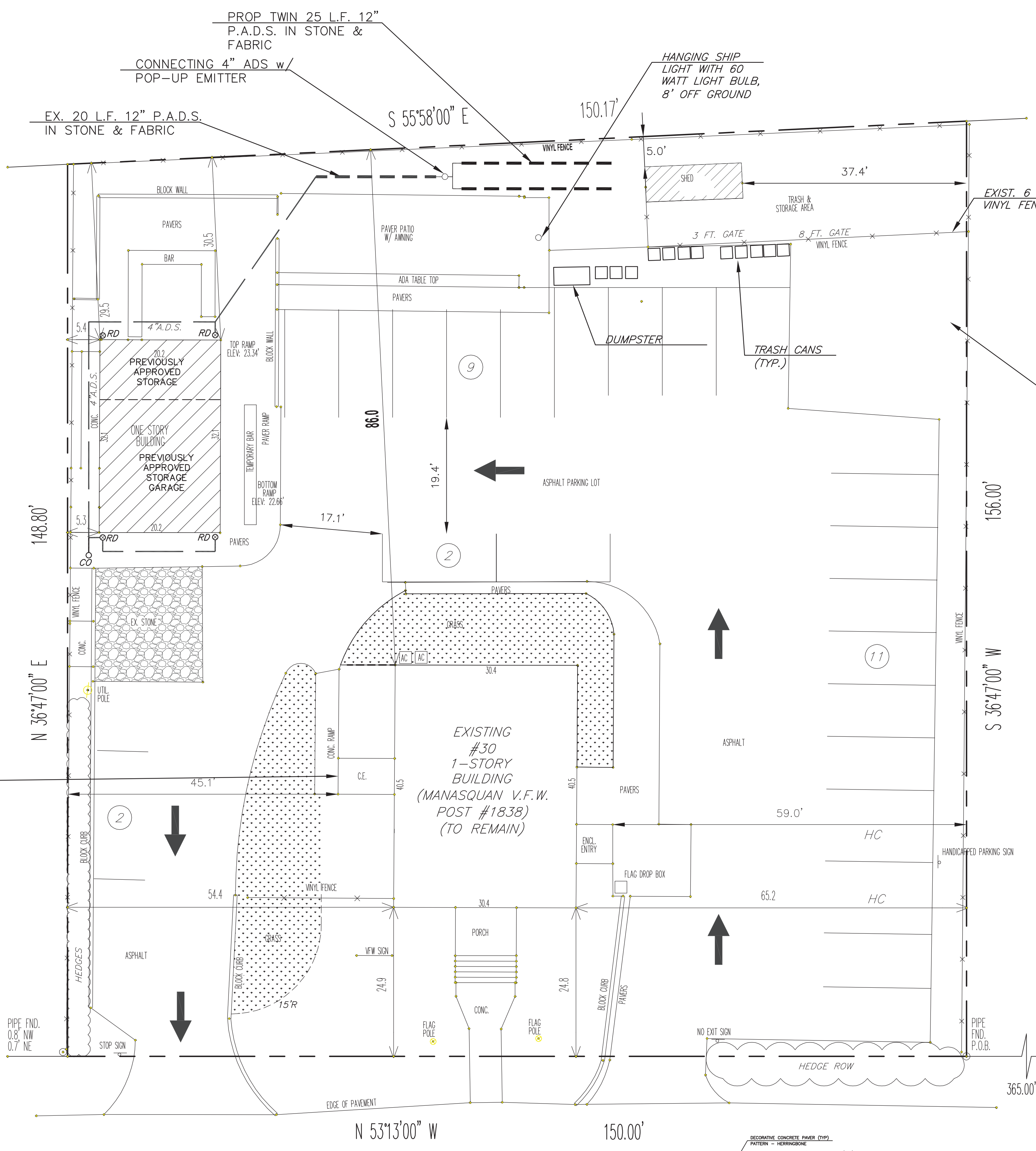
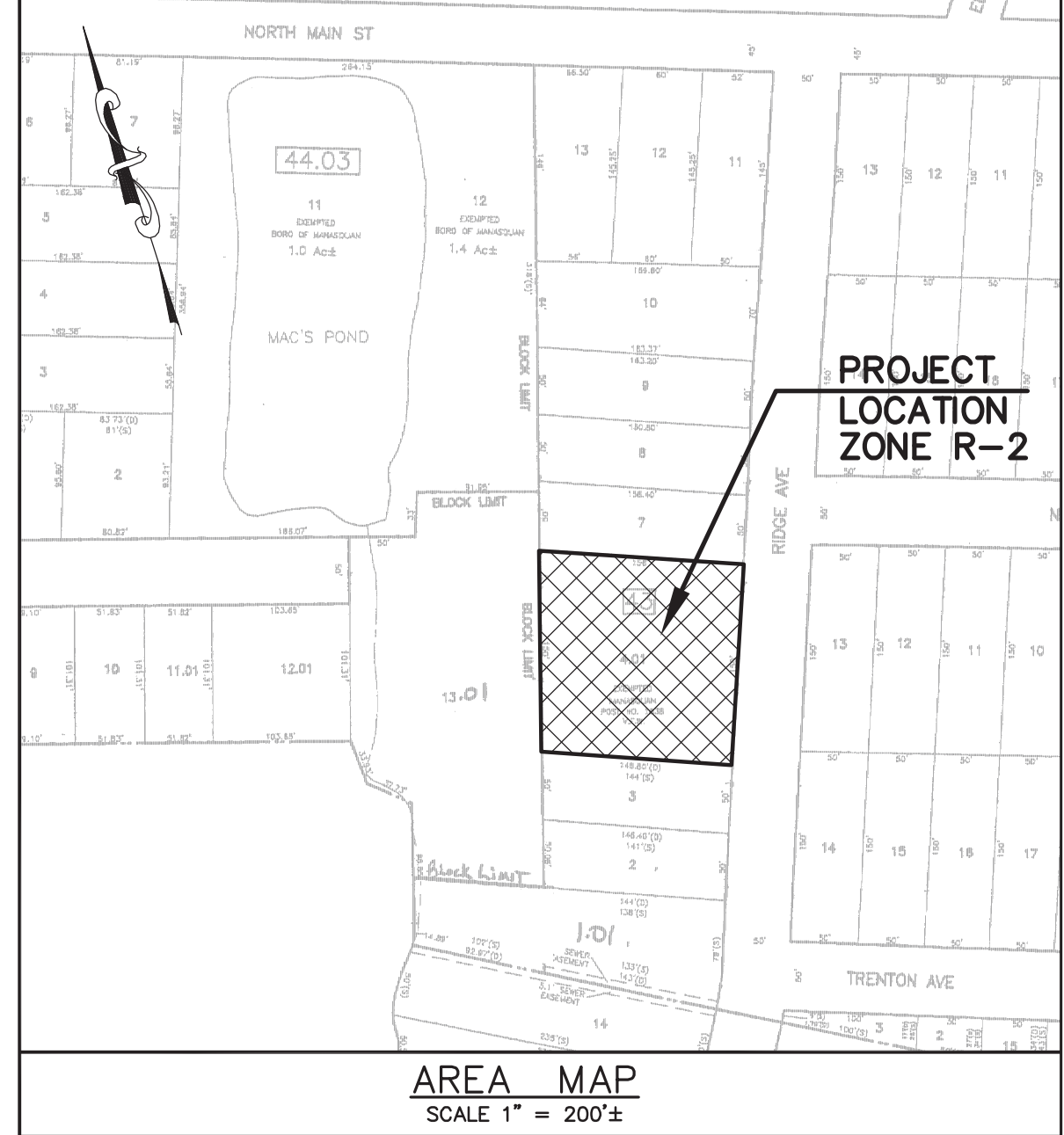


Zone Map
 Borough of Manasquan
 Monmouth County, New Jersey



LEON S. AVAKIAN, Inc.
 Consulting Engineers

This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems data, but this secondary product has not been verified by N.J.D.E.P. and is not state authorized or warranted.



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 43 LOT 4.01 AS SHOWN ON SHEET 7 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.5248± ACRES.

APPLICANT: MANASQUAN V.F.W. POST No. 1838
30 RIDGE AVENUE
MANASQUAN N.J.

DESCRIPTION	ZONE R-2		
	REQUIRED/PERMITTED	PREVIOUSLY APPROVED	PROPOSED
BUILDING USE	RESIDENTIAL	SOCIAL CLUB	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,860 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	**24.62 FT.	**24.8 FT.
SIDE YARD SETBACK	5 & 10 FT.	46.53 & 59.07 FT.	45.1 & 59 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.	86 FT.
MAX. BUILDING COVERAGE	30 % (6,858 S.F.)	9.33 % (2,133 SF)	9.95 % (2,275 S.F.)
MAX. LOT COVERAGE	45 % (10,287 S.F.)	**62.44% (14,274 SF)	59.56 % (13,616.50 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STORY)	< 35 FT. (1 STORY)	< 35 FT. (1 STORY)
(GARAGE) ACCESS. BLDG. SIDE S.B.	5 FT.	5 FT.	5.3 FT.
(GARAGE) ACCESS. BLDG. REAR S.B.	5 FT.	30 FT.	29.5 FT.
(GARAGE) ACCESS. BLDG. HEIGHT	15 FT.	15 FT.	15 FT.
(GARAGE) ACCESS. BLDG. AREA	600 S.F.	*600 S.F.	**649 S.F.
(16x6 SHED) ACCESS. BLDG. SIDE S.B.	5 FT.	N/A	37.4 FT.
(16x6 SHED) ACCESS. BLDG. REAR S.B.	5 FT.	N/A	5 FT.
(16x6 SHED) ACCESS. BLDG. HEIGHT	10 FT.	N/A	< 10 FT.
(16x6 SHED) ACCESS. BLDG. AREA	100 S.F.	N/A	96 S.F.
MAX. # OF ACCESSORY BLDGS.	1 BUILDING	1 BUILDING	**2 BUILDINGS
PARKING (1/200 S.F.)	8 SPACES	24 SPACES	24 SPACES

* - INDICATES GRANTED VIA RESOLUTION # 21-2013
 ** - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 62.87 % VIA RESOLUTION # 21-2013
 *** - INDICATES NEW VARIANCE REQUIRED
 - GRADES SHOWN BASED ON NAVD 88 DATUM, NO CHANGES IN GRADES PROPOSED
 - PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES
 - EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER

EXISTING BUILDING COVERAGE

EXIST. BLDG./FOYER/COVERED PORCH	1,351 S.F.	(16x6 SHED) ACCESS. BLDG. HEIGHT	10 FT.
EXIST. GARAGE	649 S.F.	(16x6 SHED) ACCESS. BLDG. AREA	100 S.F.
EXIST./PROP. SHED	96 S.F.	MAX. # OF ACCESSORY BLDGS.	1 BUILDING
TOTAL PROP. LOT COVERAGES	2,096 S.F.	PARKING (1/200 S.F.)	24 SPACES

PROPOSED BUILDING COVERAGE

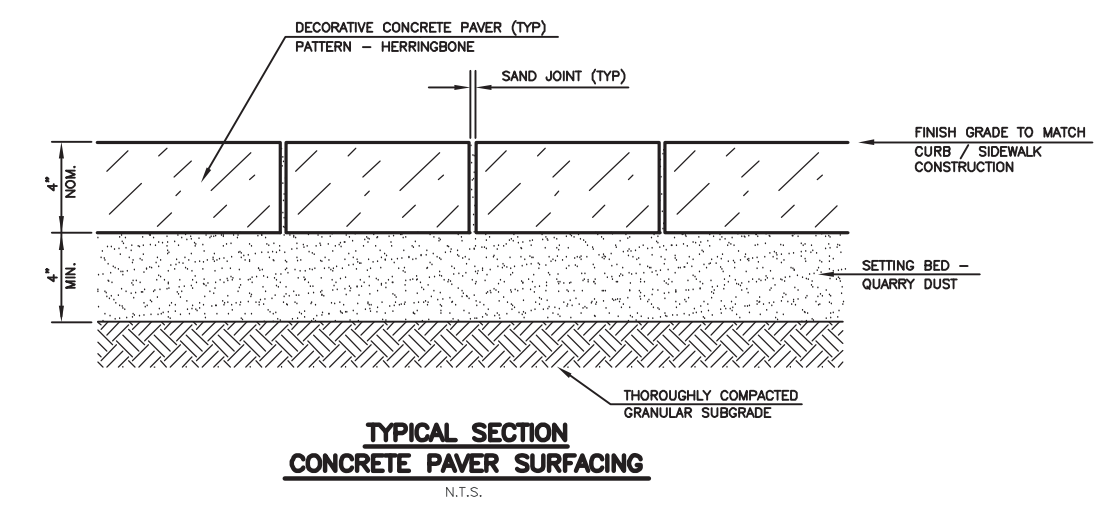
EXIST. BLDG./FOYER/COVERED PORCH	1,351 S.F.
PREVIOUSLY APPROVED ADDITION	179 S.F.
EXIST. GARAGE	649 S.F.
EXIST./PROP. SHED	96 S.F.
TOTAL PROP. LOT COVERAGES	2,275 S.F.

PROPOSED LOT COVERAGES

EXIST. BLDG./FOYER/COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	134.50 S.F.
EXIST. A/C UNITS	10 S.F.
EXIST. GARAGE	649 S.F.
EXIST. CONCRETE	96 S.F.
EXIST. ASPHALT PARKING LOT	10,508 S.F.
EXIST. BARS	216 S.F.
EXIST. SHED	96 S.F.
EXIST. CURBS	77 S.F.
PROP. ADDITION	179 S.F.
APPROVED RAMP	174 S.F.
APPROVED CONC. WALL AROUND RAMP	33 S.F.
TOTAL EXIST. LOT COVERAGES	13,616.50 S.F.

PREVIOUSLY APPROVED COVERAGES

EXIST. BLDG./FOYER/COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	140 S.F.
EXIST. A/C UNITS	10 S.F.
EXIST. GARAGE	600 S.F.
MODIFIED PAVED PARKING LOT	11,784 S.F.
PROP. RAMP	174 S.F.
PROP. CONC. WALL AROUND RAMP	33 S.F.
TOTAL PROP. LOT COVERAGES	14,274 S.F.



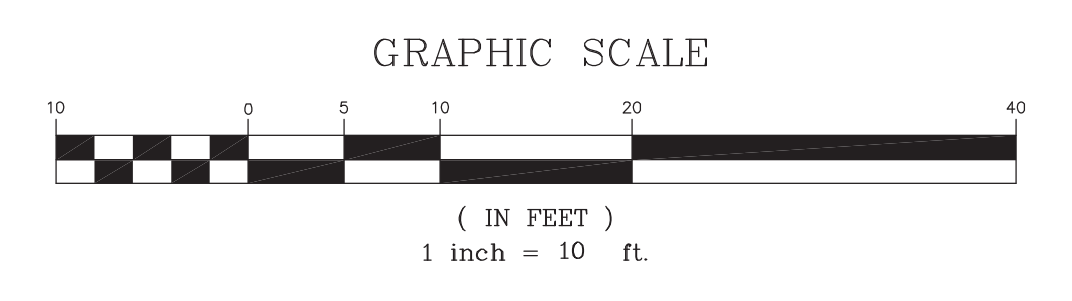
8/29/22 - REVISED FOR CHANGES FROM MEETING ON 9-13-22
 10/25/21 - REVISED TO SHOW UPDATED FIELD CONDITIONS
 7/26/21 - REVISED SHED PER OWNER
 7/20/21 - REMOVED REFERENCE TO SHED THAT WAS REMOVED FROM SITE.
 10/7/20 - REVISED PER OWNER
 7/13/16 - REVISED PER OWNER
 10/7/13 - REVISED PER ZONING REVIEW DATED 9-25-13.
 9/11/13 - REVISED PER OWNER.
 8/1/13 - REVISED PER ZONING BOARD MEETING COMMENTS.

MANASQUAN V.F.W. PRELIMINARY & FINAL SITE PLAN
AMENDED SITE PLAN
 BLOCK 43 - LOT 4.01
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
Consulting, Inc.
 Valley Park Professional Center
 2517 Route 35 Building J Suite 102
 Manasquan, New Jersey, 08736
 Ph. 732-528-0141 • Fax 732-528-1060

RAY CARPENTER P.E.
 Original Full Size Plans Signed and Sealed
 By Ray Carpenter, PE, on Sept. 1, 2022
 PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

C.A. #24GA28108800
 DRN BY: ACAD
 DATE: 10/11/22
 SCALE: AS SHOWN
 JOB #: 2012.180
 SHEET: 1 OF 1





GRIFFINENGINEERING

August 30, 2022

Albert D Yodakis, PE, PP
Planning Board Engineer
Borough of Manasquan
Boro Engineering
23 W Larchmont Drive
Colts Neck, NJ 07722

RE: Boro File No. MSPB-R1690
Amended Site Plan – Manasquan VFW Lodge 1838
Block 43, Lot 4.01
R-2 – Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Mr. Yodakis:

As recently discussed, I have been asked by the VFW to represent them regarding their revised Site Plan at their upcoming meeting with Manasquan Planning Board on September 13, 2022.

For reference I have attached a copy of their Attorney's Notice of Hearing and a revised Site Plan, prepared by R.C. Associates, but containing revisions directed by me, addressing your comments to the prior site plan review by you on November 4, 2021. Copy of your prior review letter is also attached for reference.

My comments below and how they have been addressed in the revised site plan correspond to the numbered order in your November 4, 2021 letter.

General

As indicated in your letter, the applicant requests approval of a constructed outside bar, ADA table, and added Temporary Bar, all covered by seasonal canopies. (In the prior site plan the ADA



GRIFFINENGINEERING

table was labeled as a bar, however the purpose is to accommodate wheel chair patrons, as a high table, no serving occurs there)

Zoning

- 2a. In reviewing the prior resolution, 21-2013, the lot coverage issue was previously addressed on page 3, paragraph 6B. but the coverage % was incorrect and has now been corrected to 59.56% from 59.81%
- 2b. The rear shed has been relocated to be 5' off the rear property line, and is so indicated on the revised plan.
- 2c. This is correct, the two existing accessory buildings are the garage storage building and the shed.
- 2d. This is correct, the mason, in laying out the building, incorrectly laid out the length 2.1' longer than originally proposed and .2' wider than originally proposed, resulting in 48.42 sf over the originally proposed 600 sf. Those as-built dimensions are indicated on the revised plan.
- 4 & 5 To be addressed by the applicant.
6. Aside from low wattage landscape type lighting, there is one large ship light, indicated on the revised plan, which is more for esthetics, and only has a 60 watt lamp in it, hanging 8' above grade, and pointing straight down. None of the lighting extends beyond the property lines and if at any time it's determined that any does, it will be corrected immediately.
7. The only signage on the property, as indicated on the revised plan is:
- The VFW sign in front yard
 - The handicap parking sign at the handicap parking spaces
 - A stop sign at the exit
 - A no exit sign at the entrance
8. In reviewing the site conditions, I determined that the drainage for the roof drains from the new building were not installed as originally proposed. The applicant is proposing to correct this by installing additional modified drainage, indicated on the revised site plan, resulting in the same storm water storage capacity as originally proposed.



GRIFFINENGINEERING

9. There are no grade changes proposed, and the entire area is virtually at the same grade.
10. The site plan has been cleaned up as suggested, showing only existing and proposed.
11. Correct, no trees are to be removed.

Additionally

On the original site plan from October 25, 2021, there was a shower shown on the north side of the garage and storage building within the side setback. This has been removed.

If you have any questions regarding the changes I've made to the site drawing, please contact me at 908 770-8320.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Griffin".

Joseph Griffin, PE
Griffin Engineering, LLC

**BOROUGH OF MANASQUAN PLANNING BOARD
NOTICE OF HEARING**

TO: PROPERTY OWNER:

PLEASE TAKE NOTICE that on the 13th day of September, 2022, at 7:00 p.m., a hearing will be held before the Manasquan Borough Planning Board and will be conducted virtually on the appeal or application of the undersigned for approval of Minor Site Plan with Bulk Variances resulting in the expansion of the existing non-conforming use and any and all other relief for property located in the R-2 Zone and known as 30 Ridge Avenue, Manasquan, New Jersey also known as Block 43, Lot 4.01 on the Borough Tax Map for approval of an outdoor bar, and an ADA compliant concrete table in the rear yard to permit wheelchair access.

The Applicant requests relief from the Zoning Ordinances of the Borough of Manasquan including the following: Section 35-5.3 - R-2 Zone - Permitted Use - Only one single family dwelling permitted; social club existing and proposed; Section 35-5.2b—Maximum Number of Accessory Bldgs.: 1 building permitted; 1 building existing; and 2 buildings proposed; Section 35-18.3 Planning Board approval required for proposed Minor Site Plan; Accessory Bldg. Area (16 x 6 Shed and Garage)600 SF permitted; 649 SF existing; 649 SF proposed.

The Applicant intends to maintain the following existing non-conformities which will not be modified by this application: Section 35-9.4—Front Yard Setback— 25 ft required; 24.62 ft previously approved; 24.82 ft. revised; Lot Coverage—45% permitted, 59.56% proposed (62.44% existing and approved by Resolution #21-2013). The Applicant reserves the right to request any and all submission and design waivers, and variances, which the Planning Board deems necessary for the approval of the proposed project.

The virtual meeting link is <https://zoom.us/join>, using the Virtual Meeting ID – 665 207 6223, with the Password – 365120 and the local access phone number is +1 646 876 9923 US (New York), or you may find your local number at <https://zoom.us/u/aeVjna053>.

The application, maps, plans and related supporting materials will be available for public inspection in person at least ten (10) days before the public hearing at the Manasquan Municipal Building, located at 201 East Main Street, Manasquan during regular business hours between 9:00 am and 3:00 pm, Monday through Friday (excluding holidays). The documents will also be posted to the website prior to the meeting date at <https://www.manasquan-nj.gov/node/615/agenda> .You may also contact the board secretary at msalerno@manasquan-nj.gov or the Board Attorney George McGill at gdm@mcgillhall.com or 732-618-2447. Any interested party may appear at the said hearing and participate therein in accordance with the rules of the Planning Board.

MANASQUAN VFW LODGE 1838

Address: 30 Ridge Ave, Manasquan, NJ
Applicant

/C. Keith Henderson, Esq./
C. KEITH HENDERSON, ESQ.
Attorney for the Applicant

RECEIVED
ADM
CFD

NOV 08 2021

DPW
PD
CONST
OTHER

September 9, 2021
Revised November 4, 2021

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

Re: Boro File No. MSPB-R1690
Amended Site Plan – Manasquan VFW Lodge 1838
Block 43, Lot 4.01
30 Ridge Avenue
R-2 - Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Amended Site Plan prepared by Ray Carpenter, PE, of R.C. Associates, Inc., dated October 11, 2012, last revised October 25, 2021.
2. Architectural Layout prepared by Brian Collins, RA, dated March 24, 2021.
3. Plan of Survey prepared by Charles O'Malley, PLS, dated March 4, 2021.

The property is located in the R-2 - Residential Zone with frontage on Ridge Avenue. With this application, the applicant proposes to construct an outdoor bar connected to the existing rear building, and an additional outdoor bar in the rear yard, which will both be covered by seasonal canopies. The application was previously deemed complete on September 9, 2021.

The following are our comments and recommendations regarding this application:

Zoning

1. The property is located in the R-2 – Residential Zone. The existing VFW Lodge is an existing non-conforming use in the zone and the proposed improvements constitute an expansion of the existing non-conforming use.
2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum lot coverage of 45% is permitted, whereas a coverage of 59.56% is proposed (revised from 62.86%, 62.44% exists).
 - b. A minimum rear yard setback of 5 feet is required, whereas a setback of 2.5 feet exists and is proposed to the rear shed (the exact distance is now provided, "approximately 2 feet" previously indicated).



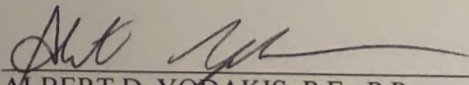
Re: Boro File No. MSPB-R1690
Amend. Site Plan – Manasquan VFW
Block 43, Lot 4.01

November 4, 2021
Sheet 2

- c. One accessory building is permitted, whereas two accessory buildings exist and are proposed.
 - d. A maximum accessory building of 600 square feet permitted, whereas a building of 649 square feet exists and is proposed (600 square feet previously indicated).
3. The following non-conformities exist on Lot 4.01 and are not proposed to be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 24.8 feet exists and is proposed.
4. The applicant should explain the use of the outdoor bar area, including hours of operation, dates of use of the seasonal canopy, and outdoor music or PA systems.
5. There is a sizeable seating area under the canopy area which should be explained to the Board. The seating capacity should also be discussed as relates to parking requirements and the existing number of spaces on site.
6. Any outdoor lighting for the bar area should be shown and lighting levels indicated.
7. Any additional proposed signage should be shown on the plans.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed improvements do not increase the building footprint or impervious coverage by more than 500 square feet. The previously required drainage recharge system appears to have been installed in general conformance with the previous Board approval however the pop up emitter could not be located and should either be installed or uncovered so the system may work properly.
9. Grades have not been shown to demonstrate handicap accessibility however if no grading changes are proposed the existing grades appear sufficient to meet code requirements.
10. If the application is approved, the plans should be modified to only show the proposed improvements as part of this application. Previously approved improvements which are not to be constructed should be removed from the plan.
11. No trees are to be removed as part of the application.

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

September 7, 2022

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

Re: Boro File No. MSPB-R1690
Amended Site Plan – Manasquan VFW Lodge 1838
Block 43, Lot 4.01
30 Ridge Avenue
R-2 - 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. Amended Site Plan prepared by Ray Carpenter, PE, of R.C. Associates, Inc., dated October 11, 2012, last revised August 29, 2022.
2. Architectural Layout prepared by Brian Collins, RA, dated March 24, 2021.
3. Plan of Survey prepared by Charles O'Malley, PLS, dated March 4, 2021.

The property is located in the R-2 - Residential Zone with frontage on Ridge Avenue. With this application, the applicant proposes to maintain an outdoor bar connected to the existing rear building, and an additional outdoor bar in the rear yard, which will both be covered by seasonal canopies. The application was previously deemed complete on September 9, 2021.

The following are our comments and recommendations regarding this application:

Zoning

1. The property is located in the R-2 – Residential Zone. The existing VFW Lodge is an existing non-conforming use in the zone and the proposed improvements constitute an expansion of the existing non-conforming use.
2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum lot coverage of 45% is permitted, whereas a coverage of 59.56% is proposed (62.44% exists).
 - b. Addressed. The rear shed is proposed to be relocated to meet the required 5 feet rear yard setback.




Re: Boro File No. MSPB-R1690
Amend. Site Plan – Manasquan VFW
Block 43, Lot 4.01

September 7, 2022
Sheet 2

- c. One accessory building is permitted, whereas two accessory buildings exist and are proposed.
 - d. A maximum accessory building of 600 square feet permitted, whereas a building of 649 square feet exists and is proposed (600 square feet previously indicated).
3. The following non-conformities exist on Lot 4.01 and are not proposed to be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 24.8 feet exists and is proposed.
 4. The applicant should explain the use of the outdoor bar area, including hours of operation, dates of use of the seasonal canopy, and outdoor music or PA systems.
 5. There is a sizeable seating area under the canopy area which should be explained to the Board. The seating capacity should also be discussed as relates to parking requirements and the existing number of spaces on site.
 6. The applicant has indicated the site lighting on the plan and has agreed to comply with the ordinance so there is no spillage beyond the property lines.
 7. Addressed. The site signage has been shown on the revised plan.
 8. The applicant has acknowledged that the previously approved drainage system was not installed in accordance with the previously approved plans. A revised drainage system in accordance with the Borough’s stormwater ordinance is proposed in the same area as originally designed. I suggest clean-outs be added to the downstream end of the system for future maintenance. Inspection of the system installation will also be required.
 9. Grades have not been shown to demonstrate handicap accessibility however no grading changes are proposed the existing grades which appear sufficient to meet code requirements.
 10. Addressed. The plan has been revised as requested to shown the existing and proposed improvements.
 11. No trees are to be removed as part of the application.

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



Re: Boro File No. MSPB-R1690
Amend. Site Plan – Manasquan VFW
Block 43, Lot 4.01

September 7, 2022
Sheet 3

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Michael Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736
Ray Carpenter, PE, PP
R.C. Associates, 2517 Route 35, Bldg J, Suite 102, Manasquan, NJ 08736
Griffin Engineering
PO Box 316, Sea Girt, NJ
Manasquan VFW Lodge 1838
30 Ridge Avenue, Manasquan, NJ 08736

**PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY**

I. APPLICANT: Manasquan VFW Lodge 1838

Address: 30 Ridge Ave, Manasquan, NJ 08736

Phone: 732-962-8566

**Property Address: 30 Ridge Ave
Block 43, Lot 4.01, Zone R-2
Manasquan, New Jersey 08736**

II. TYPE OF APPLICATION: Preliminary and Final Minor Site Plan Approval with a Use Variance and Bulk Variances

Section 35-18.3 Planning Board approval required for proposed Minor Site Plan Approval

	REQUIRED	EXISTING	PROPOSED
Lot Frontage	50 ft	150 ft	150 ft
Lot Area	5,000 sq ft	22,860 SF	22, 860 SF
Front Setback	25ft	24.62 ft *	24.62 ft * Existing Non-Conformity
Side Yard Setback	5/10 ft	46.53 ft & 59.07 ft	46.53 ft & 59.07 ft
Rear Setback	20 ft	86.61 ft	86.61 ft
Max Height	35 ft	<35 ft	<35 ft
Max No. Stories	2.5	1 Story	1 Story
Building Coverage	30%	9.33%	13.28%
Lot Coverage	45%	62.44%*	62.86%**

Accessory Building:35-5.2b (Garage)	REQUIRED	EXISTING	PROPOSED
Bldg Area	600 sq ft	600 SF*	600 SF*
Side Yard Setback	5 ft	5 ft	5 ft
Rear Setback	5 ft	30 ft	30 ft
Max Height	15 ft	15 ft	15 ft

Accessory Building:35-5.2b (Shed 16x6)	REQUIRED	EXISTING	PROPOSED
Bldg Area	100 SF	N/A	96 SF**
Side Yard Setback	5 ft	N/A	±47 ft
Rear Setback	5 ft	N/A	±2 ft**
Max Height	10 ft	N/A	<15 ft

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

*** Indicates existing non-conformity (previously approved)**

III. SITE INFORMATION:

Street Address: 30 Ridge Ave

Block 43, Lot 4.01

Zoning Districts: R-2

Present Use: Social Club

Proposed Use: Social Club

Permitted Use: One Single Family dwelling

VI. ZONE REQUIREMENTS: R-2 Zone

Min. Lot Area: 5,000 sq ft

Min Lot Frontage: 50 ft

Front Yard Setback: 25 ft

Side Setback: 5/10 ft

Rear Setback: 20 ft

Max. Bldg. Height: 35 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 30%

Max. Lot Coverage: 45%

V. MISCELLANEOUS:

- 1. Is the Applicant the Landowner? Yes
- 2. Does the Applicant own any adjoining land? No
- 3. Are the property taxes paid to date? Yes
- 4. Have there been any previous applications to the Planning Board or Board of Adjustment concerning this property? Yes
- 5. Are there any deed restrictions, easements or covenants affecting the property? Applicant will submit upon request.

VI. COMMENT:

Applicant seeks to legalize an existing non-conforming use for a social club on the property along with the construction of a covered outdoor bar area attached to the existing detached garage and a covered patio in the rear yard.

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

8/27/21
Date


MICHAEL D. HENDERSON, ESQ
Attorney for Applicant

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

October 14, 2020

Manasquan VFW Lodge 1838
30 Ridge Avenue
Manasquan, NJ 08736

Re: Block: 43 Lot: 4.01 Zone: R-2

Dear Sir or Madam:

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

Construction of a covered outdoor bar area attached to the existing detached garage and a covered patio area in the rear yard.

Amended Site plan prepared by Ray Carpenter on October 7, 2020

Application denied for the following reason(s):

Section 35-18.3 – Planning Board approval required for the proposed project.

Section 35-5.3 – R-2 Zone – Permitted Use – Only one single family dwelling permitted.
Social club existing

Section 35-9.4 – Front Setback – 25ft. Required
24.62ft. Existing

Section 35-9.4 – Lot Coverage – 45% Permitted
59.81% Existing
78.6% Proposed

Section 35-5.2b – Accessory Building – 600s.f. Permitted
2,615s.f. Proposed (garage, bar area, patio)

“ - “ (Bar) – Side Setback (Left) – 5ft. Required
3ft. Existing

Section 35-5.2b – Accessory Building (shed) – Only one shed permitted per property
Two sheds existing

“ - “ - 100s.f. Permitted
144s.f. Existing

“ - “ - Rear Setback – 5ft. Required
2ft. Existing

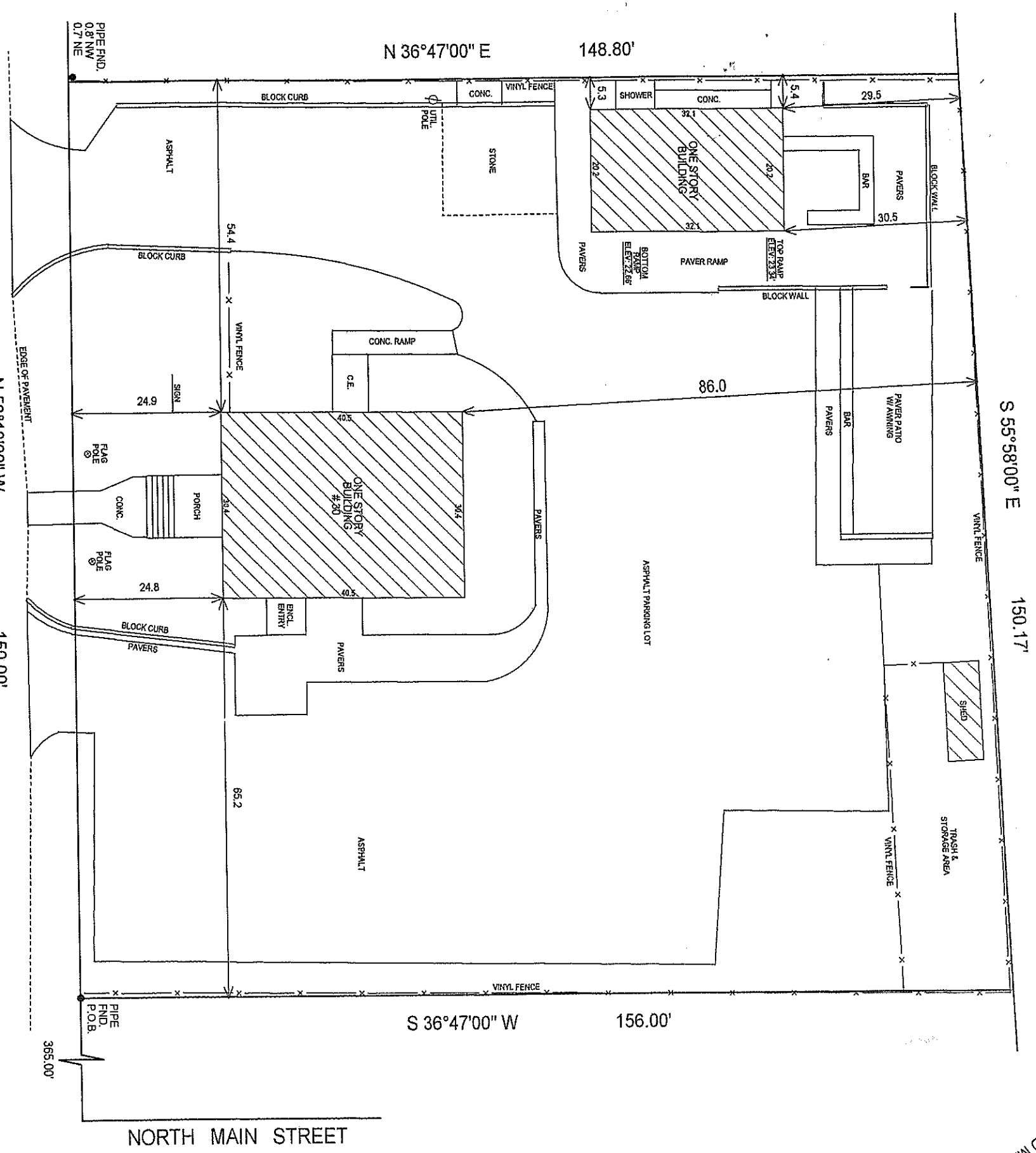
Section 35-13.3 – On site Parking – 1 Space / 200sf. Required
23 Spaces Required
15 Spaces Existing

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



SURVEY NOTES:
 ALL ELEVATIONS NAVD 1988

THIS SURVEY CERTIFIED TO:
 MANASQUAN VFW POST 1838

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 LOTS 46, 47 & 48 ON A MAP ENTITLED "PLAN OF THE HIGGINS TRACT, BOROUGH OF MANASQUAN, MONMOUTH CO." FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE APRIL 1, 1910 AS CASE NO. 13-20.

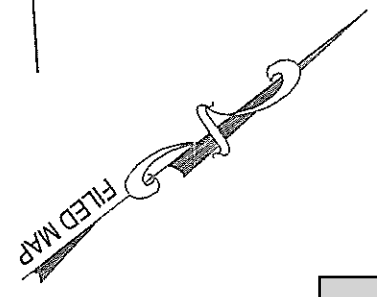
Charles O'Malley
CHARLES O'MALLEY, P.L.S.

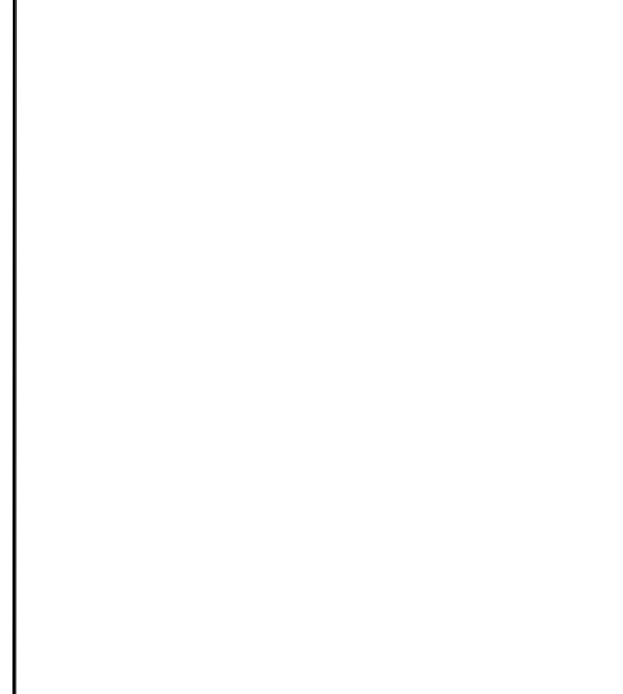
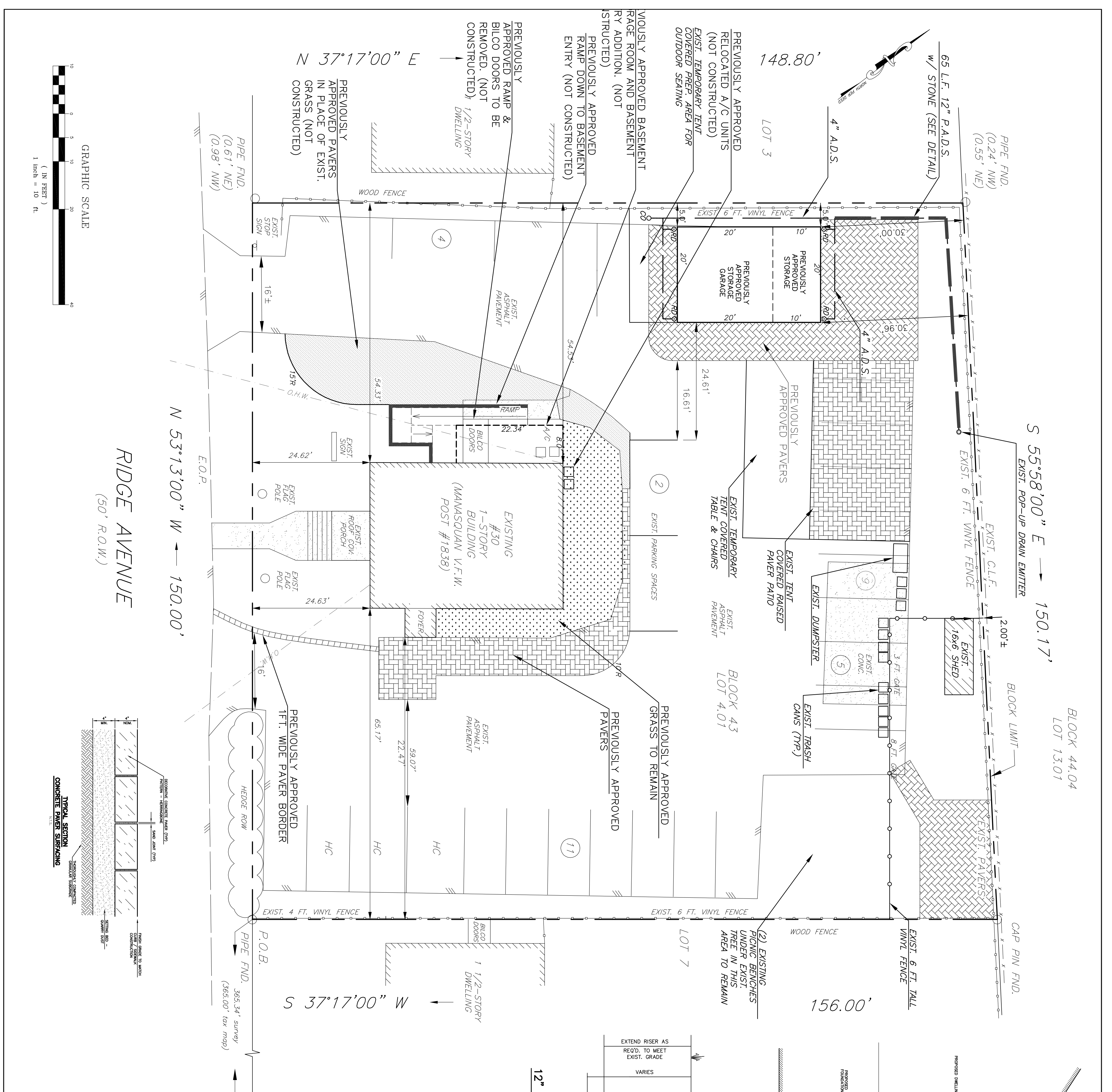
CHARLES O'MALLEY, PLS, LLC
 Professional Land Surveyor
 New Jersey Lic. No. 24GS03487100
 908 Riverview Drive
 Brielle, New Jersey 08730
 (732) 223-3141

PLAN OF SURVEY

LOT 4.01 BLOCK 43
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY
 NEW JERSEY

Drawn By clom	Chkd By C.O.M.	File No. 13-133558	Date 3/4/21	Scale 1" = 20'
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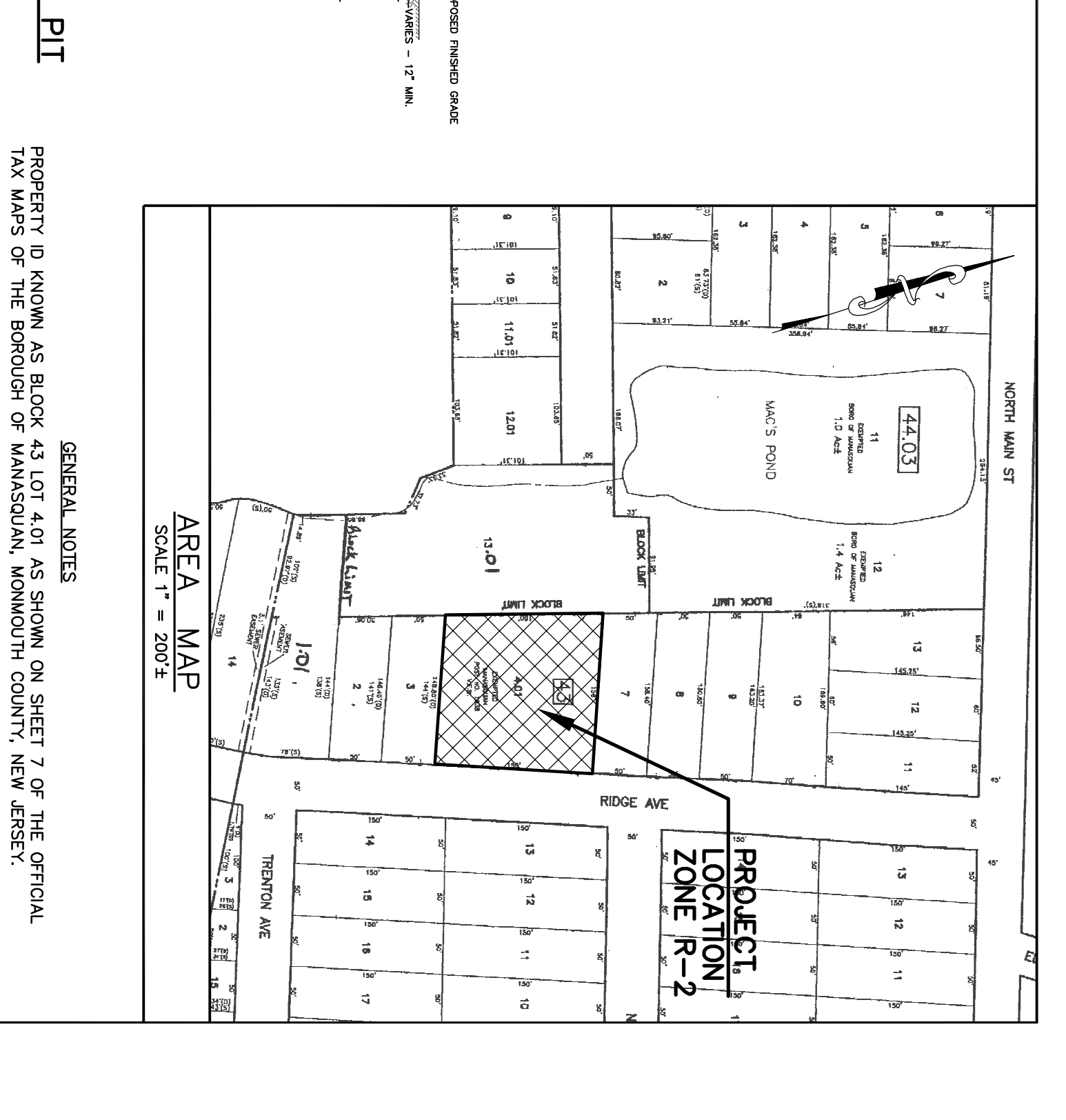


DESCRIPTION	REQUIRED/PERMITTED	EXISTING
BUILDING USE	RESIDENTIAL	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	**24.62 FT.
5 & 10 FT.	46.53 & 59.07 FT.	46.53 & 59.07 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.
MAX. BUILDING COVERAGE	30 % (6,858 SF)	13.28 % (3,039 SF)
MAX. LOT COVERAGE	45 % (10,287 SF)	**62.44% (14,274 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	1 STORY
(GARAGE) ACCESS, BLDG. SIDE S.B.	5 FT.	5 FT.
(GARAGE) ACCESS, BLDG. REAR S.B.	15 FT.	30 FT.
(GARAGE) ACCESS, BLDG. HEIGHT	15 FT.	15 FT.
(GARAGE) ACCESS, BLDG. AREA	600 S.F.	*600 S.F.
(GARAGE) ACCESS, BLDG. SIDE S.B.	5 FT.	*4.47 FT.
(GARAGE) ACCESS, BLDG. REAR S.B.	10 FT.	**4.42 FT.
(GARAGE) ACCESS, BLDG. HEIGHT	100 S.F.	<10 FT.
(GARAGE) ACCESS, BLDG. AREA	100 S.F.	96 S.F.
MAX. # OF SHEDS	1	N/A
MAX. # OF SHEDS	8 SPACES	24 SPACES
** - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 62.87 % VIA RESOLUTION # 21-2013		
*** - INDICATES NEW VARIANCE REQUIRED		
- GRADES SHOWN BASED ON NAVD 88 DATUM		
- PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES		
- EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER		
TOPOGRAPHIC & BOUNDARY INFORMATION TAKEN FROM A MAP PREPARED BY AGEE SURVEYING CO. INC., PROFESSIONAL LAND SURVEYORS, DATED 3/27/12.		

EXIST. LOT COVERAGES	EXIST. LOT COVERAGES
EXIST. BLDG./OVER COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	140 S.F.
EXIST. GARAGE	10 S.F.
EXIST. ASPHALT PARKING LOT	11,784 S.F.
EXIST. SHED	96 S.F.
EXIST. SHED	179 S.F.
EXIST. SHED	33 S.F.
APPROVED CONG. WALL AROUND RAMP	14,274 S.F.
TOTAL EXIST. LOT COVERAGES	14,370 S.F.

7/26/21	7/20/21	7/13/16	9/17/13
REMOVED SHED PER OWNER	REMOVED REFERENCE TO SHED THAT WAS REMOVED FROM SITE.	REMOVED PER OWNER	REMOVED PER OWNER
REMOVED PER OWNER	REMOVED PER OWNER	REMOVED PER ZONING REVIEW DATED 9-25-13	REMOVED PER ZONING REVIEW DATED 9-25-13
REMOVED PER OWNER	REMOVED PER OWNER	REMOVED PER ZONING REVIEW DATED 9-25-13	REMOVED PER ZONING REVIEW DATED 9-25-13
REMOVED PER OWNER	REMOVED PER OWNER	REMOVED PER ZONING REVIEW DATED 9-25-13	REMOVED PER ZONING REVIEW DATED 9-25-13
REMOVED PER OWNER	REMOVED PER OWNER	REMOVED PER ZONING REVIEW DATED 9-25-13	REMOVED PER ZONING REVIEW DATED 9-25-13

GENERAL NOTES
PROPERTY ID KNOWN AS BLOCK 43 LOT 4.01 AS SHOWN ON SHEET 7 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.52488 ACRES.
APPLICANT: MANASQUAN V.F.W. POST NO. 1838
30 RIDGE AVENUE
MANASQUAN N.J.
APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA
ZONE R-2



MANASQUAN V.F.W. PRELIMINARY & FINAL SITE PLAN AMENDED SITE PLAN

BLOCK 43 - LOT 4.01
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

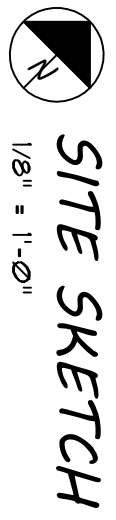
R.C. ASSOCIATES Consulting, Inc.
 Valley Park Professional Center
 2517 Route 35 Building J Suite 102
 Manasquan, New Jersey, 08928
 Ph. 732-528-0141 • Fax 732-528-1060

RAY CARPENTER P.E.

DATE: 10/11/12
 SCALE: AS SHOWN
 JOB #: 2012.180
 SHEET: 1 OF 1

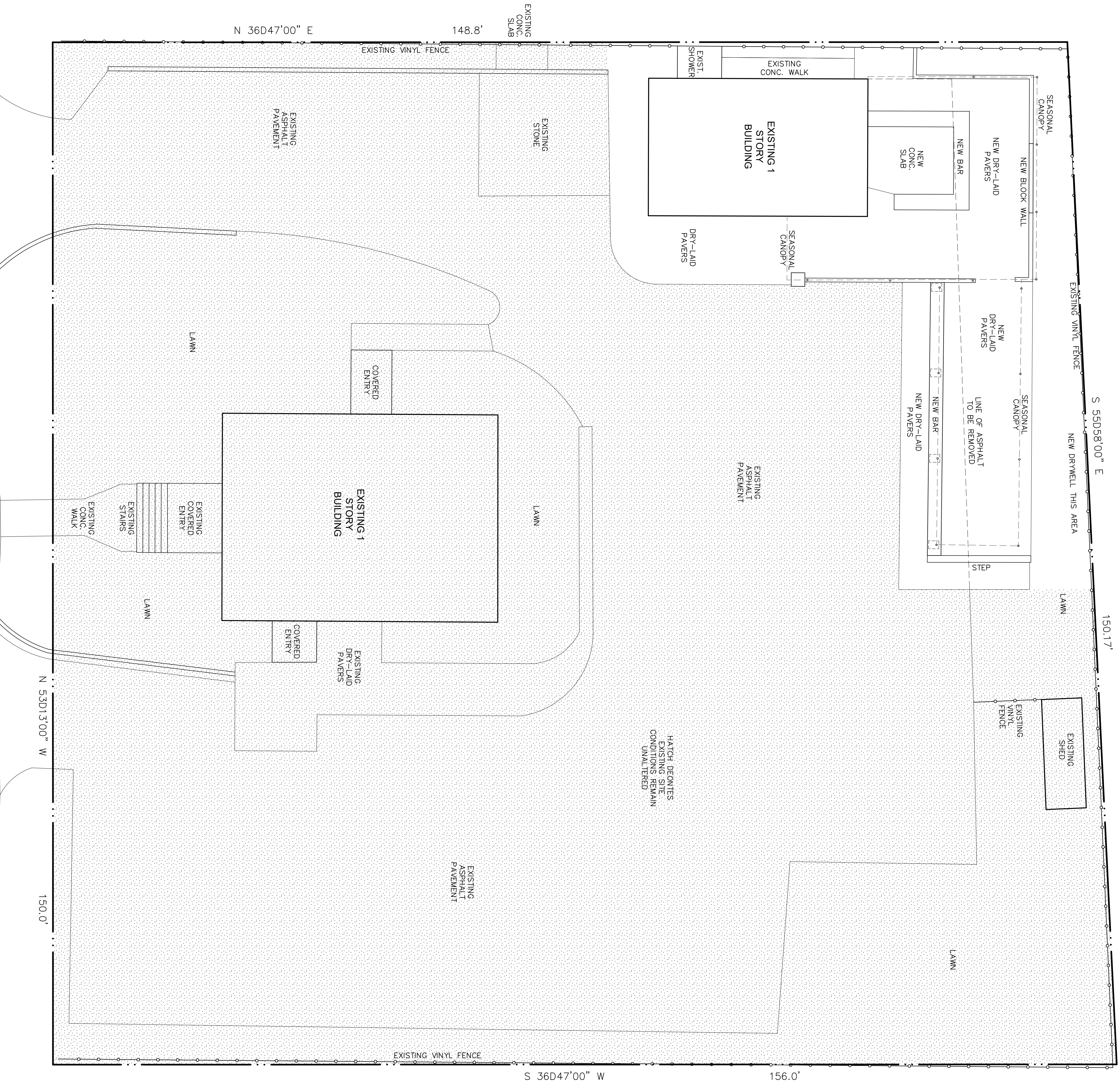
PROFESSIONAL ENGINEER, N.J. Lic. No. GZ23223

ZONING CRITERIA		
ZONE: R2	BASED ON SURVEY BY CHARLES O'HALLEY DATED 3/11/2011	
LOT: 43		
BLOCK: 431		
LOT REQUIREMENTS:		
MIN LOT AREA:	REQUIRED: 5,000 SF	EXISTING: 22,993 SF
MIN LOT WIDTH:	REQUIRED: 50'	EXISTING: 150'
COVERAGES		
PRINCIPAL BUILDING:	30% (6,951 SF)	91% (2,070 SF)
PERVIOUS:	45% (10,281 SF)	64.13% (14,666 SF)
		61% (13,964 SF)



SITE SKETCH

RIDGE AVENUE
50' R.O.W.

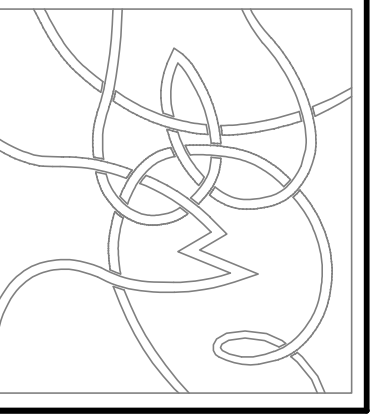


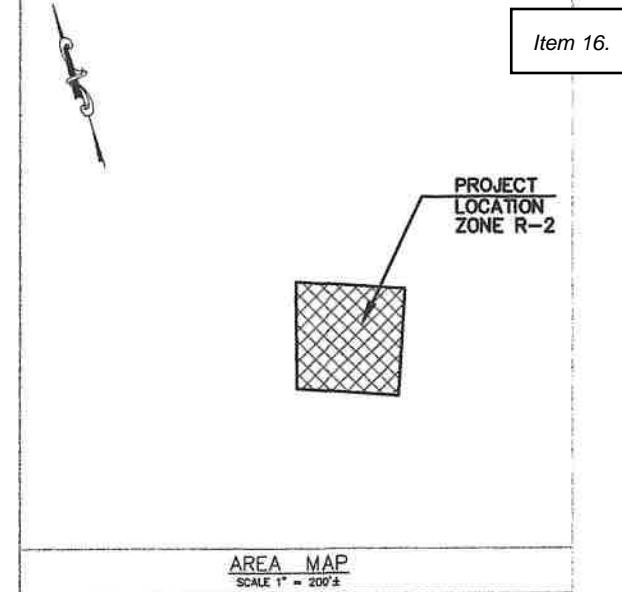
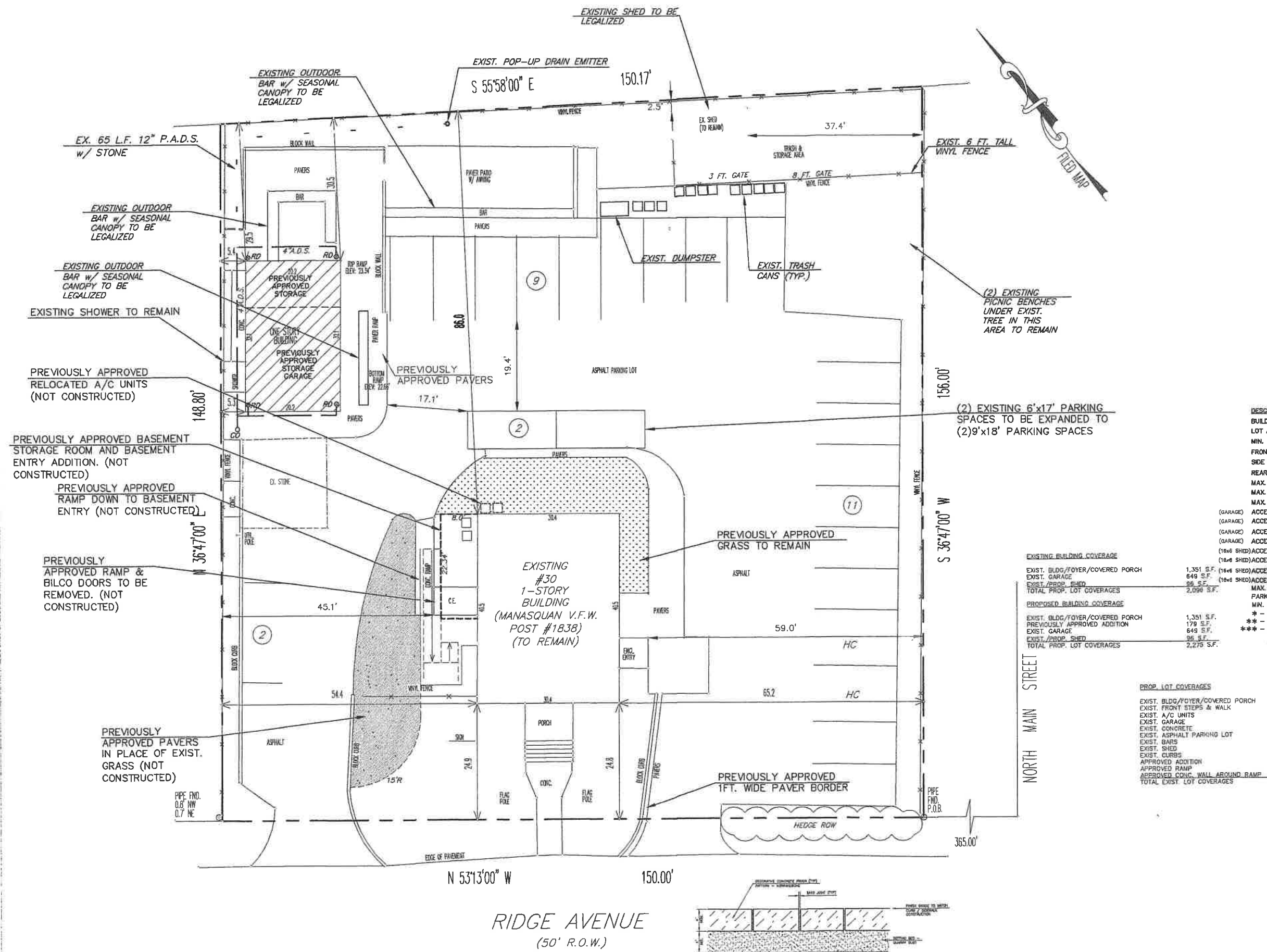
DATE: 3/24/2011	COMPL:	DRAWN BY: bmc	REVISIONS:
SP1			
SHT. 1 OF 1			

BRIAN M. COLLIS
ARCHITECTURE
 120 JOLT STREET
 BRICK, NEW JERSEY 08724
 TEL.: 848-469-1864

BRIAN M. COLLIS
 N.J. LIC. NO.
 21A10134600

**SITE IMPROVEMENTS AT VFW POST 1838
 30 RIDGE AVENUE**
 LOT: 401 BLOCK: 43
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY





GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 43 LOT 4.01 AS SHOWN ON SHEET 7 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.5248± ACRES.

APPLICANT: MANASQUAN V.F.W. POST No. 1838
30 RIDGE AVENUE
MANASQUAN N.J.

APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA

ZONE R-2

DESCRIPTION	REQUIRED/PERMITTED	PREVIOUSLY APPROVED	PROPOSED
BUILDING USE	RESIDENTIAL	SOCIAL CLUB	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,880 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	** 24.62 FT.	** 24.8 FT.
SIDE YARD SETBACK	5 & 10 FT.	46.53 & 59.07 FT.	45.1 & 59 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.	88 FT.
MAX. BUILDING COVERAGE	30 % (8,658 S.F.)	9.33 % (2,133 SF)	9.95 % (2,275 S.F.)
MAX. LOT COVERAGE	45 % (10,287 S.F.)	** 62.44% (14,274 SF)	59.56 % (13,616.50 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STORY)	< 35 FT. (1 STORY)	< 35 FT. (1 STORY)
(GARAGE) ACCESS. BLDG. SIDE S.B.	5 FT.	5 FT.	5.3 FT.
(GARAGE) ACCESS. BLDG. REAR S.B.	5 FT.	30 FT.	29.5 FT.
(GARAGE) ACCESS. BLDG. HEIGHT	15 FT.	15 FT.	15 FT.
(GARAGE) ACCESS. BLDG. AREA	600 S.F.	*600 S.F.	***649 S.F.
(16x6 SHED)ACCESS. BLDG. SIDE S.B.	5 FT.	N/A	37.4 FT.
(16x6 SHED)ACCESS. BLDG. REAR S.B.	5 FT.	N/A	***2.5 FT.
(16x6 SHED)ACCESS. BLDG. HEIGHT	10 FT.	N/A	< 10 FT.
(16x6 SHED)ACCESS. BLDG. AREA	100 S.F.	N/A	98 S.F.
MAX. # OF ACCESSORY BLDGS.	1 BUILDING	1 BUILDING	***2 BUILDINGS
PARKING (1/200 S.F.)	8 SPACES	24 SPACES	24 SPACES
MIN. SHOWER SETBACK	5 FT.	N/A	***0.8 FT.

* - INDICATES GRANTED VIA RESOLUTION # 21-2013
 ** - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 92.67 % VIA RESOLUTION # 21-2013
 *** - INDICATES NEW VARIANCE REQUIRED
 - GRADES SHOWN BASED ON NAVD 88 DATUM.
 - PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES
 - EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER

EXISTING BUILDING COVERAGE

EXIST. BLDG./FOYER/COVERED PORCH	1,351 S.F.
EXIST. GARAGE	649 S.F.
EXIST./PROP. SHED	95 S.F.
TOTAL PROP. LOT COVERAGES	2,095 S.F.

PROPOSED BUILDING COVERAGE

EXIST. BLDG./FOYER/COVERED PORCH	1,351 S.F.
PREVIOUSLY APPROVED ADDITION	179 S.F.
EXIST. GARAGE	649 S.F.
EXIST./PROP. SHED	95 S.F.
TOTAL PROP. LOT COVERAGES	2,275 S.F.

PROP. LOT COVERAGES

EXIST. BLDG./FOYER/COVERED PORCH	1,354 S.F.	EXIST. BLDG./FOYER/COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	10 S.F.	EXIST. FRONT STEPS & WALK	140 S.F.
EXIST. A/C UNITS	649 S.F.	EXIST. A/C UNITS	10 S.F.
EXIST. CONCRETE	86 S.F.	EXIST. GARAGE	600 S.F.
EXIST. ASPHALT PARKING LOT	10,008 S.F.	MODIFIED PAVED PARKING LOT	11,784 S.F.
EXIST. BARS	216 S.F.	PROP. ADDITION	179 S.F.
EXIST. SHED	95 S.F.	PROP. RAMP	174 S.F.
EXIST. CURBS	77 S.F.	PROP. CONC. WALL AROUND RAMP	33 S.F.
APPROVED ADDITION	179 S.F.	TOTAL PROP. LOT COVERAGES	14,274 S.F.
APPROVED RAMP	174 S.F.		
APPROVED CONC. WALL AROUND RAMP	33 S.F.		
TOTAL EXIST. LOT COVERAGES	13,616.50 S.F.		

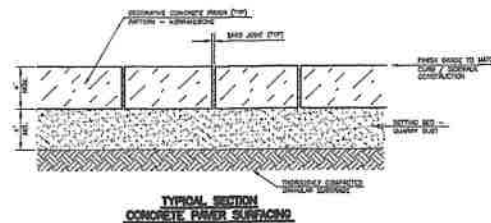
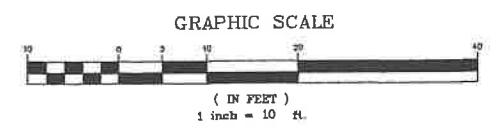
10/25/21 - REVISED TO SHOW UPDATED FIELD CONDITIONS
 7/28/21 - REVISED SHED PER OWNER
 7/20/21 - REMOVED REFERENCE TO SHED THAT WAS REMOVED FROM SITE.
 10/7/20 - REVISED PER OWNER
 7/13/16 - REVISED PER OWNER
 10/7/13 - REVISED PER ZONING REVIEW DATED 5-25-13.
 9/11/13 - REVISED PER OWNER
 8/1/13 - REVISED PER ZONING BOARD MEETING COMMENTS.

MANASQUAN V.F.W. PRELIMINARY & FINAL SITE PLAN
AMENDED SITE PLAN
 BLOCK 43 - LOT 4.01
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
 Consulting, Inc.
 Valley Park Professional Center
 2517 Route 35 Building J Suite 102
 Manasquan, New Jersey, 08738
 Ph. 732-528-0141 • Fax 732-528-1060

RAY CARPENTER P.E.
 PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

C.A. #24GA28108900
 DRN BY: ACAD
 DATE: 10/11/21
 SCALE: AS SHOWN
 JOB #: 2012.180
 SHEET: 1 OF 1



RECEIVED OCT 26 2021

B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____
SEP 13 2021
DPW _____ CONST _____
PD _____ OTHER _____

September 9, 2021

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

Re: Boro File No. MSPB-R1690
Amended Site Plan – Manasquan VFW Lodge 1838
Block 43, Lot 4.01
30 Ridge Avenue
R-2 - Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Amended Site Plan prepared by Ray Carpenter, PE, of R.C. Associates, Inc., dated October 11, 2012, last revised July 26, 2021.
2. Architectural Layout prepared by Brian Collins, RA, dated March 24, 2021.
3. Plan of Survey prepared by Charles O'Malley, PLS, dated March 4, 2021.

The property is located in the R-2 - Residential Zone with frontage on Ridge Avenue. With this application, the applicant proposes to construct an outdoor bar connected to the existing rear building, and an additional outdoor bar in the rear yard, which will both be covered by seasonal canopies. The application is deemed complete as of September 9, 2021.

The following are our comments and recommendations regarding this application:

Zoning

1. The property is located in the R-2 – Residential Zone. The existing VFW Lodge is an existing non-conforming use in the zone and the proposed improvements constitute an expansion of the existing non-conforming use.
2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum lot coverage of 45% is permitted, whereas a coverage of 62.86% is proposed (62.44% exists).
 - b. A minimum rear yard setback of 5 feet is required, whereas a setback of 2 feet exists and is proposed to the rear shed.


Re: Boro File No. MSPB-R1690
Amend. Site Plan – Manasquan VFW
Block 43, Lot 4.01

September 9, 2021
Sheet 2

- c. One accessory building is permitted, whereas two accessory buildings exist and are proposed.
3. The following non-conformities exist on Lot 4.01 and are not proposed to be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 24.628.3 feet exists and is proposed.
4. The applicant should explain the use of the outdoor bar area, including hours of operation, dates of use of the seasonal canopy, and outdoor music or PA systems.
5. There is a sizeable seating area under the canopy area which should be explained to the Board. The seating capacity should also be discussed as relates to parking requirements and the existing number of spaces on site.
6. Any outdoor lighting for the bar area should be shown and lighting levels indicated.
7. Any additional proposed signage should be shown on the plans.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed improvements do not increase the building footprint or impervious coverage by more than 500 square feet.
9. Grades have not been shown to demonstrate handicap accessibility however if no grading changes are proposed the existing grades appear sufficient to meet code requirements.
10. No trees are to be removed as part of the application.

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
Michael Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736



Re: Boro File No. MSPB-R1690
Amend. Site Plan – Manasquan VFW
Block 43, Lot 4.01

September 9, 2021
Sheet 3

Ray Carpenter, PE, PP
R.C. Associates, 2517 Route 35, Bldg J, Suite 102, Manasquan, NJ 08736
Manasquan VFW Lodge 1838
30 Ridge Avenue, Manasquan, NJ 08736

September 9, 2021
Revised November 4, 2021

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

Re: Boro File No. MSPB-R1690
Amended Site Plan – Manasquan VFW Lodge 1838
Block 43, Lot 4.01
30 Ridge Avenue
R-2 - Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Amended Site Plan prepared by Ray Carpenter, PE, of R.C. Associates, Inc., dated October 11, 2012, last revised October 25, 2021.
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3. Plan of Survey prepared by Charles O'Malley, PLS, dated March 4, 2021.

The property is located in the R-2 - Residential Zone with frontage on Ridge Avenue. With this application, the applicant proposes to construct an outdoor bar connected to the existing rear building, and an additional outdoor bar in the rear yard, which will both be covered by seasonal canopies. The application was previously deemed complete on September 9, 2021.

The following are our comments and recommendations regarding this application:

Zoning

1. The property is located in the R-2 – Residential Zone. The existing VFW Lodge is an existing non-conforming use in the zone and the proposed improvements constitute an expansion of the existing non-conforming use.
2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum lot coverage of 45% is permitted, whereas a coverage of 59.56% is proposed (revised from 62.86%, 62.44% exists).
 - b. A minimum rear yard setback of 5 feet is required, whereas a setback of 2.5 feet exists and is proposed to the rear shed (the exact distance is now provided, "approximately 2 feet" previously indicated).




Re: Boro File No. MSPB-R1690
Amend. Site Plan – Manasquan VFW
Block 43, Lot 4.01

November 4, 2021
Sheet 2

- c. One accessory building is permitted, whereas two accessory buildings exist and are proposed.
 - d. A maximum accessory building of 600 square feet permitted, whereas a building of 649 square feet exists and is proposed (600 square feet previously indicated).
3. The following non-conformities exist on Lot 4.01 and are not proposed to be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 24.8 feet exists and is proposed.
 4. The applicant should explain the use of the outdoor bar area, including hours of operation, dates of use of the seasonal canopy, and outdoor music or PA systems.
 5. There is a sizeable seating area under the canopy area which should be explained to the Board. The seating capacity should also be discussed as relates to parking requirements and the existing number of spaces on site.
 6. Any outdoor lighting for the bar area should be shown and lighting levels indicated.
 7. Any additional proposed signage should be shown on the plans.
 8. A drainage recharge system in accordance with the Borough’s stormwater ordinance is not required as the proposed improvements do not increase the building footprint or impervious coverage by more than 500 square feet. The previously required drainage recharge system appears to have been installed in general conformance with the previous Board approval however the pop up emitter could not be located and should either be installed or uncovered so the system may work properly.
 9. Grades have not been shown to demonstrate handicap accessibility however if no grading changes are proposed the existing grades appear sufficient to meet code requirements.
 10. If the application is approved, the plans should be modified to only show the proposed improvements as part of this application. Previously approved improvements which are not to be constructed should be removed from the plan.
 11. No trees are to be removed as part of the application.

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



Re: Boro File No. MSPB-R1690
Amend. Site Plan – Manasquan VFW
Block 43, Lot 4.01

November 4, 2021
Sheet 3

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Michael Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736
Ray Carpenter, PE, PP
R.C. Associates, 2517 Route 35, Bldg J, Suite 102, Manasquan, NJ 08736
Manasquan VFW Lodge 1838
30 Ridge Avenue, Manasquan, NJ 08736

TIMOTHY M. PRIME, *Esquire*
DUNCAN M. PRIME, *Esquire*
TYLER T. PRIME, *Esquire*
SARA R. WERNER, *Esquire*
JULIA M. HAHN, *Esquire*

PRIME & TUVEL

ATTORNEYS AT LAW

* ALSO ADMITTED TO THE PENNSYLVANIA BAR
* ALSO ADMITTED TO THE NEW YORK BAR
* ALSO ADMITTED TO THE ILLINOIS BAR

JASON R. TUVEL, *Esquire*
ALLYSON M. KASSETTA, *Esquire*¹
MICHAEL MICELI, *Esquire*¹
NANCY A. LOTTINVILLE, *Esquire*¹
BENJAMIN T.E. WINE, *Esquire*

May 31, 2022

VIA HAND DELIVERY and EMAIL

Borough of Manasquan
201 East Main Street
Manasquan, New Jersey 08736
Attn: Richard Furey, Zoning Officer

**RE: James Henry (the “Appellant”)
Appeal of Zoning Officer’s Determination (the “Appeal”)
85 Morris Avenue, Manasquan, NJ 08736 (the “Property”)
Block 71, Lots 108 & 110.01**

Dear Mr. Furey:

This office represents the Appellant in connection with the above-referenced Appeal. The Appellant is seeking a zoning permit to construct grading improvements (including fill and retaining wall), a garage structure, a covered patio and a pool on the above-referenced Property (the “Proposed Development”). The Appellant received a letter of denial with respect to the Proposed Development, dated May 11, 2022, which is annexed hereto for your reference as **Exhibit A: Zoning Permit Denial** (the “Denial”). It is our position that the denial erroneously requires that the Appellant obtain site plan approval prior to obtaining a zoning permit, and the Appellant is seeking a determination by the Planning Board (the “Board”)¹ in accordance with N.J.S.A. 40:55D-72 of the State of New Jersey Municipal Land Use Law. Specifically, N.J.S.A. 40:55D-72 states:

Appeals to the board of adjustment may be taken by any interested party affected by any decision of an administrative officer of the municipality based on or made in the enforcement of the zoning ordinance or official map. Such appeal shall be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken specifying the grounds of such appeal. The officer from whom the appeal is taken shall immediately

¹ The Borough of Manasquan has a Joint Land Use Board, wherein the Planning Board functions as a Zoning Board of Adjustment, as well, when called upon.

1 University Plaza Drive, Suite 500
Hackensack, NJ 07601
P 201 883 1010 | F 856 273 8383
W primelaw.com

ADDITIONAL OFFICES

Mount Laurel, NJ | Hoboken, NJ | Fort Washington, PA

Richard Furey
May 31, 2022
Page 3 of 3

public health, safety and general welfare and, in particular, the following factors:

- a. Erosion by water and wind.
- b. Drainage.
- c. Grades and elevations of adjoining streets and lands.
- d. Effect of the excavation removal or fill upon nearby lands and values and uses of other lands as affected by such work and land values and uses of lands to be excavated or filled from which materials are to be removed or added.
- e. Lateral support of public streets, roads and highways and of adjoining properties.
- f. Grades, elevations and depths to be excavated or filled so that the lands after excavation or fill shall be generally level and no stagnant water will remain.
- g. Such other factors as may bear upon or relate to the coordinated, adjusted and harmonious physical development of the Borough.

See Code at § 30-1.3.

Based on the above requirements, it is the Borough Engineer that is required to review any plans in connection with soil and soil removal, which does not appear to have been done. Despite having received all relevant NJDEP permits, the Denial is arbitrary, capricious and unreasonable absent valid engineering rationale for same.

In connection with this Appeal, please find enclosed a Notice of Appeal and a copy of the letter of denial, dated May 11, 2022. Kindly confirm receipt of this submission and advise when the Appeal may be scheduled for a hearing before the Planning Board. Thank you very much for your assistance and please feel free to contact me with any questions.

Sincerely,

/s/ Jason R. Tuvel
Jason R. Tuvel, Esq.

JRT:btfw
Enclosures

cc: Barbara Ilaria, Board Secretary, *via email*

Richard Furey
 May 31, 2022
 Page 2 of 3

transmit to the board all the papers constituting the record upon which the action appealed from was taken.

See N.J.S.A. 40:55D-72.

In accordance with N.J.S.A. 40:55D-70(a) and N.J.S.A. 40:55D-72, please immediately transmit to the Board all of the documents submitted to your office in connection with the Appellant's application for Certificate of Occupancy.

As to the substance of the Appeal, it is our position that the Denial incorrectly requires that the Appellant obtain site plan approval from the Board prior to releasing a zoning permit for the proposed site improvements. Specifically, the Denial explains in relevant part:

Application denied for the following reason(s):

Section 35-18.3 (Site Plan Regulations) – Requires Planning Board approval for the proposed project.

Section 30-1.7 (Soil and Soil Removal) – Permits a maximum 50 cubic yards of fill without prior approvals.

See Exhibit A.

However, each reason cited within the Denial is flawed. To wit, the Borough of Manasquan Zoning Ordinance states in Section 35-18.4(a) (Exemptions from Site Plan Approval):

Single-family and two-family residential structures and structures and uses incidental thereto, permitted as a right under applicable zoning regulations, are exempt from the requirements of this Sections 35-18 through 35-23; however, a site plan will be required if, at the discretion of the Building Officer, there exist soil and drainage conditions or traffic factors which may result in environmental problems.

See Code at § 35-18.4(a).

To this end, being that the subject Property is located within a tidal flood zone, the Appellant has applied for, and received, all necessary NJDEP permits that determine the Proposed Development to be acceptable under State regulations.

As to the second reason for the Denial, the Code, at Section 30-1.3, states:

The application and map shall be referred to by the Construction Code Official to the Borough Engineer. In arriving at a decision as to whether a permit shall be granted, the Engineer shall be guided by considerations of

**APPLICATION TO THE
PLANNING BOARD
OF THE BOROUGH OF MANASQUAN**

Application Fee _____ Received _____ By _____
Action by the Board of Adjustment: Date(s) _____
Granted _____ Denied _____ Recommended _____
_____ Other _____
Action by other bodies, if necessary: Date(s) _____
See related minutes _____
Date of publication prior to meeting _____
Date of publication of decision _____
Applicant furnished with copy of resolution on _____
_____ Other _____
Voting members _____

(Do not write in this space)

Applicant's Name: **James Henry**
Applicant's Address: **85 Morris Avenue, Manasquan, NJ 08736**
Owner's Name: **James E Henry & Sarah Cosentino**
Owner's Address: **85 Morris Avenue, Manasquan, NJ 08736**
Relationship of applicant to owner (i.e. tenant, agent, purchaser under contract, same person, or other): **Same**
Location of Premises: **85 Morris Avenue, Manasquan, NJ 08736** Lot: **108, 110.01** Block: **71**
(Street) (Tax Map Ref.)
The premises are situated on the south side of Morris Avenue, west of the intersection of Union Avenue and Morris Avenue.
(landmark or intersection of another street)
The premises are now located in the following zone: **R-2**

(NOTICE OF APPEAL)

TAKE NOTICE that the undersigned, applicant for development on the premises in the Borough of Manasquan, designated on the Borough of Manasquan Tax Map as Block 71, Lots 108 & 110.01, and also known and designated as 85 & 83 Morris Avenue in the Borough of Manasquan (the "Property") located in the R-2 zoning district (the "Zone") hereby appeals to the Planning Board from the order, determination, or decision of said enforcing official made on the 11th day of May, 2022, denying a zoning permit to James Henry of 85 Morris Avenue, Manasquan, NJ 08736 (the "Appellant") to construct grading improvements (including fill and retaining wall), a garage structure, a covered patio and a pool for the reason that Appellant

alleges error in the decision of the Zoning Officer to properly interpret the Borough of Manasquan Code that permits the site improvements as proposed.

TAKE FURTHER NOTICE that you are hereby required to immediately transmit to the Secretary of the Planning Board all papers constituting the record upon which the action appealed from was taken, in accordance with the Rules of the Planning Board and the statute in such case made and provided.

/s/ Jason R. Tuvel
Jason R. Tuvel, Esq.
Attorney for the Appellant

Dated: May 31, 2022

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 732-223-1000

FRANK F. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Officer

May 11, 2022

James Henry
85 Morris Avenue
Manasquan, NJ 08736

Re: Block: 71 Lot: 108, 110.01 Zone: R-2
85 Morris Avenue and 83 Morris Avenue

Dear Sir:

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

Lot 108:

Fill in a portion of the rear yard on lot 108 and construct a retaining wall in the rear of the proposed garage and covered patio.

Lot 110.01:

Construct a 3ft. high retaining wall around the perimeter of the rear yard and elevate the rear portion of lot 110.01 approximately 3ft. above the existing grade.

Plot and Grading Plan prepared by James Henry on April 26, 2022. Letter from the Department of Environmental Protection on December 7, 2021.

Application denied for the following reason(s):

Section 35-18.3 – Requires Planning Board approval for the proposed project.

Section 30-1.7 – Permits a maximum 50 cubic yards of fill without prior approvals.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

Construction Office

May 9, 2022

James Henry
85 Morris Avenue
Manasquan, NJ 08736

Re: Block: 71 Lot: 1.08 Zone: R-2

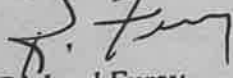
Dear Sir:

The following documentation is required before we can approve your plans for the garage and covered patio.

- Three sets of revised plot plans for the project.
- Plans for the hot tub.
- Standby generator must be located a minimum of 5ft. from the side property line or within the building line of the house whichever is greater.
- Prior approval from the shade tree committee regarding the removal of any trees on the property.
- Plot plan revised to show compliance with Section 28-1.3 (stormwater).
- Two additional sets of sealed building plans prepared by Daniel Governale on January 31, 2022.
- Two additional sets of sealed grading and drainage plans prepared by James Henry on February 28, 2022.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

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. WRITERS
Construction Official

May 11, 2022

James Henry
85 Morris Avenue
Manasquan, NJ 08736

Re: Block: 71 Lot: 108, 110.01 Zone: R-2
85 Morris Avenue and 83 Morris Avenue

Dear Sir:

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

Lot 108:

Fill in a portion of the rear yard on lot 108 and construct a retaining wall in the rear of the proposed garage and covered patio.

Lot 110.01:

Construct a 3ft. high retaining wall around the perimeter of the rear yard and elevate the rear portion of lot 110.01 approximately 3ft. above the existing grade.

Plot and Grading Plan prepared by James Henry on April 26, 2022. Letter from the Department of Environmental Protection on December 7, 2021.


Application denied for the following reason(s):

Section 35-18.3 -- Requires Planning Board approval for the proposed project.

Section 30-1.7 -- Permits a maximum 50 cubic yards of fill without prior approvals.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

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

October 1, 2020

James Henry
85 Morris Avenue
Manasquan, NJ 08736

Re: Block: 71 Lot: 108 Zone: R-2

Dear Sir:

Please be advised that your zoning application has been approved to construct a detached garage, covered patio, inground pool, hot tub and paver patio in the rear yard.

Revised plot plan prepared by James Henry on March 16, 2020. Revised grading and drainage plan prepared by James Henry on March 16, 2020. Permit approval from the DEP on September 18, 2020.

Additional required documentation:

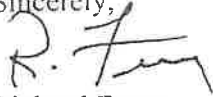
1. Building plans for the proposed detached garage.
2. Building plans for the proposed covered patio.
3. Building plans for the proposed inground pool.
4. Plans for the proposed hot tub.
5. Section 28-1.3 requires a soil boring for the proposed pool
6. Section 35- 11.8 requires that the standby generator must be located at least 5ft. from the side property line or within the building line of the principal building whichever is greater.
7. Prior approval from the Shade Tree Commission regarding the removal of any trees on the property.

This approval is also pending a review of your building plans and permit packet by the Construction Official prior to the issuance of the required permits.

- Parking of dumpsters on any borough street or borough property must have prior approval from the Borough Clerk.

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

Sincerely,

A handwritten signature in black ink, appearing to read "R. Furey". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Richard Furey
Zoning Officer

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 DiROMA
Supervisor of Code Enforcement

ALBERT "SANDY" RATZ
Construction Official

October 31, 2018

James Henry
85 Morris Avenue
Manasquan, NJ 08736

Re: Block: 71 Lot: 108 Zone: R-2

Dear Sir:

Please be advised that your zoning application has been approved to construct a patio, walkway, shower area, landscape walls and the reconstruction of the existing driveway and stairs and to regrade the property per a revised grading and drainage plan prepared by Dynamic Engineering on September 12, 2018 and approved by the Department of Environmental Department by letter dated October 26, 2018.

This approval is also pending a review of your building plans and permit packet by the Construction Official prior to the issuance of the required permits.

Additional required documentation:

- As-built survey prior to the final Certificate of Approval.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

Division of Land Resource Protection



Division of Land Resource Protection
501-02A
PO Box 420
Trenton, NJ 08625-0420
Phone: (609) 777- 0454
Fax: (609) 777- 3656

Permit #: 1327-18-0003.2 - FHC220001
RSP Service ID#: 1377063
Payment Arrangement: Credit Card
Paid Online: Yes
Paid On: 06/09/2022
Paid Amt: \$1,000.00

This Authorization form is requested to be located at the regulated construction site at all times and be available for inspection by any authorized representative of the New Jersey Department of Environmental Protection. If you have designated an agent, it is your responsibility to notify your agent about this General Permit and its requirements.

**AUTHORIZATION TO CONSTRUCT
FHGPC8 Building Addition**

Property Owner

James Henry
Homeowner
85 Morris Avenue
Manasquan, NJ 08736

Applicant

James Henry
Homeowner - James Henry
85 Morris Avenue
Manasquan, NJ 08736

Project Name & Location

James Henry
85 Morris Ave
Manasquan Boro, NJ 08736

Manasquan Boro / Monmouth

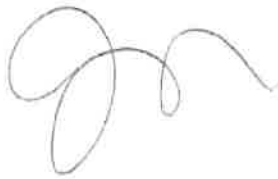
<u>County</u>	<u>Municipality</u>	<u>Block</u>	<u>Lot</u>
Monmouth	Manasquan Boro	71	108

Electronically certified online by the responsible party James e Henry on 06/09/2022.

<u>Issuance Date</u>	<u>Effective Date of Authorization</u>	<u>Expiration Date</u>
06/09/2022	06/09/2022	06/08/2027

This Authorization under the Division of Land Resource Protection General Permit by Certification No. 1327-18-0003.2 - FHC220001 issued by the Department based on submission of online certification by the responsible party listed above. The certification submitted by the responsible party may hereafter be reviewed by the Department for accuracy and ongoing compliance with the applicable regulations.

Division of Land Resource Protection



Electronically signed in
accordance with N.J.S.A.
12A:12-7

Date: 06/09/2022

Jennifer Moriarty, Director
Division of Land Resource Protection
New Jersey Department of Environmental Protection

Division of Land Resource Protection

General Permit by Certifications (GPBC) Conditions

The Department will monitor and require strict compliance with the terms of this permit. Any noncompliance with this authorization constitutes a violation of this chapter and is grounds for enforcement action under N.J.A.C. 7:13-24.

If a permittee undertakes any regulated activity authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the permit and all conditions herein. [N.J.A.C. 7:13-22.2(b)]

Conditions that apply to this permit:

1. The issuance of this permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under this permit. [N.J.A.C. 7:13-22.2(c)1]
2. The issuance of this permit does not convey any property rights or any exclusive privilege. [N.J.A.C. 7:13-22.2(c)2]
3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under this permit. [N.J.A.C. 7:13-22.2(c)3]
4. If the permittee is conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District having jurisdiction over the site. [N.J.A.C. 7:13-22.2(c)4]
5. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit. [N.J.A.C. 7:13-22.2(c)5]
6. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit, pursuant to N.J.A.C. 7:13-22.7. [N.J.A.C. 7:13-22.2(c)6]
7. The permittee shall immediately inform the Department by telephone at (877) 927-6337 (Warn DEP Hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The permittee shall inform the Division of Land Use Regulation by telephone at (609) 292-0060 of any other noncompliance within two working days of the time the permittee becomes aware of the noncompliance, and in writing within five working days of the time the permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation. The written notice shall include all of the following:
 - i. A description of the noncompliance and its cause.
 - ii. The period of noncompliance, including exact dates and times.
 - iii. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue.
 - iv. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [N.J.A.C. 7:13-22.2(c)7]

Division of Land Resource Protection

8. Any noncompliance with this permit constitutes a violation and is grounds for enforcement action under N.J.A.C. 7:13-24, as well as, in the appropriate case, suspension and/or termination of the permit. [N.J.A.C. 7:13-22.2(c)8]
9. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit. [N.J.A.C. 7:13-22.2(c)9]
10. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq., and N.J.A.C. 7:29 [N.J.A.C. 7:13-22.2(c)10]
11. The issuance of this permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties. [N.J.A.C. 7:13-22.2(c)11]
12. The issuance of this permit does not relinquish public rights to access and use tidal waterways and their shores. [N.J.A.C. 7:13-22.2(c)12]
13. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:
 - i. Enter upon the permittee's premises where a regulated activity is located or conducted, or where records must be kept under the conditions of the permit
 - ii. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit, and
 - iii. Inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access shall be considered a violation and subject the permittee to enforcement action under N.J.A.C. 7:13-24. [N.J.A.C. 7:13-22.2(c)13]
14. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris, or structures within or adjacent to the channel while the regulated activity(ies) is being undertaken. Upon completion of the regulated activity(ies), the permittee shall remove and dispose of in a lawful manner, all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas. [N.J.A.C. 7:13-22.2(c)14]
15. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents associated with this permit. [N.J.A.C. 7:13-22.2(d)1]
16. All conditions, site plans, and supporting documents approved by this permit shall remain in full force and effect so long as the regulated activity or project, or any portion thereof, is in existence. [N.J.A.C. 7:13-22.2(d)2]
17. The permittee shall record the permit, including all conditions listed herein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site is located. The permit shall be recorded within 30 calendar days of receipt by the permittee, unless the permit authorizes activities within two or more counties, in which case the copy of the recorded permit shall be forwarded to the Division of Land Resource Protection at the address set forth at N.J.A.C. 7:13-1.3. [N.J.A.C. 7:13-22.2(d)3]
18. If the general permit-by-certification or any condition of the permit is determined to be legally

Division of Land Resource Protection

unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment. [N.J.A.C. 7:13-22.2(d)5]

19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit. [N.J.A.C. 7:13-22.2(d)6]
20. A copy of the permit, all site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request. [N.J.A.C. 7:13-22.2(d)7]
21. The permit can be suspended or terminated by the Department for cause. [N.J.A.C. 7:13-22.2(d)10]
22. Where the permittee becomes aware that they failed to submit any relevant facts in the application or submitted incorrect information in the application or in any report to the Department, it shall promptly submit such facts or information. [N.J.A.C. 7:13-22.2(d)12]
23. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, 401 East State Street, 4th Floor, P.O. Box 420, Mail Code 401-04C, Trenton, NJ 08625, at least three working days prior to the commencement of regulated activities. [N.J.A.C. 7:13-22.2(d)13]
24. Any person aggrieved by this decision may, in accordance with N.J.A.C. 7:13-23.1, request an adjudicatory hearing within 30 calendar days after public notice of the decision is published in the DEP Bulletin. If a person submits the request after this time, the request will be denied.
25. This permit is valid for five years from the date of issuance and cannot be extended. If the permittee wishes to commence or continue the regulated activities after the expiration date of the authorization, the permittee must apply for and obtain a new authorization or permit.

Permit Details

The authorized FHGPC8 Building Addition activity allows for an addition of 0.0140 acres (600 square feet).

Conditions

The permittee certified that they have written permission from the property owner granting permission to submit this application to the Department of Environmental Protection. The permittee will maintain and upon request provide a copy of this proof of notice.

The permittee certified that the project consists of the construction of an addition to a lawfully existing building. [Citation: N.J.A.C. 7:13-8.8(a)]

The permittee certified that I have obtained an engineering certification confirming that the addition is not being located within a floodway. [Citation: N.J.A.C. 7:13-8.8(a)1]

The permittee certified that the footprint of the existing building has not increased by more than 750 square feet, cumulatively, since November 5, 2007. [Citation: N.J.A.C. 7:13-8.8(a)2]

Division of Land Resource Protection

The permittee certified that I have obtained an engineering certification confirming that the lowest floor of the addition is constructed at least one foot above the flood hazard area design flood elevation and is not lower than the elevation required under the Uniform Construction Code, N.J.A.C. 5:23. [Citation: N.J.A.C. 7:13-8.8(a)3]

The permittee certified that the construction of the addition, in combination with all other proposed improvements, does not result in a substantial improvement to the building. [Citation: N.J.A.C. 7:13-8.8(a)4]

The permittee certified that any enclosure below the lowest floor of the addition is not used for habitation, remains open to floodwaters, and is constructed in accordance with N.J.A.C. 7:13-12.5(p). [Citation: N.J.A.C. 7:13-8.8(a)5]

The permittee certified that no disturbance is located within 25 feet of any top of bank, unless the project lies adjacent to a lawfully existing bulkhead, retaining wall, or revetment along a tidal water or impounded fluvial water. [Citation: N.J.A.C. 7:13-8.8(a)6]

The permittee certified that no riparian zone vegetation is cleared, cut, and/or removed, except for vegetation within 20 feet of the building, where such disturbance is necessary to access the building and facilitate the construction of an addition. [Citation: N.J.A.C. 7:13-8.8(a)7]

The permittee certified that any new, reconstructed, enlarged, or elevated structure within a flood hazard area shall be secured to resist flotation, collapse, and displacement due to hydrostatic and hydrodynamic forces from floodwaters. [Citation: N.J.A.C. 7:13-6.7(b)1]

The permittee certified that the authorized activities shall not destroy, jeopardize, or adversely modify a present or documented habitat for threatened or endangered species, and shall not jeopardize the continued existence of any local population of a threatened or endangered species. [Citation: N.J.A.C. 7:13-6.7(b)4]

The permittee certified that all riparian zone vegetation that is cleared, cut, and/or removed to conduct authorized activities, access an area where authorized activities will be conducted, or otherwise accommodate an authorized activity shall be replanted immediately after completion of the project, unless prevented by seasonal weather, in which case the vegetation shall be replanted as soon as conditions permit. Portions of the riparian zone occupied by an authorized structure need not be replanted. [Citation: N.J.A.C. 7:13-6.7(b)5]

The permittee certified that all riparian zone vegetation to be replanted shall meet 1 and 2 below, except as provided in 3:

1. Consist of vegetation of equal or greater ecological function and value as the vegetation that was cleared, cut, or removed. For example, herbaceous vegetation may be replaced with the same type of vegetation or with trees, but the trees in forested areas must be replaced with trees of equal or greater density and ecological function and value;
2. Consist of native, non-invasive vegetation, except in an actively disturbed area. In an actively disturbed area, the vegetation may be replaced with the same type of vegetation that was cleared, cut, or removed, or with another kind of vegetation typical of an actively disturbed area. For example, lawn grass may be replaced with garden plants or agricultural crops; and
3. Where replanting in accordance with 1 and 2 above would interfere with continued access to or maintenance of a structure that is required by Federal, State, or local law, the vegetation replanted shall meet the requirements of 1 and 2 above to the extent feasible. [Citation: N.J.A.C. 7:13-6.7(b)5]

Division of Land Resource Protection

The permittee certified that the activities authorized under this permit, in combination with all proposed activities, do not constitute a “major development” as defined in the Stormwater Management rules at N.J.A.C. 7:8-1.2. [Citation: N.J.A.C. 7:13-6.7(c)]

Division of Land Resource Protection

Timing Restriction for Threatened or Endangered Stream Species of Special Concern

The following timing restrictions shall apply to all projects which propose disturbances in areas that support the following species of special concern.

<u>Species</u>	<u>Status</u>	<u>Timing Restriction</u>
Amphibians		
Blue-spotted salamander	(E)	March 1 to August 1
Longtail salamander	(T)	December 1 to August 1
Reptiles		
Bog turtle	(E)*	November 1 to April 30
Wood turtle	(T)	November 1 to April 1
Fish		
Atlantic Sturgeon	(E)*	March 1 to June 30
Shortnose Sturgeon	(E)*	March 1 to June 30
Freshwater Mussels		
Dwarf wedgemussel	(E)*	April 1 to June 15 August 1 to November 1
Brook floater	(E)	April 1 to June 30 August 1 to September 30
Green floater	(E)	April 1 to June 30 August 1 to September 30
Yellow lampmussel	(T)	April 1 to June 30 August 1 to October 15
Tidewater mucket	(T)	April 1 to June 15 September 15 to November 1
Eastern pondmussel	(T)	May 15 to September 30
Triangle floater	(T)	May 1 to September 20

*Federally listed species.



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

FLOOD HAZARD APPLICABILITY DETERMINATION FLOOD HAZARD AREA CONTROL ACT N.J.A.C. 7:13-1.1 et Seq.

October 26, 2018

James E. Henry
85 Morris Avenue
Manasquan, NJ 08736

Re: File No.: 1327-18-0003.1 APD180001
Applicant: James E. Henry
Project: 85 Morris Avenue
Block: 71; Lot: 108
Borough of Manasquan, Monmouth County

Dear Mr. Henry:

This is in response to your application for the FHA Applicability Determination received on July 26, 2018, concerning the construction of a patio, walkway, shower area, landscape walls and the reconstruction of the existing driveway and stairs, within Lot 108 of Block 71, in the Borough of Manasquan, Monmouth County.

DECISION:

A review of submitted information, maps and one drawing, prepared by Dynamic Engineering, dated June 6, 2018, last revised June 12, 2018, entitled:

“PLOT PLAN, JAMES E. HENRY & SARAH C. HENRY, PROPOSED SITE IMPROVEMENTS, BLOCK 71, LOT 108, 85 MORRIS AVENUE, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY”, sheet 1 of 1.

indicates that a flood hazard permit is required.


REASON FOR DECISION:

The regulated watercourse is Roberts Swamp Brook, located offsite, southwest of the property. Based on the information, the proposed construction activities are located within the tidal flood hazard area of said Brook, as per the Preliminary FEMA map. These activities do not constitute a Major Development, as defined in the Stormwater Management rules at N.J.A.C. 7:8. The proposed construction activities within the flood hazard area meet the requirements of a Permit-By-Rule No. 9 for general construction activities in a tidal flood hazard area, pursuant to N.J.A.C. 7:13-7.9. Based on the above, the project does not require a formal application.

This letter does not relieve the applicant of the responsibility of obtaining any other required State including Freshwater Wetlands, Federal or local permits and approvals as required by law and is based on a review of information submitted in accordance with the existing regulations. This determination shall be considered null and void if the submitted information is determined to be incorrect or site conditions change.

Pursuant to N.J.A.C.7:13-2.5(g), this applicability determination is based on the rules in effect and the information provided in the application regarding the site conditions and the proposed activities as of the date of issuance. The recipient of the applicability determination is on notice that subsequent amendments to this chapter, changes in site conditions, changes to the limits of the flood hazard area, floodway, or riparian zone, and/or changes to proposed activities may result in the water in question or proposed activities becoming regulated. The recipient remains solely responsible for determining whether any such changes have occurred and remains liable for any violation of this chapter resulting from activities conducted in reliance on the applicability determination where such changes have occurred and the determination is no longer accurate.

Should you have any questions regarding this determination, please contact Chingwah Liang of my staff at Chingwah.Liang@dep.nj.gov or by telephone at (609) 984-6216.

Sincerely,


Keith P. Stampfel, PE
Supervisor
Bureau of Coastal Regulation

cc: Borough of Manasquan Construction Official & Engineer



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

December 7, 2021

83 Morris Ave., LLC.
c/o James E. Henry
85 Morris Ave.
Manasquan, NJ 08736

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1327-18-0003.3
Activity Number: FWW210001
Applicant: James E. Henry
Block(s) and Lot(s): 71 / 110.01
Manasquan Borough, Monmouth County

Dear Mr. Henry:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate

Based upon the information submitted, and upon a site inspection conducted by Division staff on November 16, 2021, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: **“SURVEY OF PROPERTY, EXISTING CONDITIONS, BLOCK 71, LOT 110.01, 85 MORRIS AVENUE, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY”**, consisting of one (1) sheet, dated June 8, 2018, unrevised unless otherwise noted, and prepared by Dynamic Survey, LLC., is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

“Freshwater Wetlands/Waters Boundary Line as verified by NJDEP”

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All wetland flag points. **[50 foot wetland buffer]**

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Department can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;

- 3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
- 4. The width and location of any transition area approved under the letter of interpretation; and
- 5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Taryn Pittfield of our staff by e-mail at taryn.pittfield@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Mark C. Davis
 Digitally signed
 by Mark C Davis
 Date: 2021.12.07
 10:22:24 -05'00'

Mark C. Davis, Environmental Specialist 4
 Division of Land Resource Protection

cc: Municipal Clerk
 Municipal Construction Official
 Agent (original)



STATE OF NEW JERSEY
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 DIVISION OF LAND RESOURCE PROTECTION
 Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420
 Telephone: (609) 777-0454 or Fax: (609) 777-3656
 www.nj.gov/dep/landuse



PERMIT

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the terms, conditions, and limitations listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition, or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		Approval Date September 18, 2020
		Expiration Date September 17, 2025
Permit Number(s): 1327-18-0003.2 LUP190001	Type of Approval(s): FWW GP8 House Additions	Governing Rule(s): N.J.A.C. 7:7A-1.1(a)
Permittee: James E. & Sarah C. Henry 85 Morris Ave Manasquan, NJ 08736	Site Location: Block(s) & Lot(s): [71, 108] Municipality: Manasquan Borough County: Monmouth	
<p>Description of Authorized Activities:</p> <p>This document authorizes the disturbance of 725 square feet (0.017 acres) of transition area for the construction of accessory structures associated with an existing single family home under a Freshwater Wetlands General Permit #8.</p> <p>The Division of Land Use Regulation has reviewed the referenced application for a General Permit authorization pursuant to the requirements of the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A-7. The activities allowed by this authorization shall comply with applicable conditions noted at N.J.A.C. 7:7A-5.7, 7.8, and 20.2. Failure to comply with these conditions shall constitute a violation of the Freshwater Wetland Protection Act (N.J.S.A. 13:9B-1 et. seq.).</p>		
Prepared by: <i>Bob Kozachek</i>	Received and/or Recorded by County Clerk:	
<p>If the permittee undertakes any regulated activity, project, or development authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the requirements of the permit and all conditions therein.</p>		
<p>This permit is not valid unless authorizing signature appears on the last page.</p>		

STATEMENT OF AUTHORIZED IMPACTS:

The authorized activities allow for the permittee to undertake impacts to regulated areas as described below. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action, pursuant to N.J.A.C. 7:7A-2.1

FWW GP8 House Additions	Permanent Disturbance (Acres)	Temporary Disturbance (Acres)
Freshwater wetlands	0	0
Transition areas	0.017	0
State open waters	0	0

SPECIAL CONDITIONS:

1. The total amount of disturbance associated with this authorization shall not exceed the amount specified on page 1 and on the chart above.
2. The wetlands affected by this permit authorization are of Intermediate resource value and the standard transition area or buffer required adjacent to these wetlands is 50 feet. This general permit includes a transition area waiver, which allows encroachment only in that portion of the transition area, which has been determined by the Department to be necessary to accomplish the regulated activities. Any additional regulated activities conducted within the standard transition area on-site shall require a separate transition area waiver from the Division. Regulated activities within a transition area are defined at N.J.A.C. 7:7A-2.6. Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules (N.J.A.C. 7:7A-1.1 et seq.) for additional information.
3. Any additional un-permitted disturbance of freshwater wetlands, State open waters and/or transition areas besides that shown on the approved plans shall be considered a violation of the Freshwater Wetlands Protection Act Rules unless the activity is exempt or a permit is obtained from the Department prior to the start of the proposed disturbance.
4. This authorization for a General Permit is valid for a term not to exceed five years from the date of this letter. If the permittee wishes to continue an activity covered by the permit after the expiration date of the permit, the permittee must apply for and obtain a permit extension or a new permit, prior to the permit's expiration. If the term of the authorization exceeds the expiration date of the general permit issued by rule, and the permit upon which the authorization is based is modified by rule to include more stringent standards or conditions, or is not reissued, the applicant must comply with the requirements of the new regulations by applying for a new GP authorization or an Individual permit.
5. The permittee will be responsible for the installation of a sediment barrier around all disturbed soils, which is sufficient to prevent the sedimentation of the remaining wetlands and transition area.

STANDARD CONDITIONS:

1. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither

the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under a permit.

2. The issuance of a permit does not convey any property rights or any exclusive privilege.
3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.
4. A permittee conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District or designee having jurisdiction over the site.
5. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit.
6. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit.
7. The permittee shall immediately inform the Department by telephone at (877) 927-6337 (WARN DEP hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The permittee shall inform the Division of Land Resource Protection by telephone at (609) 777-0454 of any other noncompliance within two working days of the time the permittee becomes aware of the noncompliance, and in writing within five working days of the time the permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation of this chapter. The written notice shall include:
 - i. A description of the noncompliance and its cause;
 - ii. The period of noncompliance, including exact dates and times;
 - iii. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and
 - iv. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.
8. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action, as well as, in the appropriate case, suspension and/or termination of the permit.
9. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit.
10. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq. and N.J.A.C. 7:29.
11. The issuance of a permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties.

12. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.
13. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:
 - i. Enter upon the permittee's premises where a regulated activity, project, or development is located or conducted, or where records must be kept under the conditions of the permit;
 - ii. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit;
 - iii. Inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access under this paragraph shall be considered a violation of this chapter and subject the permittee to enforcement action; and
 - iv. Sample or monitor at reasonable times, for the purposes of assuring compliance or as otherwise authorized by the Federal Act, by the Freshwater Wetlands Protection Act, or by any rule or order issued pursuant thereto, any substances or parameters at any location.
14. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris or structures within or adjacent to the channel while the regulated activity, project, or development is being undertaken. Upon completion of the regulated activity, project, or development, the permittee shall remove and dispose of in a lawful manner all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas.
15. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit.
16. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect, so long as the regulated activity, project, or development, or any portion thereof, is in existence, unless the permit is modified pursuant to the rules governing the herein approved permits.
17. The permittee shall perform any mitigation required under the permit in accordance with the rules governing the herein approved permits.
18. If any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment.
19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit.
20. A copy of the permit and all approved site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request.

21. The permittee shall provide monitoring results to the Department at the intervals specified in the permit.
22. A permit shall be transferred to another person only in accordance with the rules governing the herein approved permits.
23. A permit can be modified, suspended, or terminated by the Department for cause.
24. The submittal of a request to modify a permit by the permittee, or a notification of planned changes or anticipated noncompliance, does not stay any condition of a permit.
25. Where the permittee becomes aware that it failed to submit any relevant facts in an application, or submitted incorrect information in an application or in any report to the Department, it shall promptly submit such facts or information.
26. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, 401 East State Street, 4th Floor, PO Box 420, Mail Code 401-04C, Trenton, NJ 08625, at least three working days prior to the commencement of regulated activities.
27. The permittee shall record the permit, including all conditions listed therein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site is located. The permit shall be recorded within 30 calendar days of receipt by the permittee, unless the permit authorizes activities within two or more counties, in which case the permit shall be recorded within 90 calendar days of receipt. Upon completion of all recording, a copy of the recorded permit shall be forwarded to the Division of Land Resource Protection at the address listed on page one of this permit.

APPROVED PLAN(S):

The drawing(s) hereby approved consist of two sheet(s) prepared by Dynamic Engineering, dated 11/19/19, last revised 3/16/20 and entitled:

“JAMES E. HENRY & SARAH C. HENRY, PROPOSED POOL & GARAGE, BLOCK 71, LOT 108, 85 MORRIS AVENUE, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY”

Sheet 1 – “PLOT PLAN”

Sheet 2 – “GRADING & DRAINAGE PLAN”

APPEAL OF DECISION:

Any person who is aggrieved by this decision may submit an adjudicatory hearing request within 30 calendar days after public notice of the decision is published in the DEP Bulletin (available at www.nj.gov/dep/bulletin). If a person submits the hearing request after this time, the Department shall deny the request. The hearing request must include a completed copy of the Administrative Hearing Request Checklist (available at www.nj.gov/dep/landuse/forms.html). A person requesting an adjudicatory hearing shall submit the original hearing request to: NJDEP Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. Additionally, a copy of the hearing request shall be submitted to the Director of the Division of Land Resource Protection at the address listed on page one of this permit. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see www.nj.gov/dep/odr for more information on this process.

If you need clarification on any section of this permit or conditions, please contact the Division of Land Resource Protection's Technical Support Call Center at (609) 777-0454.

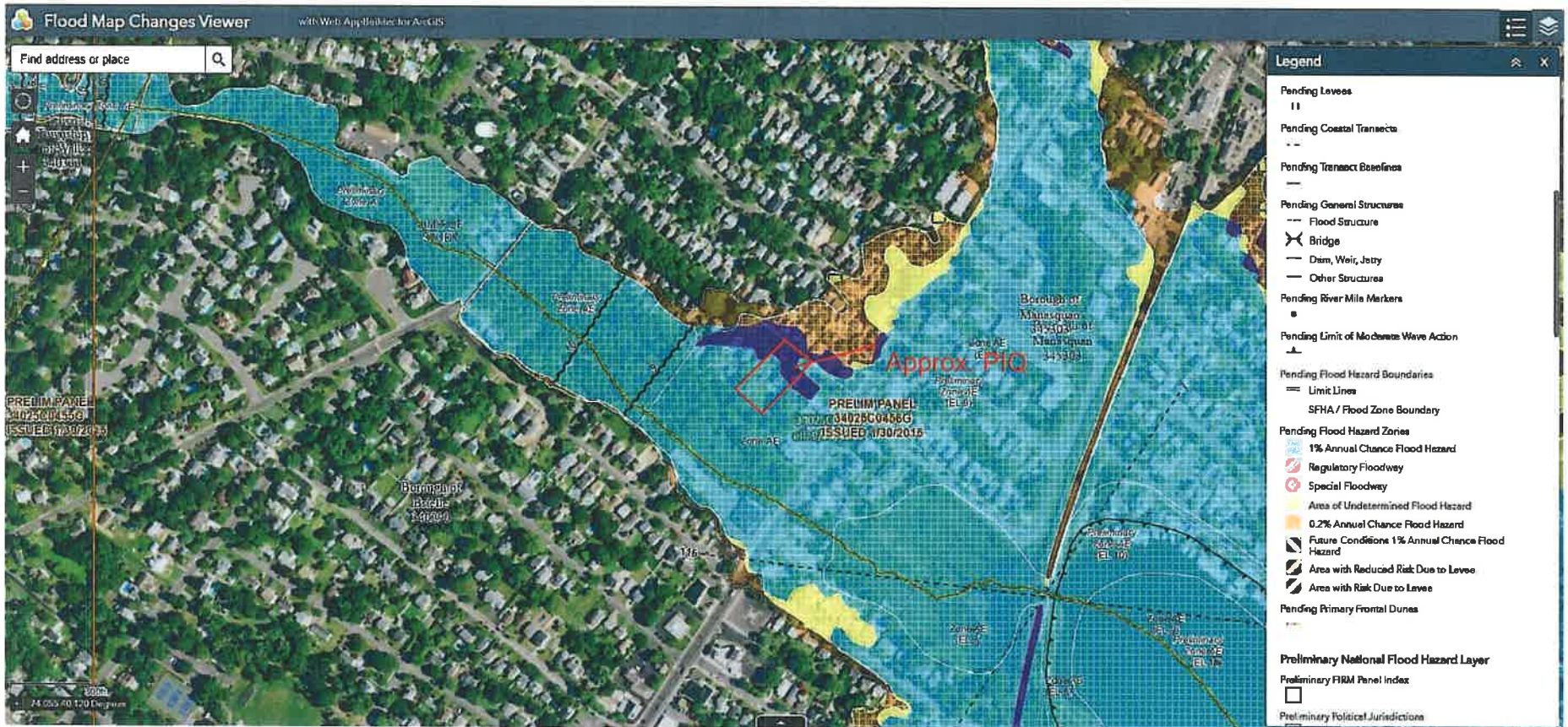
Approved By:



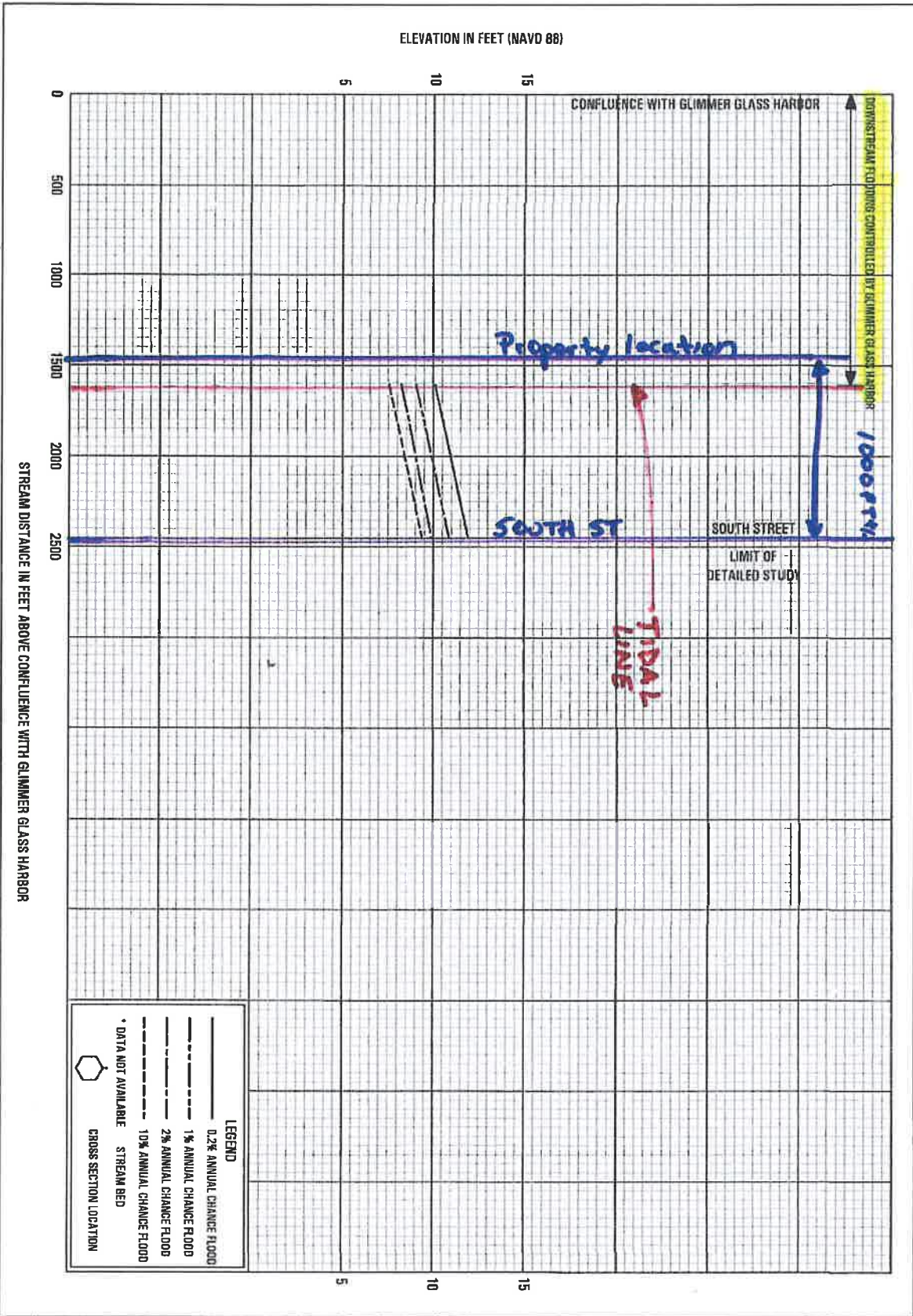
Digitally signed by Ryan
Anderson
Date: 2020.09.18 10:09:54 -04'00'

Ryan J. Anderson, Manager
Division of Land Resource Protection

- c: Municipal Clerk, Manasquan Borough
Municipal Construction Official, Manasquan Borough
Agent (original) – Amy Jones



Preliminary FEMA Flood Map Exhibit
Source: <https://fema.maps.arcgis.com/>
Dated 8/10/2022
Not To Scale
Prepared by: James E. Henry PE, PP

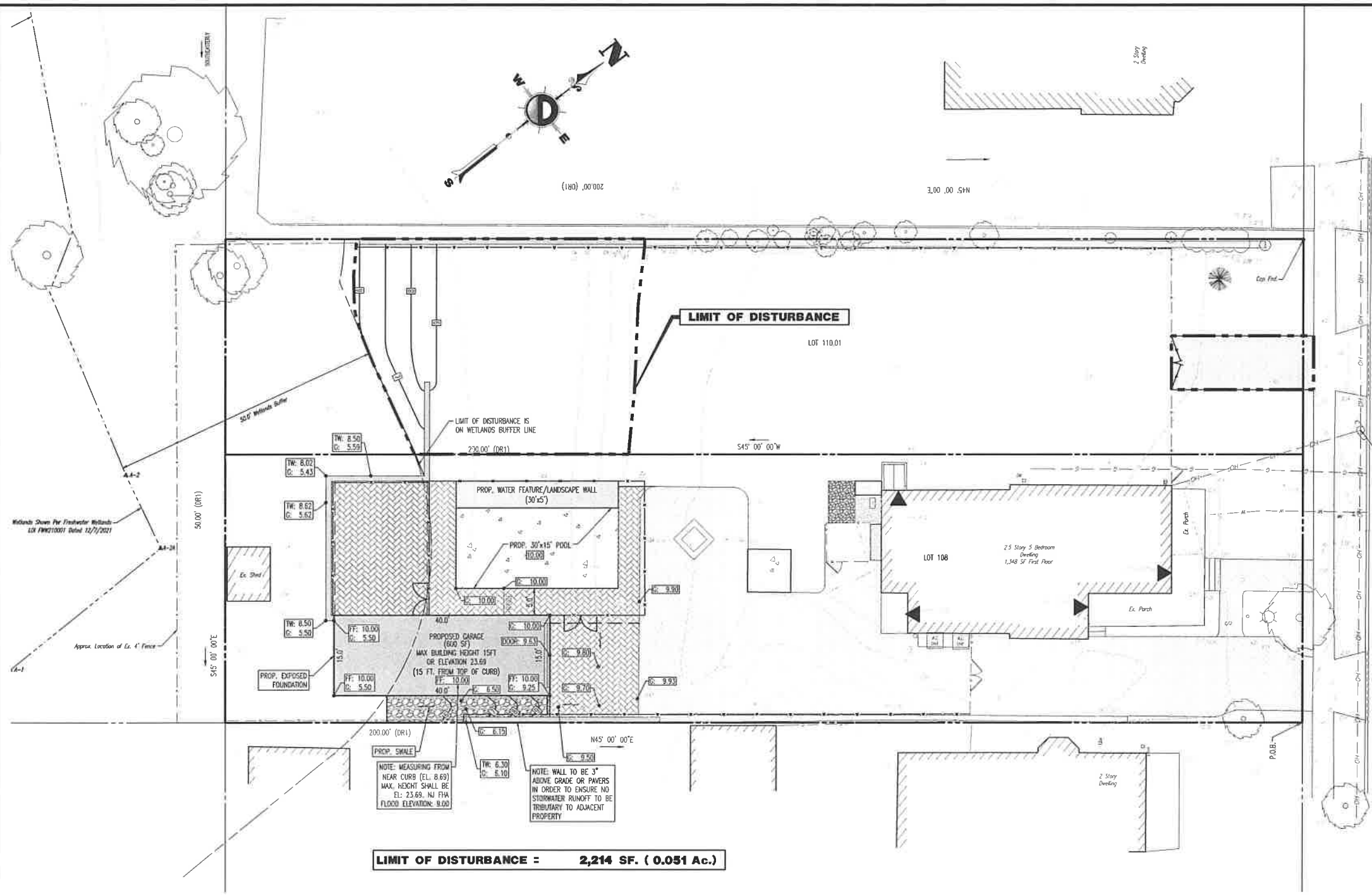


180P	FEDERAL EMERGENCY MANAGEMENT AGENCY MONMOUTH COUNTY, NJ (ALL JURISDICTIONS)	FLOOD PROFILES
		ROBERTS SWAMP BROOK (DOWNSTREAM REACH)

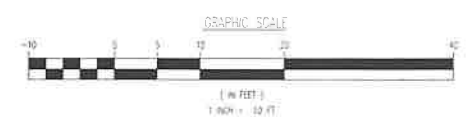
PRELIMINARY FEMA
Profile

GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND REPAIRING ALL SLOTTED OR UNDESIRABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL UNDESIRABLE OR FILLED AREAS SHALL BE COMPACTED TO 95% OF BANKS FACTOR MAXIMUM DENSITY FOR ALL FILL. FILL MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 1% ABOVE MAX. OR BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A CONSTRUCTION METHOD STATEMENT BY A QUALIFIED CIVIL ENGINEER WITHIN 14 DAYS OF THE WORK'S COMMENCEMENT, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE PROPOSED 540' AREA ALSO AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY AGENT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 2% MAX. SLOPE AGAINST ALL DRAIN SYSTEMS, CURBS AND 1% ON ALL EXISTING CURBS AND 1-1/2% MAX. ON ASPHALT TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COSTS MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS CONSIDERED THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 1' ABOVE EXISTING FINAL FINISH. UNLESS OTHERWISE NOTED, FILL ADDED TO CREATE A MIN. OF 1/8" SLOPE TO DRAIN AWAY FROM CURB FACE. ENGINEER TO APPROVE FINAL GRADING SHEETS PRIOR TO INSTALLATION.
- SUBGRADE MATERIAL FOR SIDEWALKS, CURBS OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MOVED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESSIBLE AREAS. CONTRACTOR TO ENSURE A MAXIMUM OF 3% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMP AND CURB RANGES. CONTRACTOR SHALL CLARIFY ANY QUESTIONS REGARDING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER SHALL RETAIN ENGINEER (E.C. 103-313-1035) OR ALTERNATE QUALIFIED GEOLOGICAL ENGINEER TO TEST SOIL PENETRATION AND PRODUCE COMPLETION PHASE REVISIONS OF THE BASIN BOTTOM SIZES AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR ATTENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
- CONTRACTOR IS TO REMOVE EXISTING UNDESIRABLE OR OPENLY CONTRACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PENETRATION AS DIRECTED BY THE ENGINEER. GEOLOGICAL LOGS AND NEW FILL, IF NEEDED, SHALL BE IN PLACE PERMANENTLY COVERED FROM OR EQUAL TO THE DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOLOGICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO OBTAIN AND CONFIRM THE CONTRACTOR'S PROPOSED MATERIALS AND TO OBTAIN NECESSARY PERMITS FOR BOTTOM OF BASIN REMOVAL OF UNDESIRABLE SOIL FILL PLACEMENT, AND FINAL BASIN PENETRATION TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.



LIMIT OF DISTURBANCE = 2,214 SF. (0.051 Ac.)



GRADING/UTILITY GRAPHIC LEGEND

EXIST GUY WIRE	EXIST MANHOLE WELL	PROP. WATER VALVE	EXIST CHASE LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST LOT ELEVATION
EXIST LIGHT POLE	PROP. GAS MAIN	PROP. GAS MAIN	PROP. GAS LINE	PROP. UNDERGROUND GAS TUBE SERVICE	EXIST OUTER ELEV.
EXIST BIOMASS LIGHT	EXIST FIRE HYDRANT	PROP. GAS CLEANER	EXIST ELECTRIC LINE	PROP. UNDERGROUND GAS TUBE SERVICE	EXIST ROOF OR FLOOR ELEV.
EXIST BIOMASS LIGHT	EXIST WATER VALVE	PROP. SANITARY CLEANER	EXIST ELECTRIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST FINISH FLOOR ELEV.
EXIST BIOMASS LIGHT	EXIST GAS METER	PROP. AREA LIGHT	EXIST FEED TYPIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE FLOOR ELEV.
EXIST BIOMASS LIGHT	EXIST GAS METER	PROP. OUTLET CONTROL ENCLOSURE	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST ELECTRIC METER	PROP. DEBRIS MANHOLE	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST ELECTRIC METER	PROP. SANITARY SENDER MANHOLE	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST CLEAN OUT	PROP. 6" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST MISC. VALVE	PROP. 8" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST WATER SHUT OFF VALVE	PROP. 12" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 18" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 24" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 30" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 36" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 42" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 48" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 54" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 60" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 66" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 72" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 78" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 84" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 90" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 96" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 102" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 108" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 114" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 120" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 126" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 132" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 138" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 144" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 150" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 156" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 162" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 168" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 174" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 180" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 186" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 192" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 198" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 204" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 210" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 216" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 222" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 228" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 234" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 240" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 246" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 252" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 258" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 264" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 270" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 276" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 282" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 288" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 294" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 300" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 306" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 312" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 318" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 324" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 330" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 336" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 342" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 348" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 354" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 360" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 366" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 372" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 378" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 384" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 390" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 396" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 402" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 408" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 414" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 420" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 426" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 432" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 438" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 444" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 450" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 456" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 462" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 468" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 474" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 480" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 486" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 492" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 498" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 504" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 510" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 516" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 522" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 528" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 534" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.
EXIST BIOMASS LIGHT	EXIST TELEPHONE BOX	PROP. 540" INLET	EXIST FEED OPTIC LINE	EXIST UNDERGROUND GAS TUBE SERVICE	EXIST SPACE DECK ELEV.

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOLOGICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

GRADING & DRAINAGE PLAN

PROJECT: JAMES E. HENRY & SARAH C. HENRY
PROPOSED POOL & GARAGE
BLOCK 71, LOT 110.01
88 MORRIS AVENUE
BOROUGH OF MANASSAQUAN, MONMOUTH COUNTY, NEW JERSEY

JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 14510

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 14510

DATE: 03/01/2023
SCALE: AS SHOWN
SHEET NO: 1 OF 1

Product Ver: 24.1a (LMS Tech)
 Plotter: 03/01/22 - 1:59 PM, By: eheyd
 File: P:\DYNAMIC\PROJECTS\0320 Dynamic\03-01-23_Manassquan - J Henry\0320\0301\4892.dwg, -----> Grading Plan 2



Proposed New Accessory Structure for:
Henry Residence
Lot: 108, Block: 71
85 Morris Avenue
Borough of Manasquan, Monmouth County, NJ 08736

Table with 3 columns: DESCRIPTION, REQ'D, PROP'D. Rows include BUILDING HEIGHT, HIGHEST ROOF POINT, NUMBER OF STORES, AREA OF GARAGE, and VOLUME OF NEW STRUCTURE.

PROJECT DATA:

BUILDING: U
USE GROUP (INTERNATIONAL BUILDING CODE 2018 NEW JERSEY EDITION): U
CONSTRUCTION TYPE CLASSIFICATION: 5-B
LOCAL BUILDING ZONE: R-2
F.E.M.A. PRELIMINARY ZONE & BASE FLOOD ELEVATION: NON-COASTAL AE-9.0'

INTERIOR ENVIRONMENT

GENERAL DESCRIPTION AND SCOPE OF WORK:
MEANS OF EGRESS:
AIR FILTRATION:
HEATING:

SECTION 1: GENERAL

SECTION 1: GENERAL
GENERAL CONDITIONS:
PROVISIONS OF GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS:
PROVISIONS OF GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS:

SECTION 2: EXISTING CONDITIONS

SECTION 2: EXISTING CONDITIONS
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

CONTRACTOR NOTES

- 1. ALL DIMENSIONS AND EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR...
2. CONTRACTOR RESPONSIBLE FOR REFERENCING SURVEY AND/OR ELEVATION BENCHMARK CERTIFICATE FOR STING OF BUILDING...
3. CONTRACTOR RESPONSIBLE FOR FINISH FLOOR ELEVATION VERIFICATION TO COMPLY WITH FEMA BASE FLOOD ELEVATION AND ADDITIONAL FREEBOARD PROGRAM REQUIREMENTS.

NOTE:
WHEN STAGING CONSTRUCTION MATERIALS ON THE FRAMED FLOORS & ROOF DO NOT CONCENTRATE THE LOADS IN ONE LOCATION, ENSURE THE MATERIALS ARE SPREAD OUT AT LOCATIONS WITH FULL SUPPORT TO THE FOUNDATION.

FRAMING / FINISH NOTES:

- ALL MATERIALS USED BELOW THE DESIGN FLOOD ELEVATION OF NAVD 10' 0" (BFE PER FEMA PRELIMINARY WORK MAPS + 9' 0" + REQUIRED 1' 0" OF FREEBOARD PER IRC NJ 822.3.2 (1) + DFE OF NAVD 10' 0") SHALL BE OF CLASS 4 AND CLASS 5 MATERIALS PER NFIP, AS FOLLOWS:
a. ALL WALL STUDS SHALL BE PRESERVATIVE-TREATED.
b. ALL STAIR STRINGERS SHALL BE PRESERVATIVE-TREATED.
c. STAIR TREADS AND RISERS SHALL BE OF PRESERVATIVE TREATED OR NATURALLY DURABLE LUMBER.
d. ALL WALL / FLOOR FINISH MATERIALS SHALL BE WATER RESISTANT.

RESCHECK:



Project: Henry
2018 IECC
Manasquan, New Jersey
New Construction
24%
4 (5233 HDD)

Envelope Assemblies

Table with 10 columns: Assembly, U-Value, R-Value, etc. Rows include Ceiling, Wall, Floor, and Foundation assemblies.

SECTION 3: CONCRETE

SECTION 3: CONCRETE
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

SECTION 4: MASONRY

SECTION 4: MASONRY
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

LIST OF DRAWINGS:

- SP-1 PROJECT DATA, SPECIFICATIONS SHEET & RESCHECK
SP-2 SPECIFICATIONS, NAILING TABLES AND GARAGE PORTAL FRAME
A-1 PILE PLAN, PILE CAP & GRADE BEAM DETAILS
A-2 PLANS & WINDOW FLASHING DETAILS
A-3 ELEVATIONS
A-4 FRAMING & ELECTRICAL PLANS, SANITARY D.W.V. RISER DIAGRAM
A-5 BUILDING SECTIONS

STANDARD ABBREVIATIONS (STD. ABBREV.)

Table with 3 columns: A.B., A.C., A.F.F., etc. and their corresponding abbreviations.

Table with 2 columns: GARAGE (600 S.F.), COVERED PATIO OVERHANG (425 S.F.)

STRUCTURAL DESIGN: IRC SECTION R301

ROOF LIVE LOAD = 30 PSF
DEAD LOAD = 18 PSF
GROUND SNOW LOAD = 20 PSF
1. FLAT ROOF SNOW LOAD, P1 18 PSF
2. SNOW EXPOSURE FACTOR, Ce 1.0
3. SNOW LOAD IMPORTANCE FACTOR, I, 0.9
4. THERMAL FACTOR, Ct 1.0
5. SLOPE FACTOR, Cs 1.0
6. SLOPED ROOF SNOW LOAD, Ps 18 PSF

DESIGN WIND LOADS:

ULTIMATE DESIGN WIND SPEED = 125 MPH
WIND EXPOSURE = B
BASIC VELOCITY PRESSURE = 29.8 PSF

DESIGN CRITERIA:

COMPLIES WITH THE LATEST EDITION OF THE W.F.C.M.

SECTION 5: METALS

SECTION 5: METALS
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

SECTION 6: WOOD, PLASTICS, COMPOSITES

SECTION 6: WOOD, PLASTICS, COMPOSITES
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

SECTION 7: THERMAL AND MOISTURE PROTECTION

SECTION 7: THERMAL AND MOISTURE PROTECTION
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

SECTION 8: OPENINGS

SECTION 8: OPENINGS
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

SECTION 9: FINISHES

SECTION 9: FINISHES
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

SECTION 10: SPECIALTIES

SECTION 10: SPECIALTIES
GENERAL:
CONCRETE:
MASONRY:
WOOD:
METALS:
GLASS:
PLASTICS:
OPENINGS:
SPECIALTIES:

STRUCTURAL DESIGN: IRC SECTION R301
ROOF LIVE LOAD = 30 PSF
DEAD LOAD = 18 PSF
GROUND SNOW LOAD = 20 PSF
DESIGN WIND LOADS:
DESIGN CRITERIA:

SECTION 5: METALS
SECTION 6: WOOD, PLASTICS, COMPOSITES
SECTION 7: THERMAL AND MOISTURE PROTECTION
SECTION 8: OPENINGS
SECTION 9: FINISHES
SECTION 10: SPECIALTIES

SECTION 3: CONCRETE
SECTION 4: MASONRY

SECTION 5: METALS
SECTION 6: WOOD, PLASTICS, COMPOSITES
SECTION 7: THERMAL AND MOISTURE PROTECTION
SECTION 8: OPENINGS
SECTION 9: FINISHES
SECTION 10: SPECIALTIES

SECTION 10: SPECIALTIES

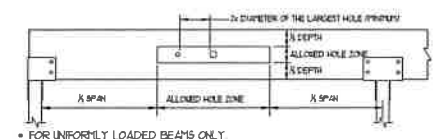
Barlo Governale & Assoc., LLC logo and contact information.

Proposed New Accessory Structure for:
Henry Residence
Lot: 108, Block: 71
85 Morris Avenue
Borough of Manasquan, Monmouth County, NJ 08736

Barlo Governale & Associates logo and contact information.

Table with 4 columns: Drawing Title, Revisions, Date, Scale. Includes drawing title 'SP-1' and revision details.

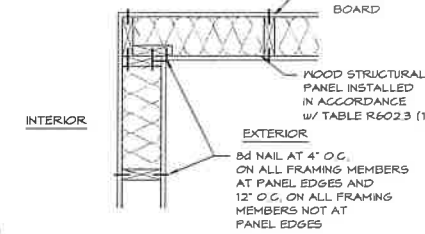
SP-1 logo and 'SHEET 1 OF 7' text.



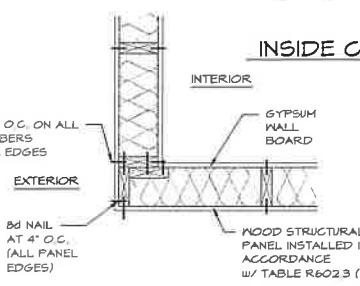
- FOR UNIFORMLY LOADED BEAMS ONLY.
RECTANGULAR HOLES ARE NOT ALLOWED.
NO HOLES IN CANTILEVERS.
NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

ROUND HOLE CHART table with columns for BEAM DEPTH, MAXIMUM ROUND HOLE SIZE, and HOLE DEPTH.

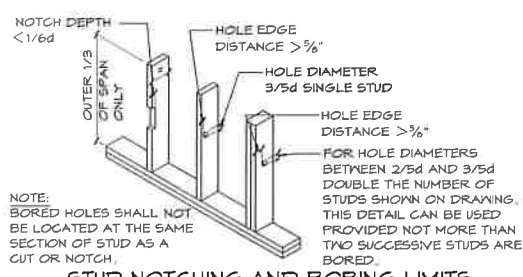
ALLOWABLE HOLES - BEAMS AND HEADERS



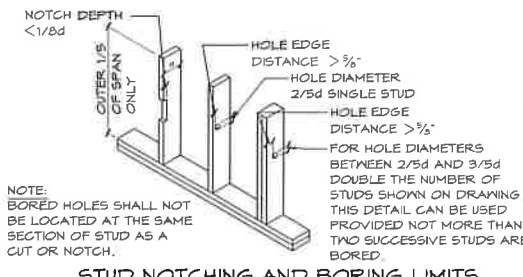
INSIDE CORNER DETAIL



OUTSIDE CORNER DETAIL



STUD NOTCHING AND BORING LIMITS IN NON-LOAD BEARING STUD WALLS



STUD NOTCHING AND BORING LIMITS IN LOAD BEARING STUD WALLS

NAILING SCHEDULE (UPCM) table with columns for JOINT DESCRIPTION, NUMBER OF COMMON NAILS, NUMBER OF BOX NAILS, and NAIL SPACING.

ROOF SHEATHING ATTACHMENT REQUIREMENTS table with columns for SHEATHING LOCATION, RAFTER/TRUSS SPACING, and SHEATHING TYPE.

WALL SHEATHING ATTACHMENT REQUIREMENTS table with columns for SHEATHING LOCATION, RAFTER/TRUSS SPACING, and SHEATHING TYPE.

SECTION 11: EQUIPMENT

GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SPECIFICATION. CONTRACTOR SHALL PROVIDE ALL MECHANICAL AND ELECTRICAL CONNECTIONS AND SERVICE TO RESIDENTIAL APPLIANCES.

WATER HEATER: CONTRACTOR SHALL SUPPLY AND INSTALL A WATER HEATER WHERE SHOWN ON THE DRAWINGS. WATER HEATER SHALL BE OF THE FOLLOWING TYPE:

VENTILATING & AIR CONDITIONING: CONTRACTOR SHALL ACQUIRE MAINTAIN AND PROVIDE THE OWNER WITH ALL MANUALS, INSTRUCTIONS, SERVICE SCHEDULES, WARRANTIES AND PRODUCT LITERATURE FOR ANY EQUIPMENT INSTALLED AS PART OF THE PROJECT.

SECTION 23: HEATING, VENTILATING & AIR CONDITIONING

GENERAL: CONTRACTOR SHALL COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SPECIFICATION. CONTRACTOR SHALL PROVIDE THE OWNER IN THE OPERATION OF ALL MECHANICAL EQUIPMENT THAT IS INTENDED TO BE OWNER-OPERATED OR ADJUSTED.

HANGER SCHEDULE PRE-ENGINEERED BEAMS

HANGER SCHEDULE table listing beam sizes (e.g., 1 1/2\" x 9\" LVL) and hanger types (LVL1, LVL2, etc.).

HANGER SCHEDULE DIMENSIONAL LUMBER

HANGER SCHEDULE table listing lumber sizes (e.g., 2x8, 2x10, 2x12) and hanger types (LUS26, LUS28, etc.).

SECTION 22: PLUMBING

GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SPECIFICATION. THE PLUMBING WORK REQUIRED FOR THIS PROJECT SHALL BE DONE BY A LICENSED PLUMBING CONTRACTOR IN STRICT ACCORDANCE WITH THE PLUMBING CODE AND FINALLY THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION.

WATER HEATER: CONTRACTOR SHALL SUPPLY AND INSTALL A WATER HEATER WHERE SHOWN ON THE DRAWINGS. WATER HEATER SHALL BE OF THE FOLLOWING TYPE:

HEATING/COOLING SYSTEM: THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS AND PAY ALL FEES, TIES AND OTHER COSTS RELATING TO HIS WORK.

HEATING/COOLING SYSTEM: THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS AND PAY ALL FEES, TIES AND OTHER COSTS RELATING TO HIS WORK.

WATER HEATER: CONTRACTOR SHALL SUPPLY AND INSTALL A WATER HEATER WHERE SHOWN ON THE DRAWINGS. WATER HEATER SHALL BE OF THE FOLLOWING TYPE:

HEATING/COOLING SYSTEM: THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS AND PAY ALL FEES, TIES AND OTHER COSTS RELATING TO HIS WORK.

PLUMBING: CONTRACTOR SHALL COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SPECIFICATION. THE PLUMBING WORK REQUIRED FOR THIS PROJECT SHALL BE DONE BY A LICENSED PLUMBING CONTRACTOR IN STRICT ACCORDANCE WITH THE PLUMBING CODE AND FINALLY THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION.

HEATING/COOLING SYSTEM: THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS AND PAY ALL FEES, TIES AND OTHER COSTS RELATING TO HIS WORK.

HEATING/COOLING SYSTEM: THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS AND PAY ALL FEES, TIES AND OTHER COSTS RELATING TO HIS WORK.

HEATING/COOLING SYSTEM: THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS AND PAY ALL FEES, TIES AND OTHER COSTS RELATING TO HIS WORK.

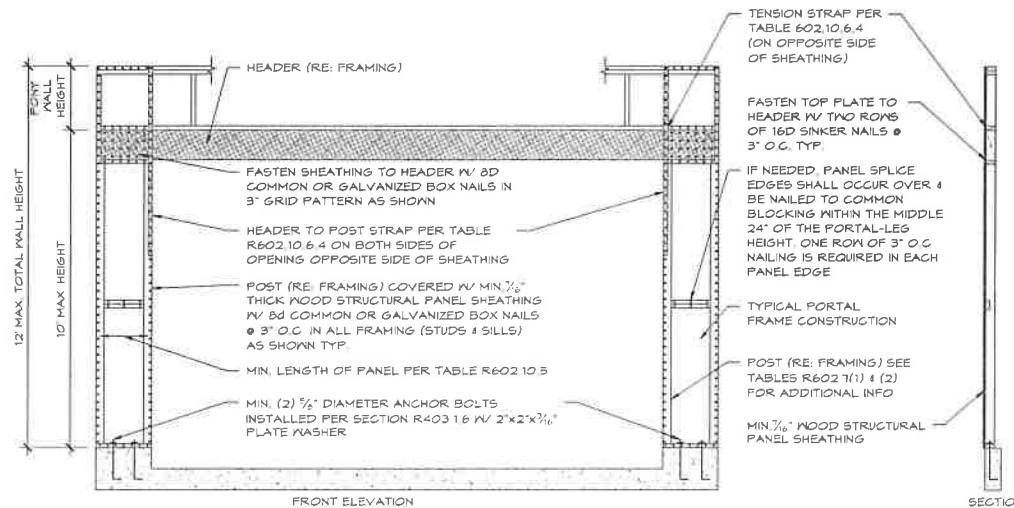
SECTION 26: ELECTRICAL

GENERAL: COMPLY WITH GENERAL CONDITIONS AT THE BEGINNING OF THIS SPECIFICATION. THE ELECTRICAL WORK REQUIRED FOR THIS PROJECT SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).

WATER HEATER: CONTRACTOR SHALL SUPPLY AND INSTALL A WATER HEATER WHERE SHOWN ON THE DRAWINGS. WATER HEATER SHALL BE OF THE FOLLOWING TYPE:

HEATING/COOLING SYSTEM: THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS AND PAY ALL FEES, TIES AND OTHER COSTS RELATING TO HIS WORK.

HEATING/COOLING SYSTEM: THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ALL LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES REGULATION, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED, SHALL OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS AND PAY ALL FEES, TIES AND OTHER COSTS RELATING TO HIS WORK.



10 PORTAL FRAME @ GARAGE DOOR OPENINGS (PER FIGURE R602.10.6.3 IRC 2018) SCALE 3/8" = 1'-0"

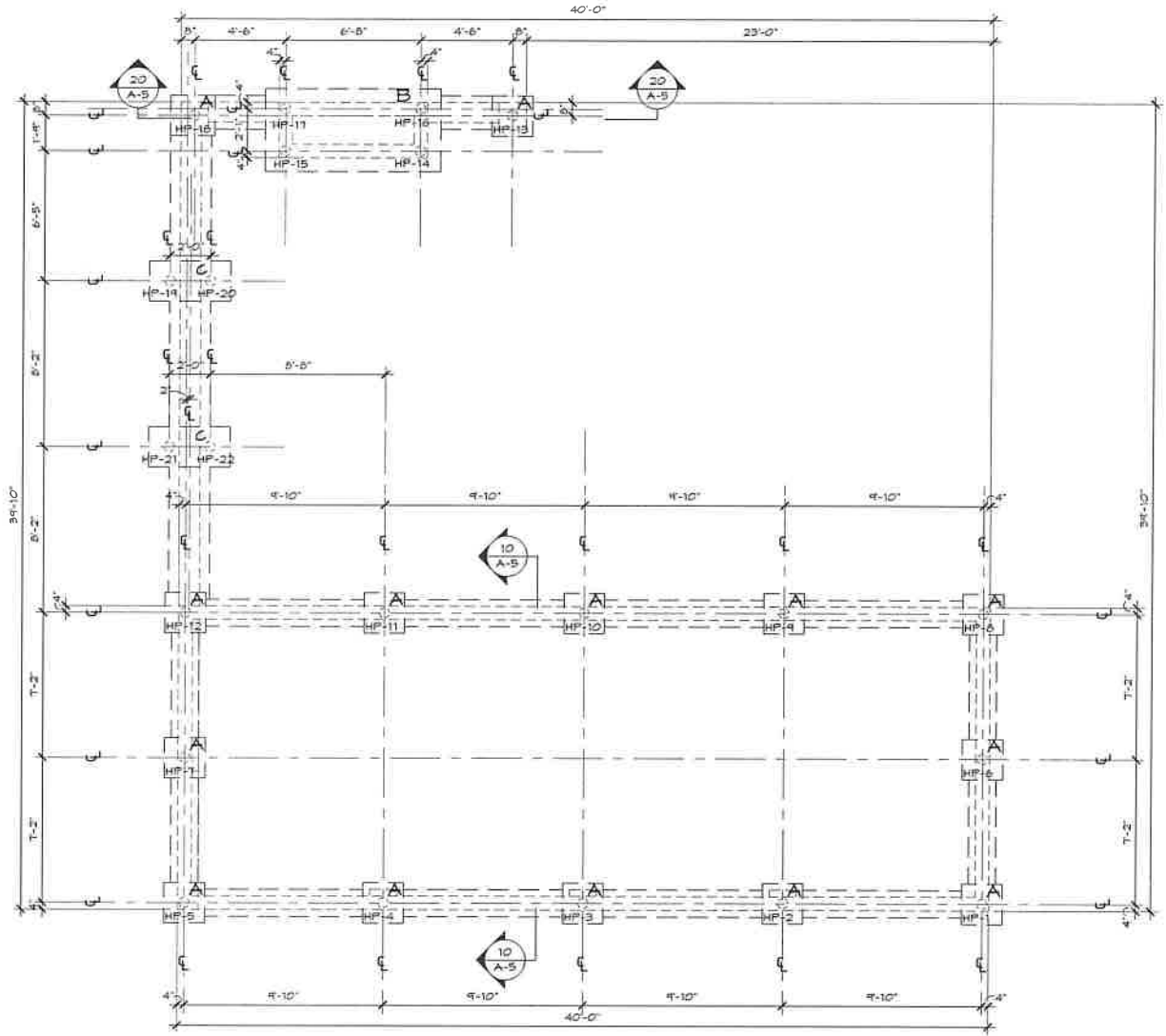
Professional seal and contact information for Barlo Governale & Associates, Inc. Includes project name 'Proposed New Accessory Structure for: Henry Residence', address '85 Morris Avenue', and sheet number 'SP-2 SHEET 2 of 7'.

HELICAL PILE NOTES:

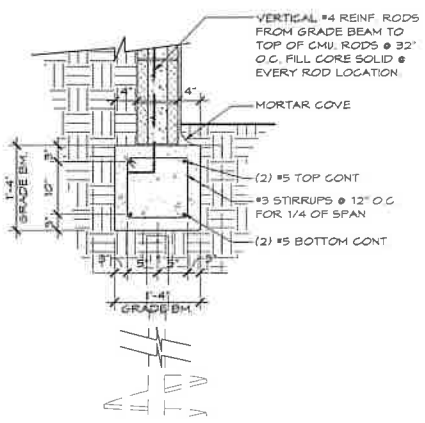
- HIGH CAPACITY HELICAL PILES SHALL BE AS MANUFACTURED BY CHANCE CIVIL CONSTRUCTION.
- THE HELICAL PILE CONTRACTOR SHALL BE EXPERIENCED IN PERFORMING DESIGN AND CONSTRUCTION OF HELICAL PILES AND SHALL FURNISH ALL MATERIALS, LABOR, AND SUPERVISION TO PERFORM THE WORK. THE CONTRACTOR SHALL BE TRAINED AND CERTIFIED BY CHANCE CIVIL CONSTRUCTION IN THE PROPER METHODS OF DESIGN AND INSTALLATION OF HELICAL PILES.
- DURING PILE INSTALLATION A LICENSED DESIGN PROFESSIONAL SHALL BE ON SITE TO VERIFY AND PROVIDE CERTIFICATION INCLUDING, BUT NOT LIMITED TO THE SIZE, TYPE, LOCATION OF PILES AND THAT THE PILES ARE PROPERLY SET TO WITHSTAND THE LOADS AS SHOWN ON THE APPROVED PLANS. CONTRACTOR SHALL PROVIDE OWNER AND ARCHITECT WITH COPIES OF HELICAL PILE INSTALLATION RECORDS WITHIN 24 HOURS OF COMPLETION OF INSTALLATION OF SAME.
- ALLOWABLE TOLERANCES:
 - CENTERLINE OF HELICAL PILES SHALL NOT BE MORE THAN 3 INCHES FROM INDICATED PLAN LOCATION.
 - HELICAL PILE PLUMBNESS SHALL BE WITHIN 2" OF DESIGN ALIGNMENT.
 - TOP ELEVATION OF HELICAL PILE SHALL BE WITHIN +1 INCH TO -2 INCHES OF DESIGN VERTICAL ELEVATION.
- ALL HELICAL PILES, CAPS, HELIX, PLATES, CONNECTORS, ETC. SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR ASTM A123 AS SPECIFIED AFTER FABRICATION.
- UTILIZE CHANCE TORQUE MONITORS TO ESTABLISH INSTALLATION TORQUE. SEE PILE SCHEDULE FOR CAPACITY OF PILES.
- THE HELICAL PILE ATTACHMENT (PILE CAP) SHALL DISTRIBUTE THE DESIGN LOAD TO THE CONCRETE FOUNDATION SUCH THAT THE CONCRETE BEARING STRESS DOES NOT EXCEED THOSE IN THE ACI BUILDING CODE AND THE STRESSES IN THE STEEL PLATES/ WELDS DOES NOT EXCEED AISC ALLOWABLE STRESSES FOR STEEL MEMBERS. CONTRACTOR SHALL PROVIDE OWNER AND ARCHITECT WITH COPIES OF FIELD TEST RECORDS WITHIN 24 HOURS AFTER COMPLETION OF LOAD TESTS.
- PRODUCTS AND MATERIALS:
 - ROUND STEEL SHAFTS: R52875 2 1/2", R53500 3 1/2", R54500 4 1/2" SHALL BE HOT ROLLED ROUND CORNERED SOLID STEEL BARS MEETING THE DIMENSIONAL AND WORKMANSHIP REQUIREMENTS OF ASTM A29. THE BARS SHALL BE HIGH STRENGTH LOW ALLOY (HSLA), LOW TO MEDIUM CARBON STEEL GRADE WITH IMPROVED STRENGTH DUE TO FINE GRAIN SIZE. TORQUE STRENGTH RATING: R52875 165+4,500 FT. LBS., R52875 203-5,500 FT. LBS., R52875 262+7,500 FT. LBS., R53500 300+13,000 FT. LBS., R54500 337+23,000 FT. LBS. MINIMUM YIELD STRENGTH SHALL BE 40 KSI.
 - HELIX BEARING PLATE: SHALL BE HOT ROLLED CARBON STEEL SHEET, STRIP, OR PLATE FORMED ON MATCHING DIES TO TRUE HELICAL SHAPE AND UNIFORM PITCH. BEARING PLATE MATERIAL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 - R52875 MATERIAL: PER ASTM A572 WITH MINIMUM YIELD STRENGTH OF 50 KSI, PLATE THICKNESS 1/2" OR 5/8".
 - R53500 AND R54500 MATERIAL: PER ASTM A656 WITH MINIMUM YIELD STRENGTH OF 80 KSI, PLATE THICKNESS 3/4" OR 1".
 - BOLTS: THE SIZE AND TYPE OF BOLTS USED TO CONNECT THE CENTRAL STEEL SHAFT SECTIONS TOGETHER SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 - R52875.165 + R52875.262 - 2 1/2" MATERIAL: 3/4" DIAMETER BOLT (4 FOR COUPLING), SAE J429 GRADE 5. BOLTS SHALL BE 3/4" LONG FOR R52875.165 + 4 1/2" LONG FOR R52875.262.
 - R52875.203 - 2 1/2" MATERIAL: 3/4" DIAMETER x 4 1/2" LONG BOLT (2 FOR COUPLING), SAE J429 GRADE 5.
 - R53500.300 - 3 1/2" MATERIAL: 3/4" DIAMETER x 5 1/2" LONG BOLT (3 FOR COUPLING), SAE J429 GRADE 5.
 - R54500.337 - 4 1/2" MATERIAL: 3/4" DIAMETER x 5 1/2" LONG BOLT (4 FOR COUPLING), SAE J429 GRADE 5.
 - COUPLINGS FOR TYPE R53500 AND R54500 MATERIAL SHALL BE FORMED AS AN INTEGRAL PART OF THE PLAN AND HELICAL EXTENSION MATERIAL AS HOT UPSET FORGED SOCKETS, FOR TYPE R52875 MATERIAL THE COUPLING SHALL BE A CAST STEEL SLEEVE WITH TWO HOLES FOR CONNECTING SHAFT SECTIONS TOGETHER.
 - PLATES, SHAPES OR PILE CAPS:
 - DEPENDING ON THE APPLICATION, THE PILE CAP SHALL BE A WELDED ASSEMBLY CONSISTING OF STRUCTURAL STEEL PLATES AND SHAPES DESIGNED TO FIT THE PILE AND TRANSFER THE APPLIED LOAD. STRUCTURAL STEEL PLATES AND SHAPES FOR HELICAL PILE TOP ATTACHMENTS SHALL CONFORM TO ASTM A36 OR ASTM A572 GRADE 50.
- PRIOR TO THE START OF WORK, LOCATE ANY UNDERGROUND UTILITIES. TAKE PRECAUTIONS WHEN USING MACHINERY AROUND GAS, WATER, SEWER, AND ELECTRICAL LINES.

MARK	SIZE	REINFORCING
A	24" x 24" x 24"	(3) #5 EACH WAY TOP AND BOTTOM + CHAIRS TIED
B	104" x 49" x 24"	(14) #5 SHORT WAY TOP AND BOTTOM + CHAIRS TIED (6) #5 LONG WAY TOP AND BOTTOM + CHAIRS TIED
C	48" x 24" x 24"	(7) #5 SHORT WAY TOP AND BOTTOM + CHAIRS TIED (3) #5 LONG WAY TOP AND BOTTOM + CHAIRS TIED

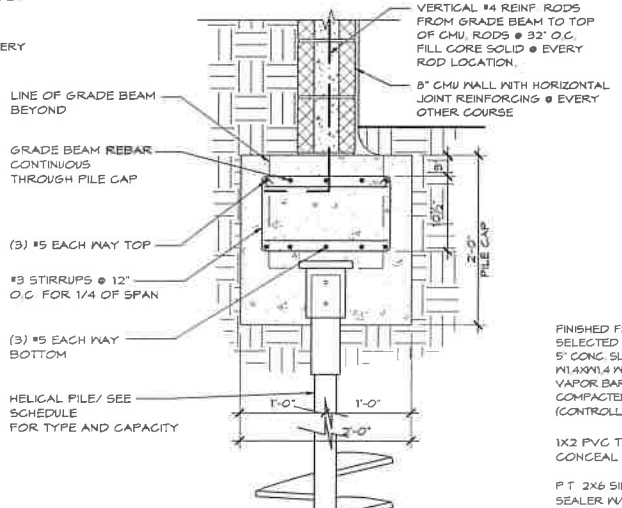
MARK	DESIGN LOAD	HELICAL CAPACITY	HELICAL SERIES	HELICAL PILE CAP	DETAIL REF.
HP - 1	10K	20K	RS2875.203	PSA3B64	30/A-1
HP - 2	14K	28K	RS2875.203	PSA3B64	30/A-1
HP - 3	16K	32K	RS2875.203	PSA3B64	30/A-1
HP - 4	14K	28K	RS2875.203	PSA3B64	30/A-1
HP - 5	10K	20K	RS2875.203	PSA3B64	30/A-1
HP - 6	10K	20K	RS2875.203	PSA3B64	30/A-1
HP - 7	10K	20K	RS2875.203	PSA3B64	30/A-1
HP - 8	12K	24K	RS2875.203	PSA3B64	30/A-1
HP - 9	16K	32K	RS2875.203	PSA3B64	30/A-1
HP - 10	18K	36K	RS2875.203	PSA3B64	30/A-1
HP - 11	12K	24K	RS2875.203	PSA3B64	30/A-1
HP - 12	12K	24K	RS2875.203	PSA3B64	30/A-1
HP - 13	12K	24K	RS2875.203	PSA3B64	10/A-1
HP - 14	10K	20K	RS2875.203	PSA3B64	20/A-5
HP - 15	10K	20K	RS2875.203	PSA3B64	20/A-5
HP - 16	10K	20K	RS2875.203	PSA3B64	20/A-5
HP - 17	10K	20K	RS2875.203	PSA3B64	20/A-5
HP - 18	12K	24K	RS2875.203	PSA3B64	10/A-1
HP - 19	12K	24K	RS2875.203	PSA3B64	40/A-2
HP - 20	12K	24K	RS2875.203	PSA3B64	40/A-2
HP - 21	12K	24K	RS2875.203	PSA3B64	40/A-2
HP - 22	12K	24K	RS2875.203	PSA3B64	40/A-2



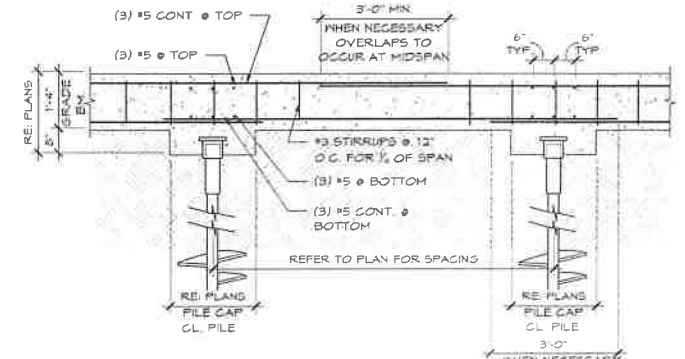
10 PILE PLAN SCALE: 1/4" = 1'-0"



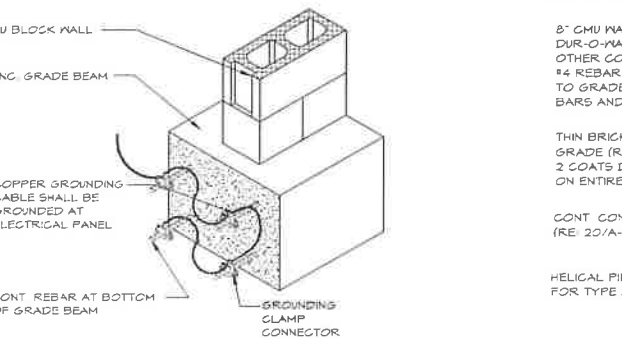
20 TYPICAL GRADE BEAM SCALE: 3/4" = 1'-0"



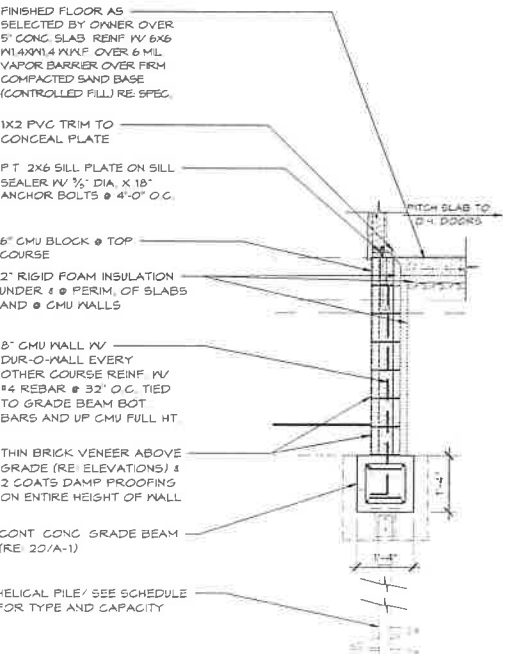
30 PILE CAP DETAIL SCALE: 1" = 1'-0"



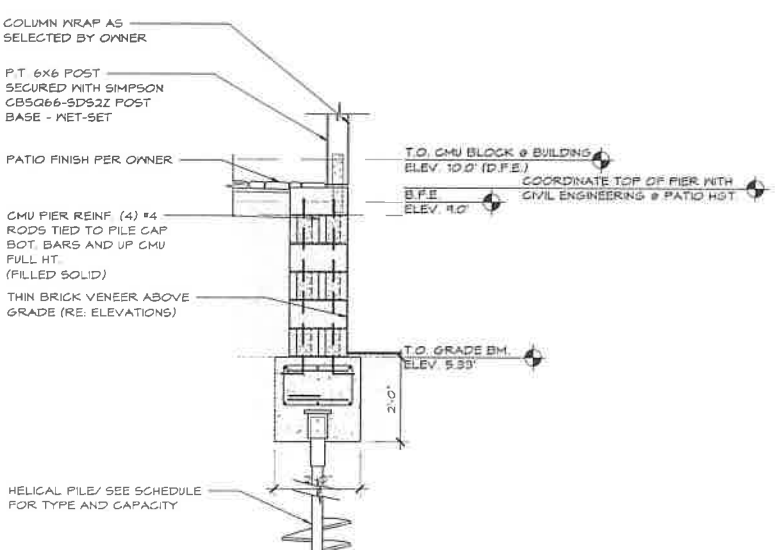
40 GRADE BEAM LONGITUDINAL SECTION SCALE: 1/2" = 1'-0"



50 TYPICAL GROUNDING DETAIL SCALE: N.T.S.



60 DETAIL @ GRADE BEAM SCALE: 1/2" = 1'-0"



70 DETAIL @ PILE CAP/PIER SCALE: 1/2" = 1'-0"

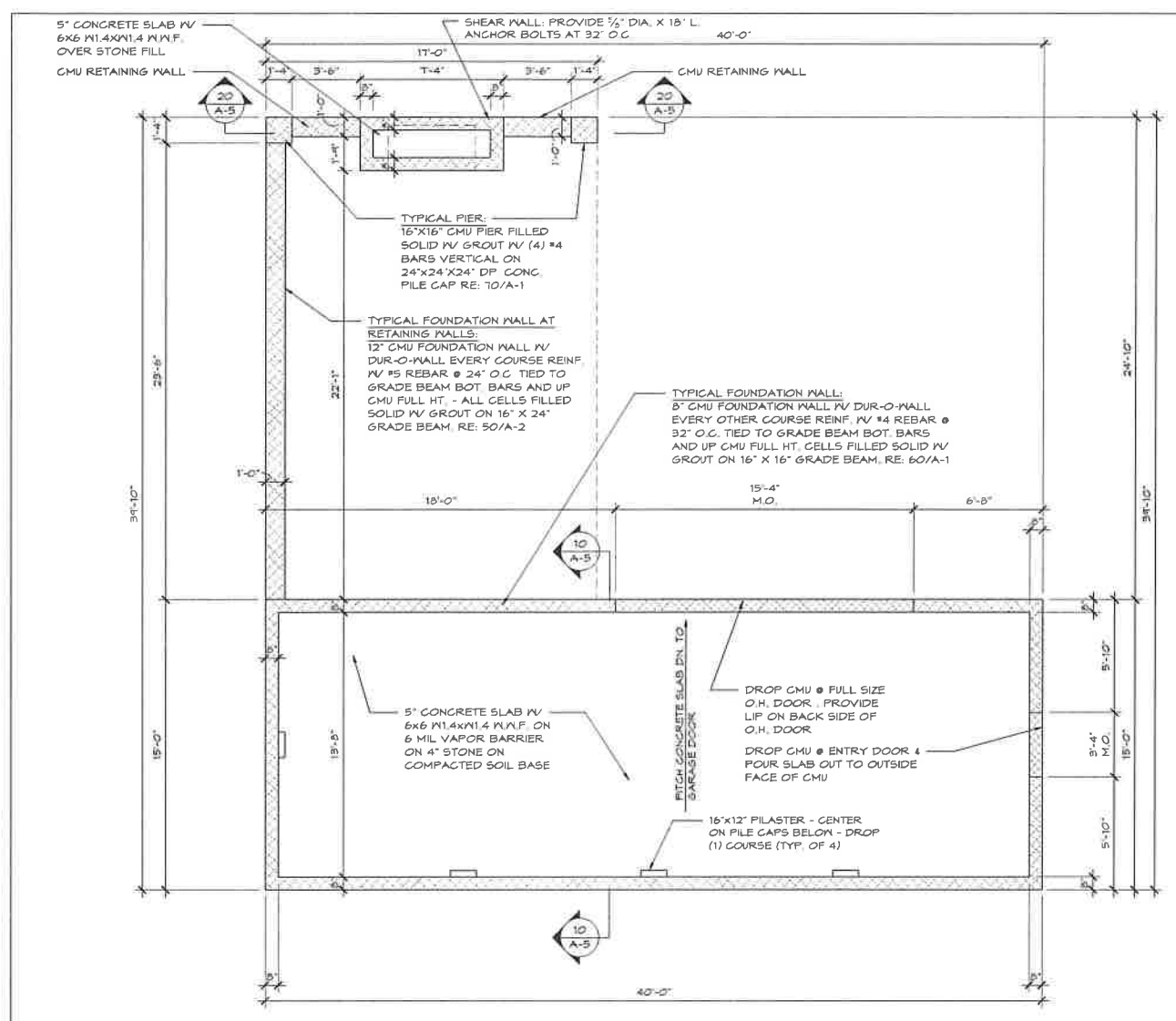
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 E-mail: info@barloassociates.com
 www.barloassociates.com
 A LIMITED LIABILITY COMPANY

Proposed New Accessory Structure for:
Henry Residence
 Lot: 108, Block: 71
 85 Morris Avenue
 Borough of Manasquan, Monmouth County, NJ 08736

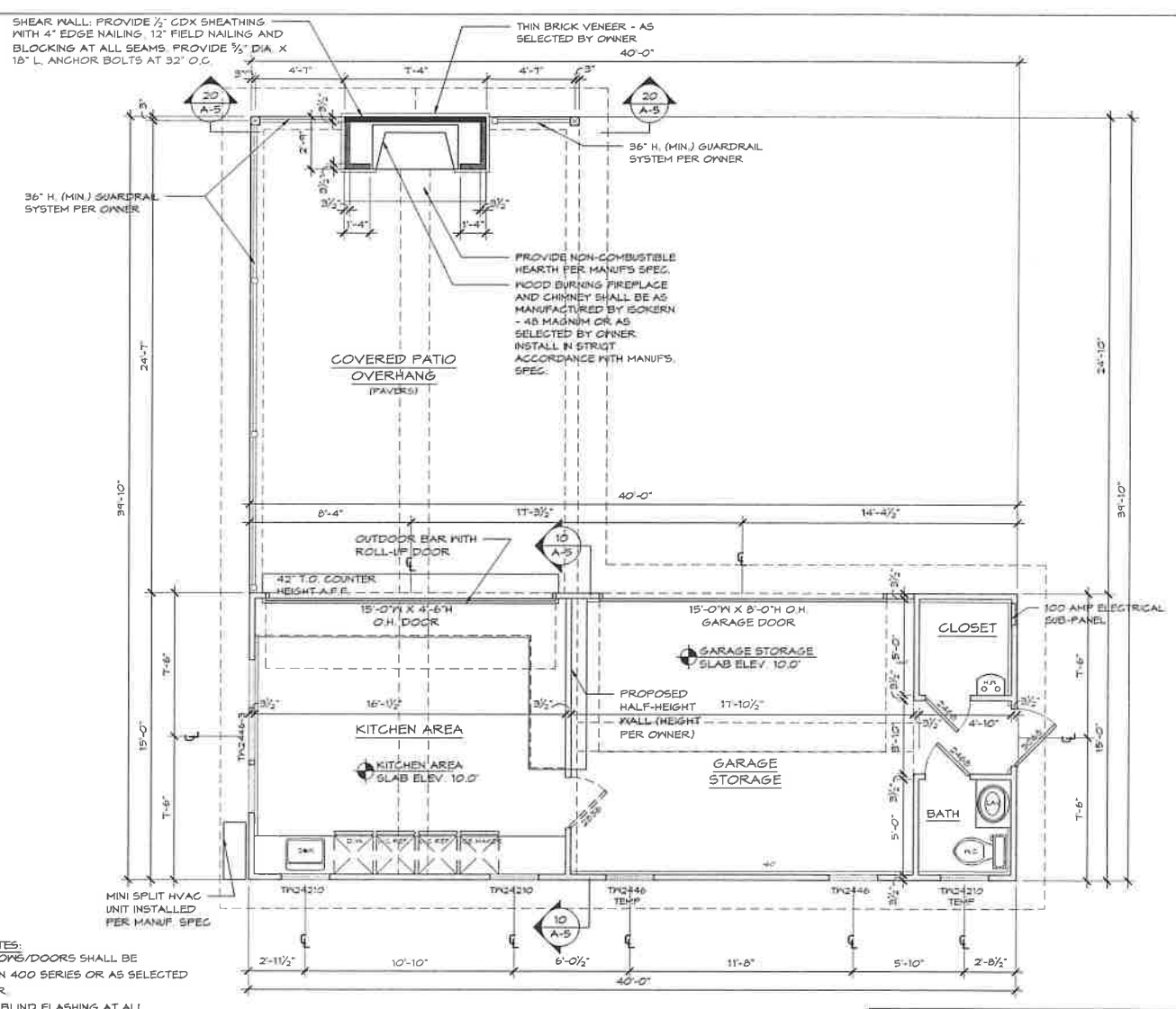


DATE	Proj. No.	Drawing Title	Drawn/Chkd
Jan. 31, 2022	22148	Pile Plan, Pile Cap & Grade Beam Details	JY DG
		Revisions	
		Date	
		Scale	As Noted

A-1



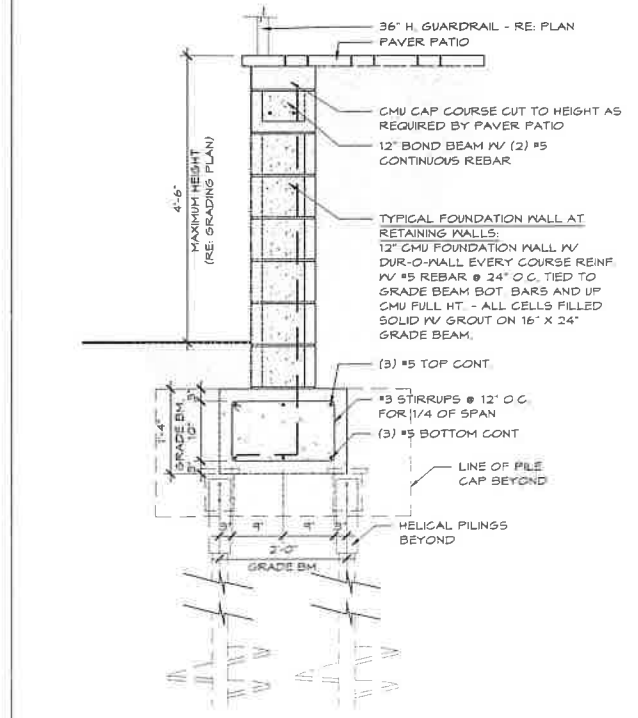
10 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



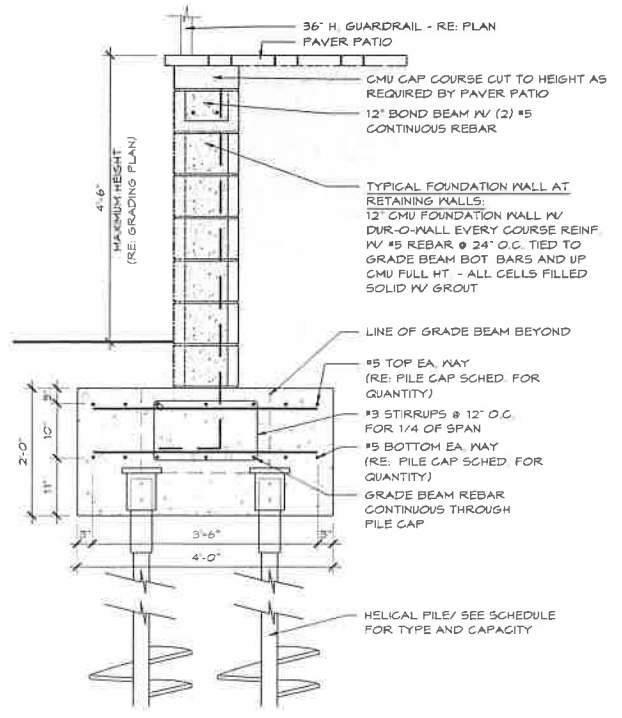
20 GARAGE PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:
1. ALL WINDOWS/DOORS SHALL BE ANDERSEN 400 SERIES OR AS SELECTED BY OWNER.
 2. PROVIDE BLIND FLASHING AT ALL WINDOWS AND DOORS REFER TO 50/A-3.
 3. PROVIDE 36" H (MIN.) GUARDRAILS AT PERIMETER RETAINING WALLS GREATER THAN 30" IN HEIGHT.
 4. PROVIDE (2) 2X4 WOOD POSTS BETWEEN MULTIPLE WINDOW OPENINGS.

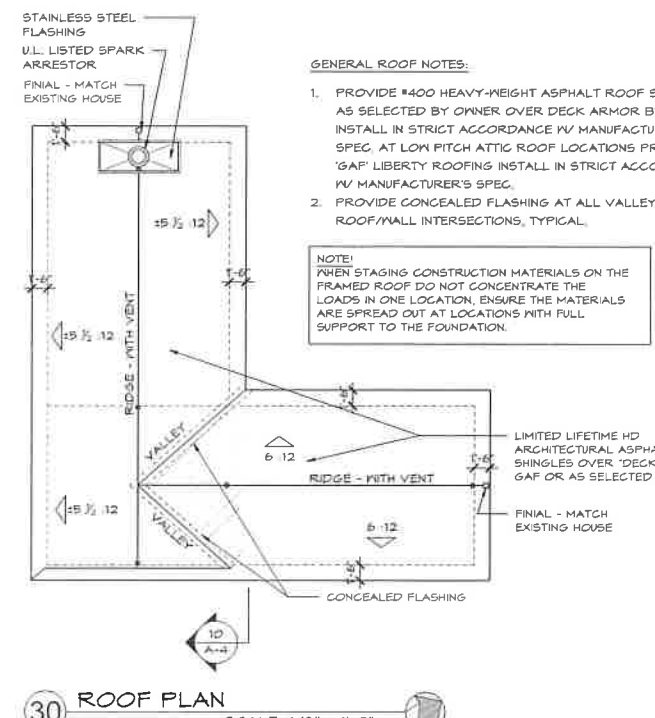
FRAMING/SHEATHING NOTE:
-ALL WALL SHEATHING LOCATED 6' OR LESS THAN 6' TO GRADE MUST BE PRESSURE TREATED.
-WOOD FRAMING IN CONTACT WITH MASONRY/CONCRETE OR LESS THAN 8' FROM GRADE MUST BE PRESSURE TREATED.



50 TYPICAL GRADE BEAM - RETAINING WALL
SCALE: 3/4" = 1'-0"



40 TYPICAL PILE CAP - RETAINING WALL
SCALE: 3/4" = 1'-0"



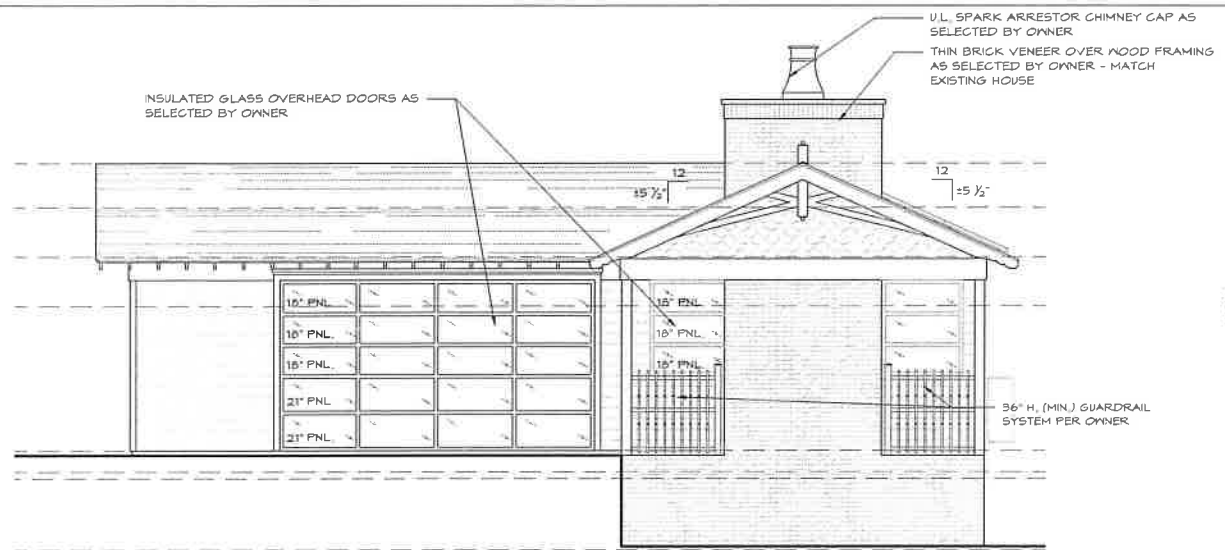
30 ROOF PLAN
SCALE: 1/8" = 1'-0"

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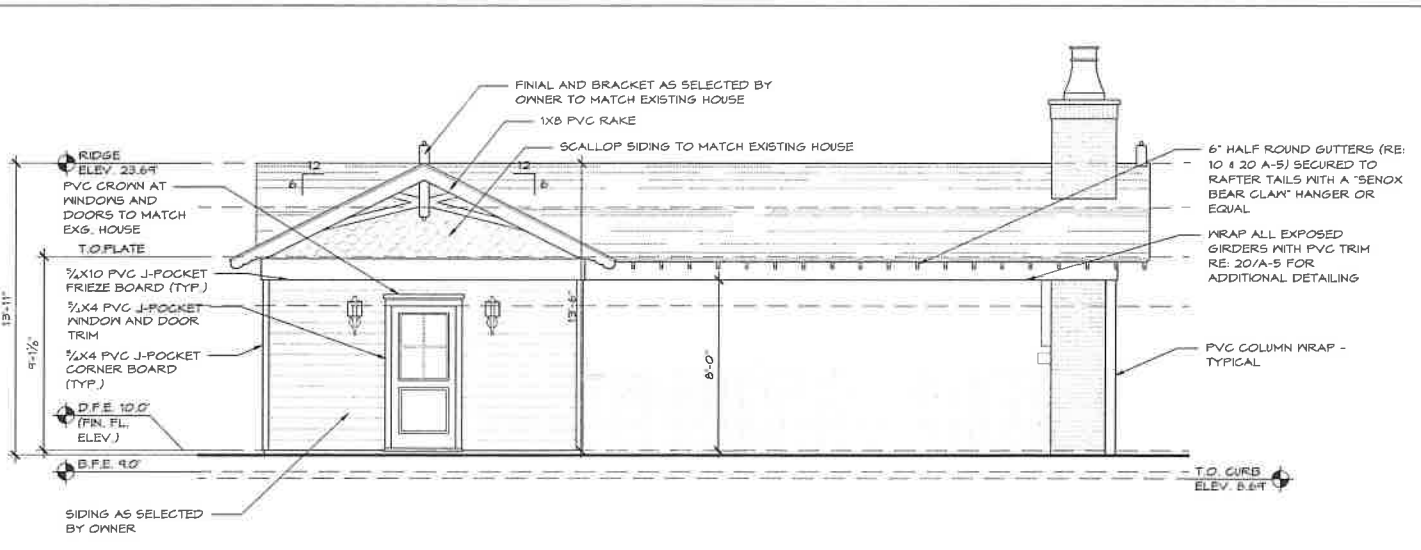
Proposed New Accessory Structure for:
Henry Residence
Lot: 108, Block: 71
85 Morris Avenue
Borough of Manasquan, Monmouth County, NJ 08736

DATE: Jan. 31, 2022
Proj. No.: 22148
Drawing Title: Plans and Window Flashing Detail
Revisions:
Drwn/Chkd:
JY DG
Scale: As Noted
SHEET 4 of 7

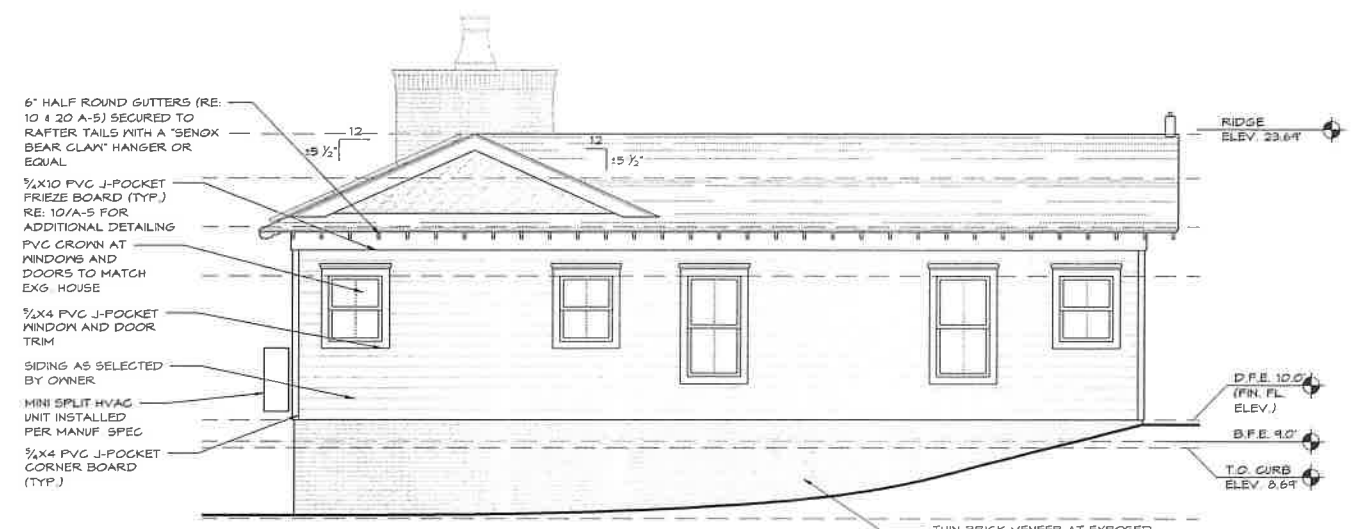
A-2



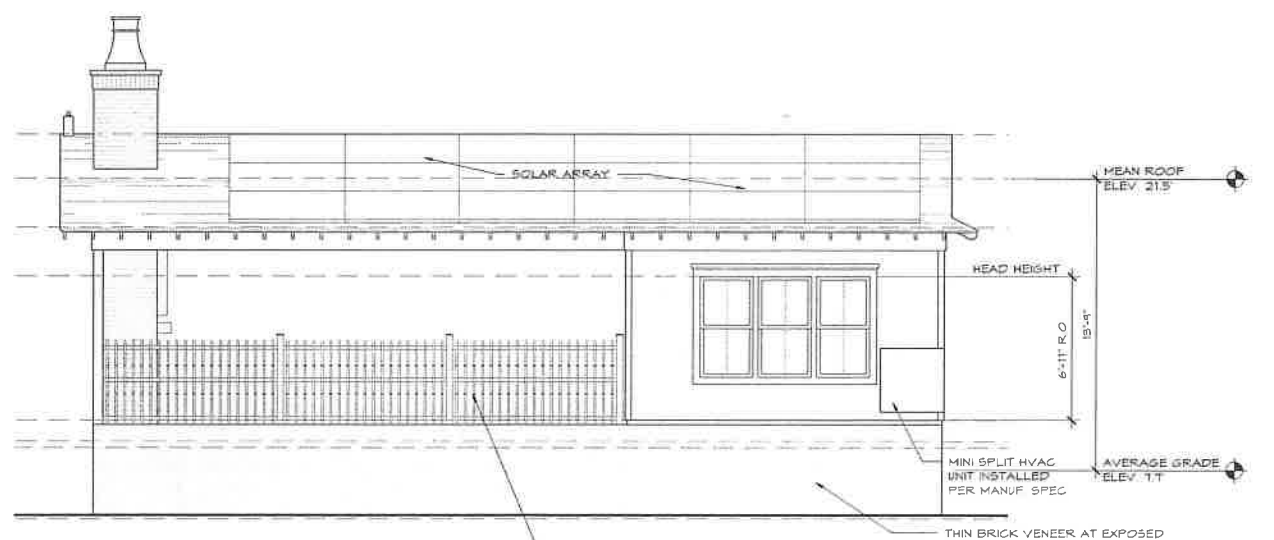
10 WEST (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"



20 NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



30 EAST (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"



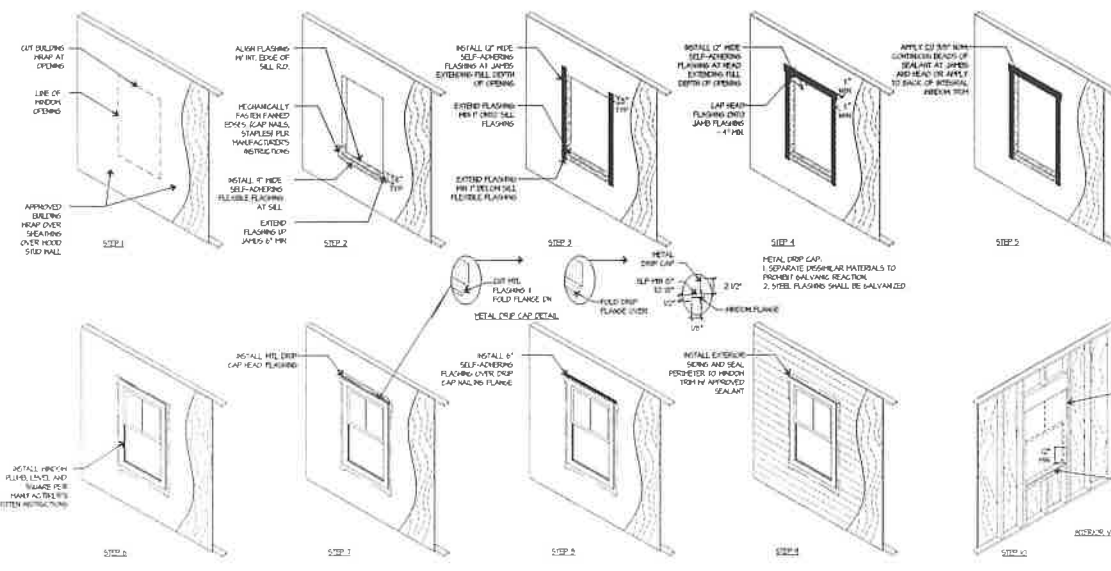
40 SOUTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ALIGN ALL EAVES AND TRIM AS SHOWN ON ELEVATIONS AND SECTIONS

FRAMING/SHEATHING NOTE:
-ALL WALL SHEATHING LOCATED 6" OR LESS THAN 6" TO GRADE MUST BE PRESSURE TREATED
-WOOD FRAMING IN CONTACT WITH MASONRY/CONCRETE OR LESS THAN 6" FROM GRADE MUST BE PRESSURE TREATED

NOTE:
WHEN STAGING CONSTRUCTION MATERIALS ON THE FRAMED ROOF DO NOT CONCENTRATE THE LOADS IN ONE LOCATION. ENSURE THE MATERIALS ARE SPREAD OUT AT LOCATIONS WITH FULL SUPPORT TO THE FOUNDATION.

NOTE:
1. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING BUILDING FRAME, SEALANTS AND SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION.
2. VERIFY ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE.



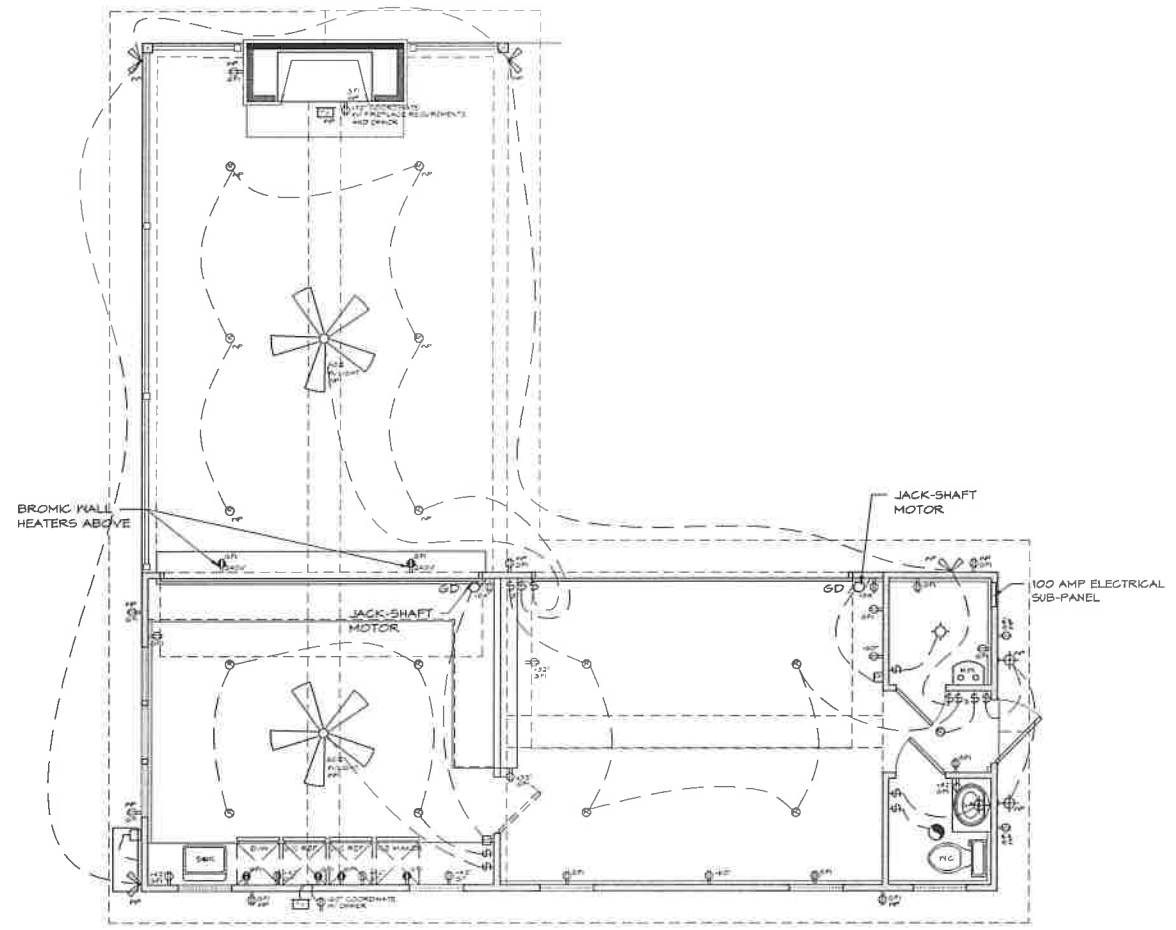
50 TYPICAL WINDOW FLASHING
SCALE: N.T.S.

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Proposed New Accessory Structure for:
Henry Residence
Lot: 108, Block: 71
85 Morris Avenue
Borough of Manasquan, Monmouth County, NJ 08736
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A SIGNED PROFESSIONAL SEAL, OR THE PROFESSIONAL SEAL IS NOT AN AUTHORIZED ORIGINAL DOCUMENT, IT MAY HAVE BEEN ALTERED.

DATE: Jan. 31, 2022
Proj. No. 22148
Date 2/21/22
Drawing Title Elevations
Revisions
Scale As Noted
SHEET 5 of 7

A-3

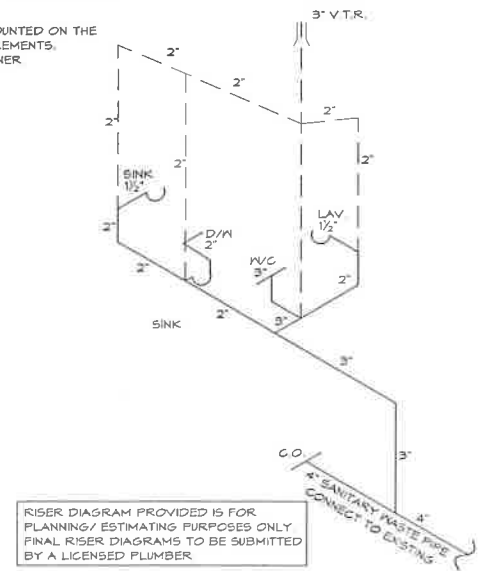


30 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

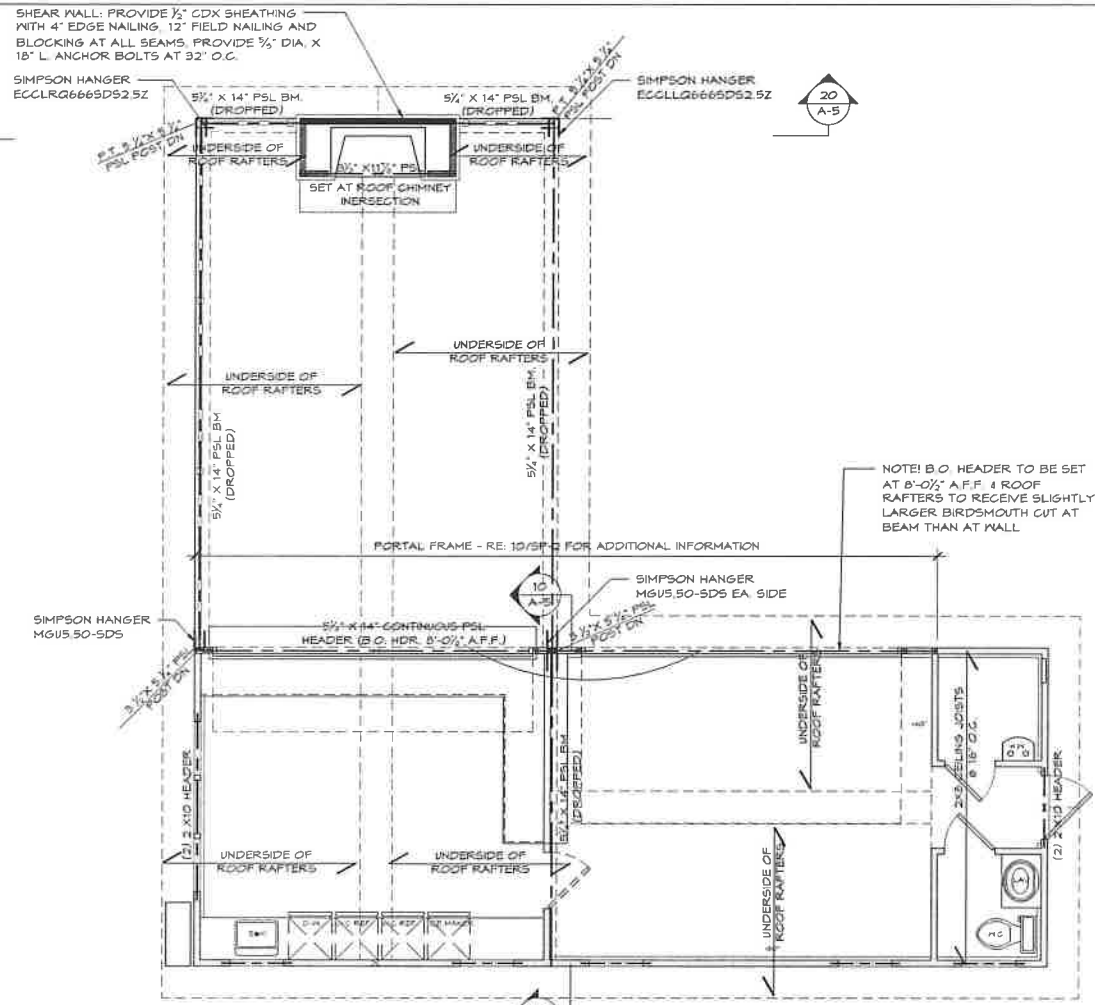
- GENERAL ELECTRIC NOTES:**
1. THE GENERAL CONTRACTOR SHALL SCHEDULE A WALK-THROUGH PRIOR TO STARTING ANY ELECTRICAL WORK PRIOR TO WIRING OF FIXTURES AND RECEPTACLES. ELECTRICAL CONTRACTOR SHALL PROVIDE A WALK-THROUGH WITH THE OWNER. THE PURPOSE OF THIS WILL BE TO REVIEW THE LOCATION OF ALL ITEMS IN CONSIDERATION OF OTHER WORK AND FURNITURE LAYOUTS. APPROVAL OF THE PROPOSED ELECTRICAL SYSTEM LAYOUT SHALL NOT BE CONSTRUED AS A WAIVER OF THE CONTRACTOR'S RESPONSIBILITIES WITH RESPECT TO THE SYSTEM'S PERFORMANCE.
 2. PROVIDE PHONE/DATA LINES AS SPECIFIED BY OWNER.
 3. PROVIDE DIMMERS WHERE SPECIFIED BY OWNER.
 4. PROVIDE TWO (2) SPARE CONDUITS FROM THE EXISTING HOUSE TO THE GARAGE, NOT INCLUDING THE REQUIRED ELECTRICAL CONDUIT.

- GENERAL HEATING/COOLING NOTES:**
1. PROPOSED HVAC SHALL BE A DUCTLESS MINI-SPLIT SYSTEM. WALL UNIT(S) SHALL BE LOCATED PER OWNER.
 2. NEW TANKLESS WATER HEATER SHALL BE LOCATED IN THE CLOSET AS SHOWN.
 3. ALL PIPING, ELECTRICAL & MINI-SPLITS SHALL BE INSTALLED AS REQUIRED BY THE PROPOSED WORK.
 4. PROVIDE BROMIC ELECTRIC HEATERS MOUNTED ON THE EXTERIOR WALL SIDE PER OWNER REQUIREMENTS. COORDINATE ADDITIONAL UNITS WITH OWNER.

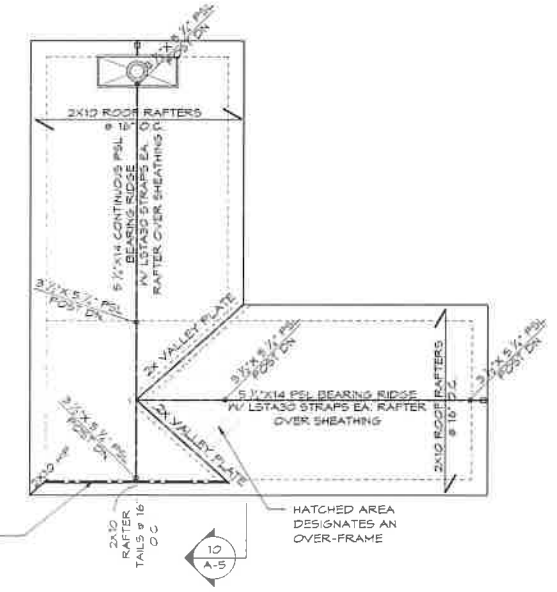
ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE (NP-WATERPROOF)
	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE
	DEDICATED APPLIANCE OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)
	SINGLE POLE SWITCH
	SWITCH (3 WAY AND 4 WAY AS REQUIRED)
	SURFACE MOUNT LED WALL FIXTURE
	SURFACE MOUNT LED CEILING FIXTURE
	RECESSED 6" LED WAFER LIGHT (NP-WATERPROOF) ON DIMMER
	PADDLE FAN w/ LIGHT AS SELECTED BY OWNER
	EXHAUST FAN - NO LIGHT
	PUSH BUTTON GARAGE DOOR OPENER
	GARAGE DOOR OPENER WITH LIGHT
	GARAGE DOOR OPENER KEYPAD
	ELECTRICAL SUB-PANEL
	DISCONNECT
	RAB BULLET LED DUAL ENTRY OR LIGHT



40 SANITARY D.W.V. RISER DIAGRAM
SCALE: N.T.S.



10 FRAMING PLAN
SCALE: 1/4" = 1'-0"



20 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

LEGEND	
	POST LOAD ABOVE
	POST BELOW

- GENERAL NOTES:**
1. CONTRACTOR SHALL ENSURE ALL ROOF EAVES ALIGN AS SHOWN ON ELEVATIONS. PROVIDE ADDITIONAL PLATES/DEEPER BIRDSMOUTH AS REQUIRED. PROVIDE EXPOSED RAFTER TAIL DETAIL TO MATCH THE EXISTING HOUSE.
 2. HEADERS SHALL BE (2) 2X10 UNLESS NOTED OTHERWISE.
 3. PROVIDE 2X WOOD POSTS BETWEEN MULTIPLE WNDOWS AS SHOWN ON DRAWINGS.
 4. ENSURE THAT ANY WOOD FRAMING IN THE D.F.E. OR IN CONTACT WITH CONCRETE IS POLYMERIZED (PRESSURE TREATED).
 5. ALL BEAMS ARE FLUSH FRAMED U.N.O.
 6. ALL SIMPSON HANGERS EXPOSED TO THE EXTERIOR ARE TO BE STAINLESS STEEL.
 7. ALL POSTS ARE TO BE CONTINUOUS TO FDN. BELOW WHERE APPLICABLE.
- NOTE!**
WHEN STAGING CONSTRUCTION MATERIALS ON THE FRAMED ROOF DO NOT CONCENTRATE THE LOADS IN ONE LOCATION. ENSURE THE MATERIALS ARE SPREAD OUT AT LOCATIONS WITH FULL SUPPORT TO THE FOUNDATION.

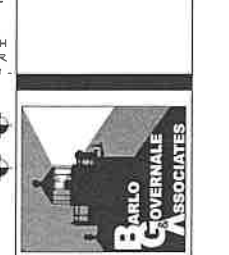
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85 Morris Avenue
Morris Township, NJ 07873
Tel: 732-477-7755
Fax: 732-477-6788
Email: info@barlogovernale.com
www.barlogovernale.com
A LIMITED LIABILITY COMPANY

Proposed New Accessory Structure for:
Henry Residence
Lot: 108, Block: 71
85 Morris Avenue
Borough of Manasquan, Monmouth County, NJ 08736

DATE: Jan. 31, 2022
Proj. No. 22148
Drawing Title Framing & Elec. Plans, Sanitary D.W.V. Riser Dia.
Revisions
Scale As Noted
SHEET 6 of 7

Barlo Governale & Assoc. LLC
 9709 Route 138
 Brick Township, NJ 08723
 Tel: 732-477-7751
 Fax: 732-477-6788
 www.barlogovernale.com

Proposed New Accessory Structure for:
Henry Residence
 Lot: 108, Block: 71
 85 Morris Avenue
 Borough of Manasquan, Monmouth County, NJ 08736



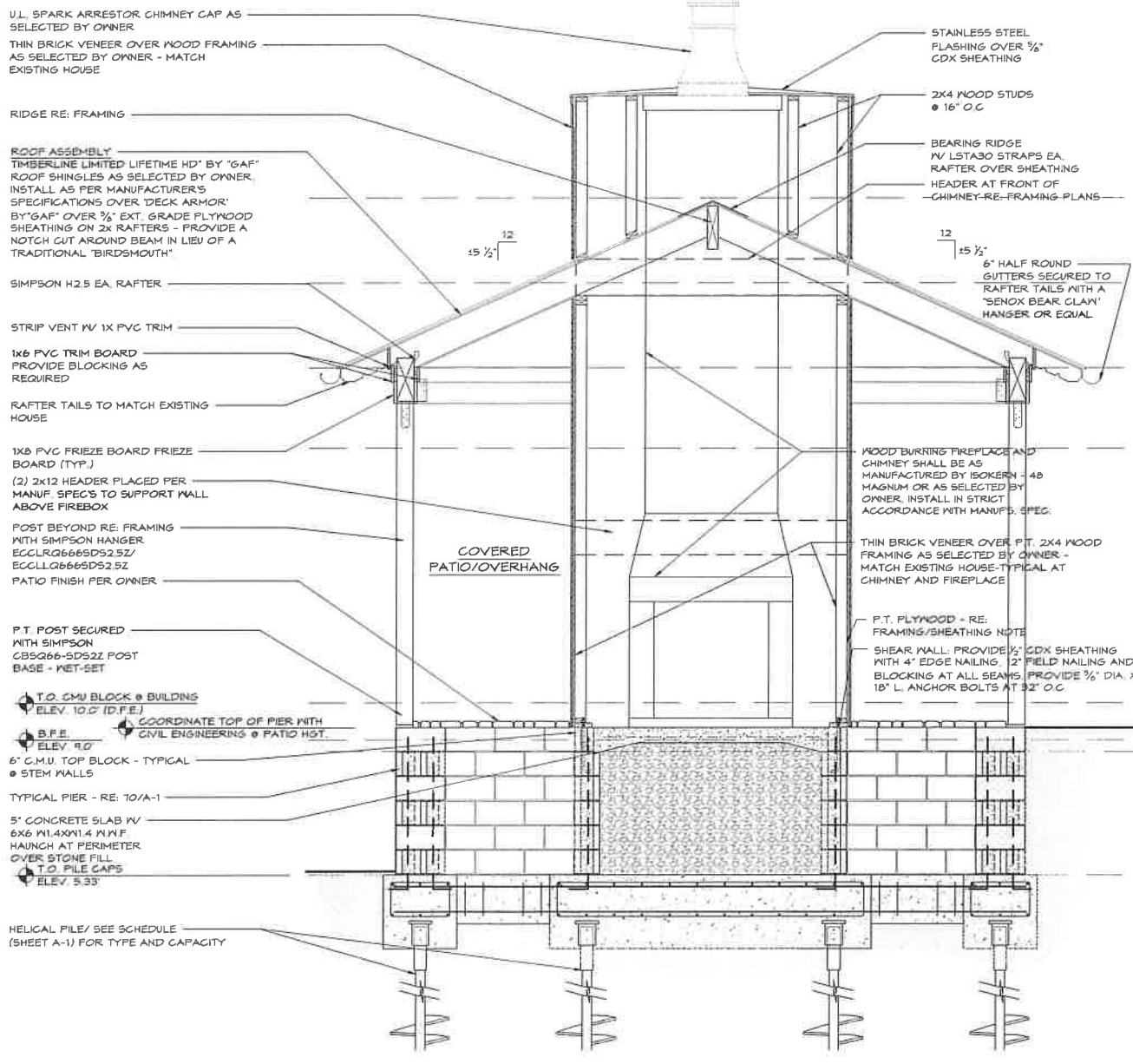
Proj. No.	Date	Scale
22-148		

Drawing Title	Revisions
Building Sections	

Drawn/Chkd	JY	DG

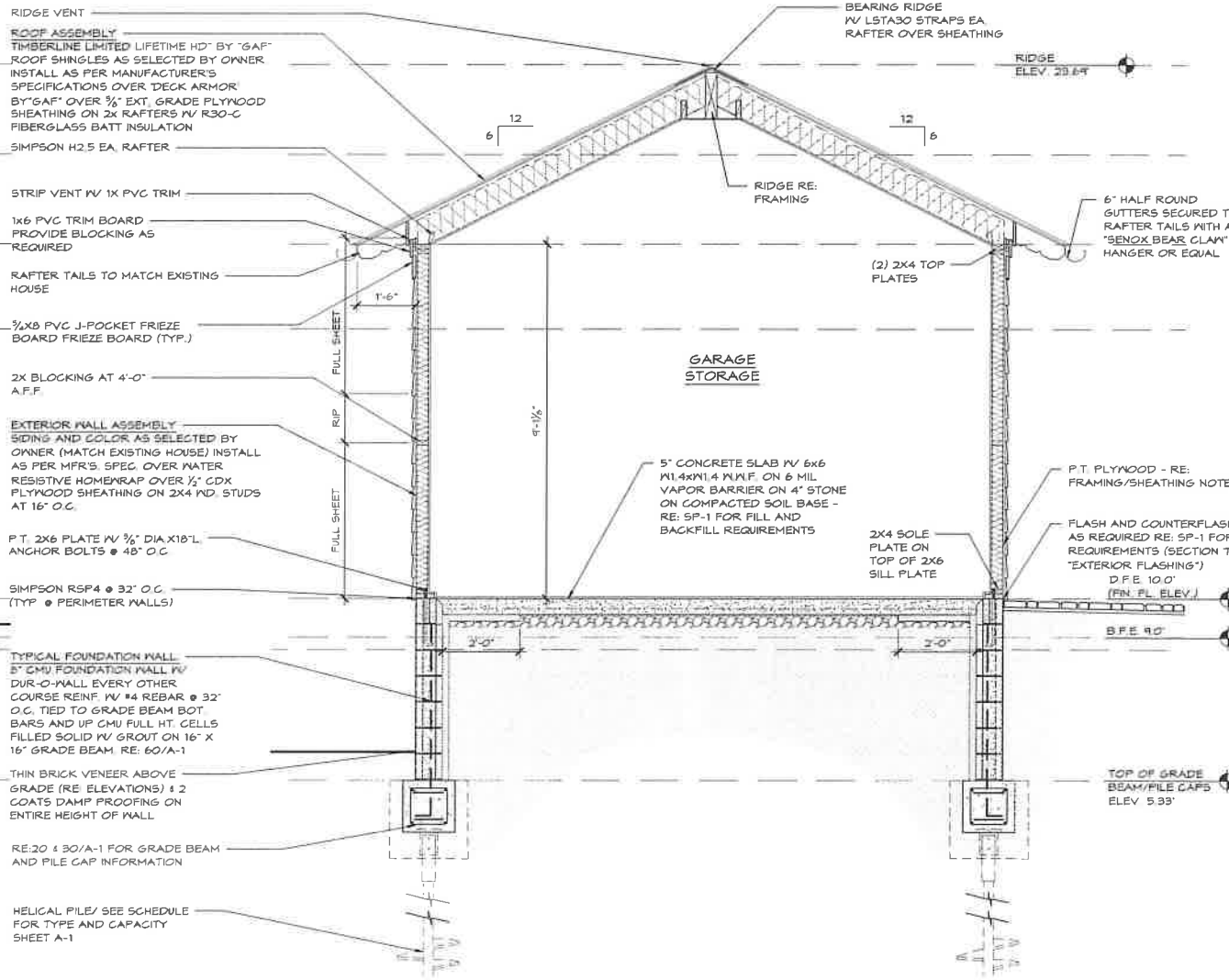
DATE: Jan. 31, 2022

A-5
 SHEET 7 of 7



20 BUILDING SECTION
 SCALE: 1/2" = 1'-0"

NOTE:
 ALIGN ALL EAVES AND TRIM AS SHOWN ON ELEVATIONS AND SECTIONS



10 BUILDING SECTION
 SCALE: 1/2" = 1'-0"

FRAMING/SHEATHING NOTE:
 -ALL WALL SHEATHING LOCATED 6' OR LESS THAN 6' TO GRADE MUST BE PRESSURE TREATED
 -WOOD FRAMING IN CONTACT WITH MASONRY/CONCRETE OR LESS THAN 6' FROM GRADE MUST BE PRESSURE TREATED

NOTE:
 WHEN STAGING CONSTRUCTION MATERIALS ON THE FRAMED ROOF DO NOT CONCENTRATE THE LOADS IN ONE LOCATION. ENSURE THE MATERIALS ARE SPREAD OUT AT LOCATIONS WITH FULL SUPPORT TO THE FOUNDATION

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES AND RECORD SURVEY OF PROPERTY OWNERS AS NOTED.

2. OWNER & ARCHITECT: JAMES E. HENRY & SARAH C. HENRY
23 HENRY AVENUE
VANARSA, NJ 08733

3. PROJECT DATA: BLOCK 7; LOT 103
85 HENRY AVENUE
MUNICIPALITY OF VANARSA
MORRIS COUNTY, NEW JERSEY

4. ZONE: R-2 (RESIDENTIAL ZONE)
RESIDENTIAL USE - PERMITTED

5. SEE SCHEDULE OF CONSTRUCTION REQUIREMENTS (R-2 ZONE)

PROPOSED REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	10,000 SF	10,000 SF
MINIMUM LOT FRONTAGE	50 FT	50 FT	50 FT
MINIMUM FRONT YARD	25 FT	24.3 FT (E)	24.3 FT
MINIMUM SIDE YARD	5 FT	5.7 FT	5.7 FT
MINIMUM REAR YARD	25 FT	118.5 FT	118.5 FT
MINIMUM HEIGHT (FT)	35 FT	< 35 FT	< 35 FT
MAXIMUM HEIGHT (STORIES)	2.5 STORIES	2.5 STORIES	2.5 STORIES
MINIMUM FRONT YARD	25 FT	N/A	100 FT
MINIMUM SIDE YARD	5 FT	N/A	5 FT
MINIMUM REAR YARD	5 FT	N/A	10 FT
MINIMUM GARAGE AREA	650 SF	N/A	630 SF
MINIMUM GARAGE FLOOR	15 FT	N/A	15 FT
MINIMUM SIDE YARD (SHED)	5 FT	16.2 FT	16.2 FT
MINIMUM REAR YARD (SHED)	5 FT	8.4 FT (E)	8.4 FT (E)
MINIMUM BUILDING COVERAGE	30.0%	16.4% (16.4% S)	26.6% (26.6% S)
MINIMUM LOT COVERAGE	40.0%	17.9% (17.9% S)	31.0% (31.0% S)

6. NOTES OF THIS PLAN SHALL BE SUBJECT TO THE LOCAL ZONING ORDINANCES AND REGULATIONS OF THE LOCAL ZONING AUTHORITY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL ZONING AUTHORITY AND THE LOCAL ENGINEERING CONSULTANT.

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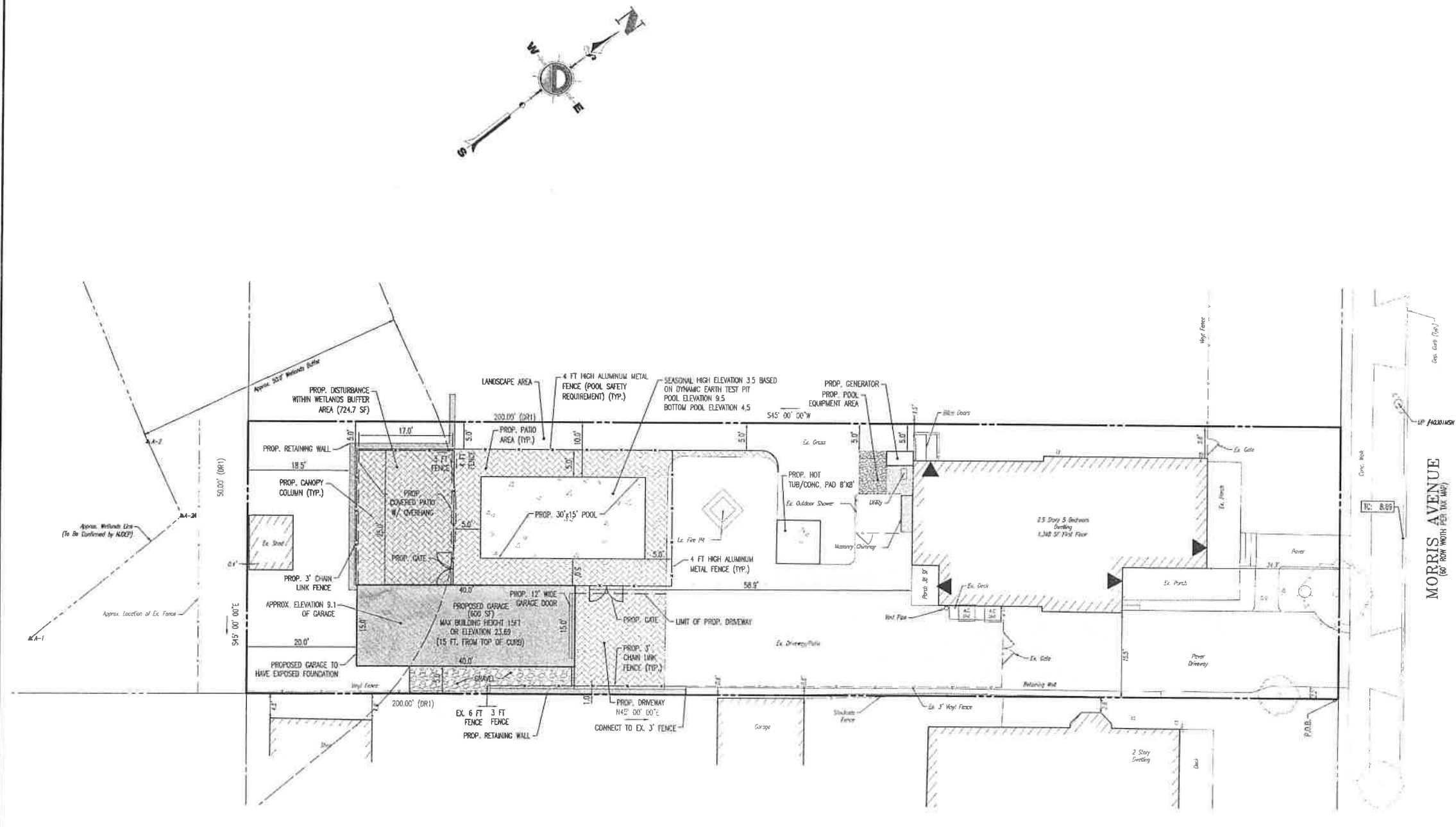
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LEGEND:

- EXISTING POINTS
- PROPOSED POINTS
- WETLANDS BUFFER ZONING



Approved
New Jersey Department of Environmental Protection
Division of Land Use Regulation

GENERAL NOTES (CONTINUED)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL ZONING AUTHORITY AND THE LOCAL ENGINEERING CONSULTANT.

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DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

PLOT PLAN

JAMES E. HENRY & SARAH C. HENRY
PROPOSED POOL & GARAGE

JAMES E. HENRY, JOSHUA M. SEWALD

Product: 03/16/20 - 10:41 AM, By: gawicki, File: P:\DEPC PROJECTS\0320 Dynamic\09-014 Monarquan - J Henry\Draw\Plot Plan\032009014P1.dwg, --- Site Plan

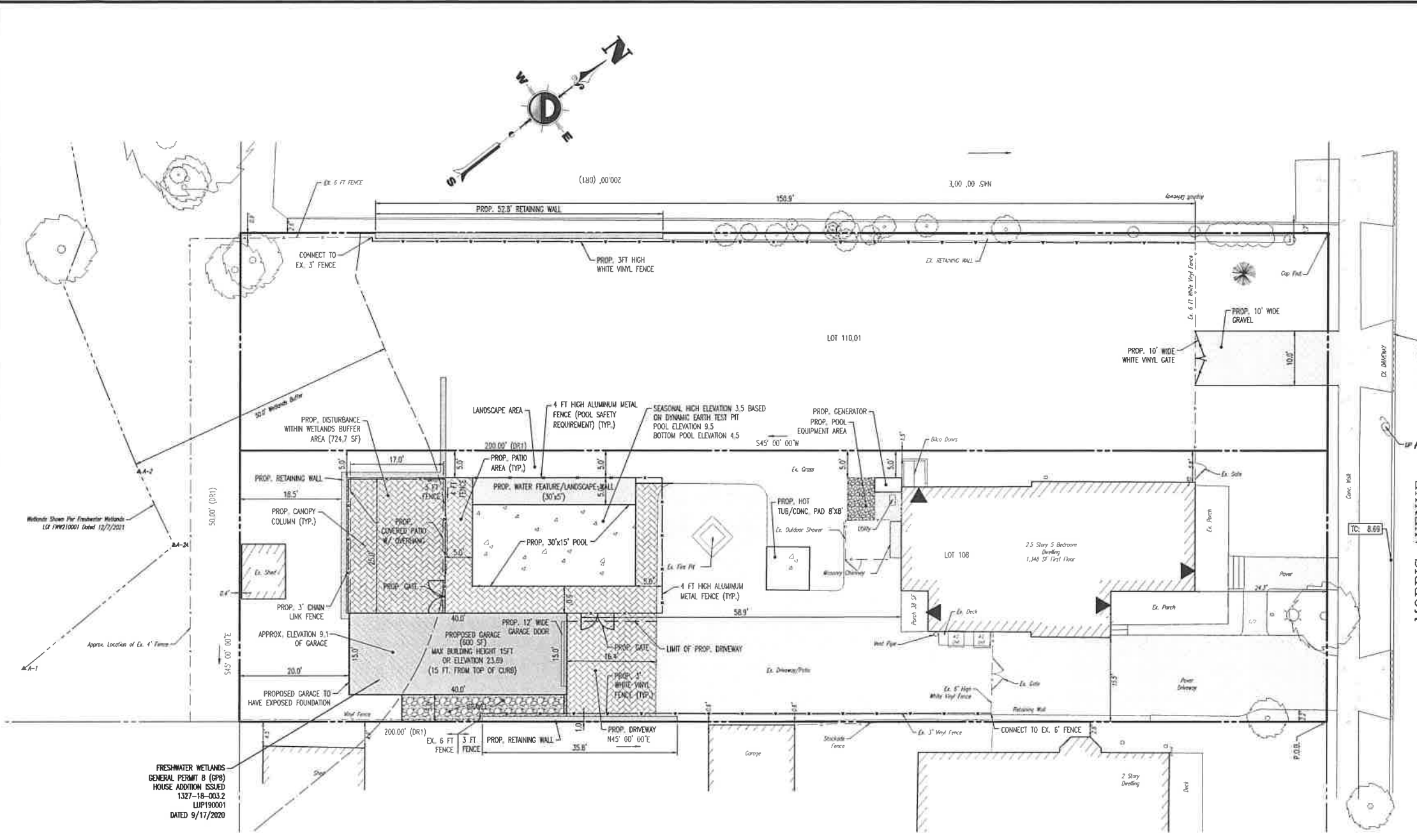
811
Know what's below
Call before you dig.

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON PRELIMINARY SURVEY OF PROPERTY:
 - DYNAMIC SURVEY LLC
 - 1524 MAIN ST, LAKE COMO
 - WYOMING COUNTY, NEW JERSEY 07718
 - JOB # 2020-01-0143C
 - DATED 04/27/20 LAST REVISED 06/25/20
- OWNER & APPLICANT: JAMES E. HENRY & SARAH C. HENRY
 - 25 MORRIS AVENUE
 - MANASSAS, NJ 07936
- PARCEL DATA: BLOCK 71 LOT 102, 55 MORRIS AVENUE, BOROUGH OF MANASSAS, WYOMING COUNTY, NEW JERSEY, B-2 (RESIDENTIAL ZONE), RESIDENTIAL USE - PERMITTED
- SCHEDULE OF ZONING REQUIREMENTS (B-2 ZONE)

GENERAL BUILDING	REQUIREMENT	EXISTING	PROPOSED	
				MINIMUM LOT AREA
	MINIMUM LOT FRONTAGE	50 FT	50 FT	50 FT
	MINIMUM FRONT YARD	25 FT	24.3 FT (E)	24.3 FT (E)
	MINIMUM SIDE YARD	5 FT	5 FT	5 FT
	MINIMUM REAR YARD	20 FT	119.5 FT	119.5 FT
	MAXIMUM HEIGHT (FT)	35 FT	6.35 FT	6.35 FT
	MAXIMUM HEIGHT (STORIES)	2.5 STORIES	2.5 STORIES	2.5 STORIES
ACCESSORY BUILDING	MINIMUM FRONT YARD	25 FT	N/A	150 FT
	MINIMUM SIDE YARD	5 FT	N/A	5 FT
	MINIMUM REAR YARD	5 FT	N/A	10 FT
	MAXIMUM GARAGE AREA	800 SF	N/A	800 SF
	MINIMUM GARAGE HEIGHT	15 FT	N/A	15 FT
	MINIMUM SIDE YARD (SHE)	3 FT	15.2 FT	15.2 FT
	MINIMUM REAR YARD (SHE)	3 FT	0.4 FT (E)	0.4 FT (E)
MAXIMUM BUILDING COVERAGE	30.0%	18.4% (EXISTING)	25.6% (PROPOSED)	
MAXIMUM LOT COVERAGE	32.0%	17.0% (EXISTING)	32.0% (PROPOSED)	

- NOTE LOT COVERAGE EXCLUDES PERMEABLE PAVEMENT.
- ALL EXISTING UNDESIRABLE STRUCTURES MUST BE DEMOLISHED TO AN APPROVED DIGITAL LOCATION.
- SCOPE OF WORK:
 - NEW OUTDOOR POOL
 - NEW GARAGE & COVERED PATIO W/ OVERHANG
 - EXTEND RETAINING WALL
 - EXTEND PAVEMENT
 - NEW FENCE
 - NEW HOT TUB
 - PROP. GENERATOR
- THE APPLICANT REQUESTS ANY AND ALL SUBMISSIONS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSIONS.
- BEFORE TO EXISTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR REVISIONS SHALL BE PERMITTED UNTIL THE CONTRACTOR HAS RECEIVED AND APPROVED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERTINENT JURISDICTIONS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOIL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOIL REPORT & PLANS.
- NO SITE CLEARING SHALL OCCUR UNTIL THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, CABLES, ETC.
- ALL UTILITIES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FIRST TO FIELD VERIFY WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR COORDINATES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOILS MUST BE TESTED BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXISTING UNDESIRABLE STRUCTURES MUST BE DEMOLISHED TO AN APPROVED DIGITAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHADING REQUIRED DURING CONSTRUCTION AND SHALL BE PERMITTED TO CONSIDER CURRENT CSA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ACHIEVE SHADABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY SUFFICIENT WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COVERAGE. GENERAL LIABILITY INSURANCE (GLI) ALL CONTRACTORS MUST HAVE THEIR POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. AS SUBCONTRACTOR AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTORIAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDemnITY OBLIGATIONS ASSUMED BY THE CONTRACTOR. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS COVERAGE TO VERIFY CONTRACTOR'S POLICY TO COMPLY WITH WORK AND WORK PROVISIONS OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS AGREE TO THE FULLEST EXTENT PERMITTED BY LAW, INDemnITY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONTRACTORS FROM AND AGAINST ANY DAMAGES, LOSSES OF EQUIT, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL SERVICES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONTRACTORS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMANCE, SUPERVISION AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND AFFIX OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSES OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRACES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICES OF GENERAL LIABILITY INSURANCE.
- IF A SPECIFIC ITEM SHALL NOT BE NOTICED, DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVEAL HIDDEN DEFICIENCIES OR THOSE FOR WHICH SUBMITTALS OF CONTRACTORS HAVE NOT BEEN ASSISSED.



GENERAL NOTES (CONTINUED)

- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT MAY ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR AGREE THAT ALL DISPUTES ARISING FROM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THIS PROJECT SHALL BE SUBJECT TO BINDING ARBITRATION UNLESS THE PARTIES WISELY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A WRITTEN PROVISION IN ALL AGREEMENTS WITH SUBCONTRACTORS AND CONSULTANTS REGARDING THE PROJECT AND TO ENSURE ALL SUBCONTRACTORS AND CONSULTANTS AGREE TO INCLUDE A SIMILAR WRITTEN PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, CONSULTANTS, DIVISIONS AND EMPLOYEES, THEREBY PROVIDING FOR MEDIATION AS THE FIRST STEP FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL TRADE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES IMPOSED WITH RESPECT HERETO, AND ALL CONSEQUENCES OF FINING CHARGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, INVESTIGATION AND PROCEEDING CHARGES AND COSTS OF ANY NATURE RELATING HERETO.
- ALL TRAFFIC SIGNS AND MARKINGS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET LIGHTING AND MARKINGS FOLLOWED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES IMPOSED WITH RESPECT HERETO, AND ALL CONSEQUENCES OF FINING CHARGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, INVESTIGATION AND PROCEEDING CHARGES AND COSTS OF ANY NATURE RELATING HERETO.
- CONTRACTOR IS NOT RESPONSIBLE FOR THE DESIGN, TESTING, INSTALLATION AND MAINTENANCE OF ANY UNDERGROUND UTILITY LINES OR OTHER UTILITY LINES THAT ARE NOT SHOWN ON THE PLANS.
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PLOT PLAN

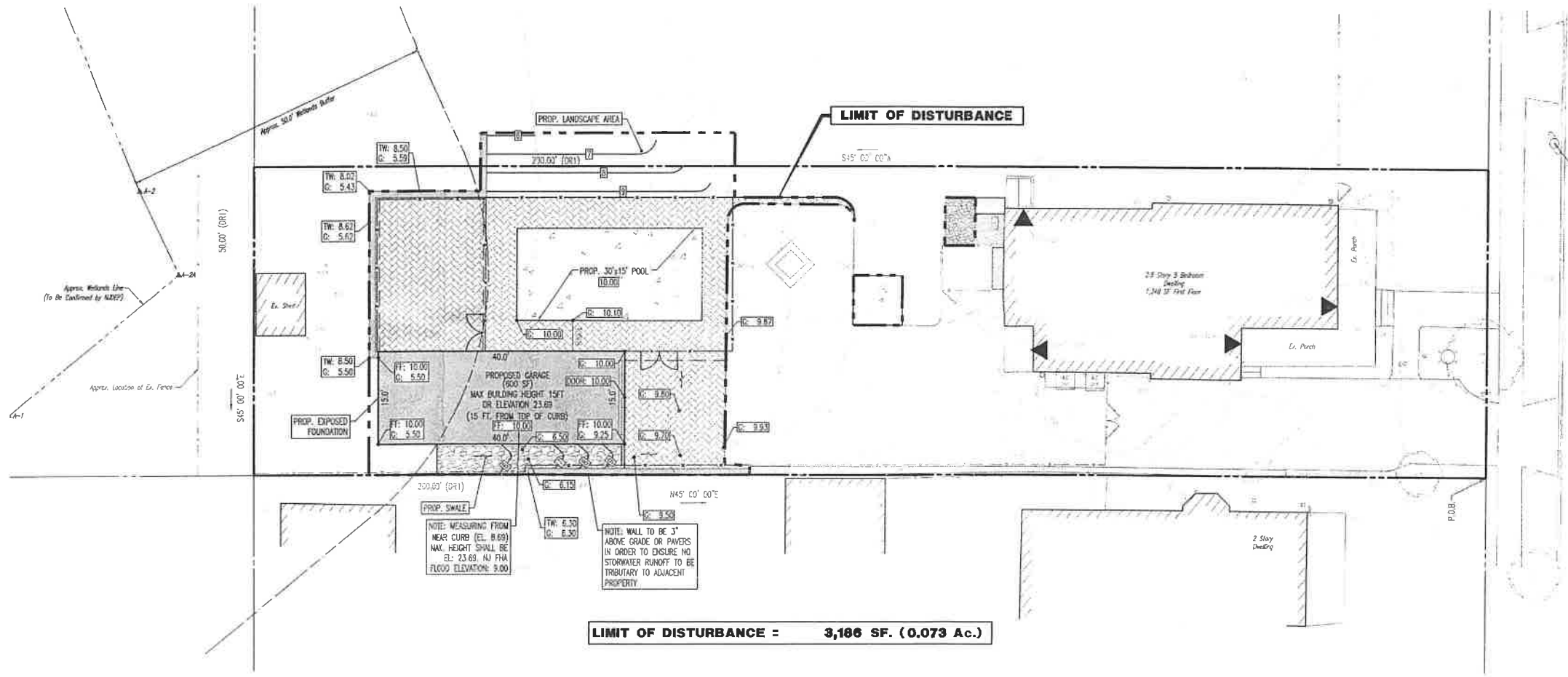
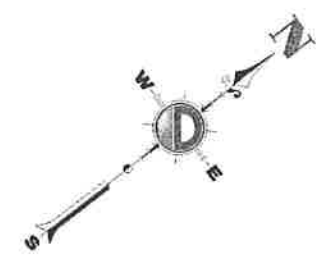
PROJECT: JAMES E. HENRY & SARAH C. HENRY
PROPOSED POOL & GARAGE

JAMES E. HENRY JOSHUA M. SEWALD

PROFESSIONAL ENGINEER PROFESSIONAL ENGINEER

GRADING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS AND CONDITIONS AND THE RECOMMENDATIONS SET FORTH IN THIS PLAN BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL ELEVATIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL ELEVATIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL ELEVATIONS AND CONDITIONS.
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LIMIT OF DISTURBANCE = 3,186 SF. (0.073 Ac.)



GRADING/UTILITY GRAPHIC LEGEND

	1% SLOPE		2% SLOPE		3% SLOPE		4% SLOPE		5% SLOPE
	6% SLOPE		7% SLOPE		8% SLOPE		9% SLOPE		10% SLOPE
	11% SLOPE		12% SLOPE		13% SLOPE		14% SLOPE		15% SLOPE
	16% SLOPE		17% SLOPE		18% SLOPE		19% SLOPE		20% SLOPE
	21% SLOPE		22% SLOPE		23% SLOPE		24% SLOPE		25% SLOPE
	26% SLOPE		27% SLOPE		28% SLOPE		29% SLOPE		30% SLOPE
	31% SLOPE		32% SLOPE		33% SLOPE		34% SLOPE		35% SLOPE
	36% SLOPE		37% SLOPE		38% SLOPE		39% SLOPE		40% SLOPE
	41% SLOPE		42% SLOPE		43% SLOPE		44% SLOPE		45% SLOPE
	46% SLOPE		47% SLOPE		48% SLOPE		49% SLOPE		50% SLOPE
	51% SLOPE		52% SLOPE		53% SLOPE		54% SLOPE		55% SLOPE
	56% SLOPE		57% SLOPE		58% SLOPE		59% SLOPE		60% SLOPE
	61% SLOPE		62% SLOPE		63% SLOPE		64% SLOPE		65% SLOPE
	66% SLOPE		67% SLOPE		68% SLOPE		69% SLOPE		70% SLOPE
	71% SLOPE		72% SLOPE		73% SLOPE		74% SLOPE		75% SLOPE
	76% SLOPE		77% SLOPE		78% SLOPE		79% SLOPE		80% SLOPE
	81% SLOPE		82% SLOPE		83% SLOPE		84% SLOPE		85% SLOPE
	86% SLOPE		87% SLOPE		88% SLOPE		89% SLOPE		90% SLOPE
	91% SLOPE		92% SLOPE		93% SLOPE		94% SLOPE		95% SLOPE
	96% SLOPE		97% SLOPE		98% SLOPE		99% SLOPE		100% SLOPE

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

GRADING & DRAINAGE PLAN

JAMES E. HENRY & SARAH C. HENRY
PROPOSED POOL & GARAGE

JAMES E. HENRY, JOSHUA M. SEWALD

2

Product: 03/15/19 - 10:49 AM By: gcewrick - Product: Ver: 23.1a (LUS Tech) - J:\Henry\US\19\190315\03150980\APP1.dwg -> Grading Plan
 File: P:\USDC\PROJECTS\190315\1903150980\APP1.dwg
 811 Know what's below Call before you dig.
 COPYRIGHT © 2019 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

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 E. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

January 26, 2022

James Henry
85 Morris Avenue
Manasquan, NJ 08736

Re: Block: 71 Lot: 108 Zone: R-2

Dear Sir:

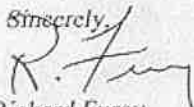
Please be advised that your zoning application has been approved to install a 15' x 30' inground pool in the rear yard.

Plot plan prepared by Dynamic Engineering on March 16, 2000. Soil boring prepared by Dynamic Engineering on July 9, 2019. Pool plans prepared by Jensen Design Group on November 3, 2021.

This approval is also pending a review of your building plans and permit packet by the Construction Official prior to the issuance of the required permits.

- Any trees that are going to be removed must have prior approval from the Shade Tree Committee.
- Parking of dumpsters on any borough street or borough property must have prior approval from the Borough Clerk.

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

Sincerely,

Richard Furey
Zoning Officer



Dynamic Engineering Consultants, PC
 www.dynamiccc.com
 1904 Main Street
 Lake Como, NJ 07719
 T. 732-974-0198

July 6, 2022
 Via Hand Delivery

Borough of Manasquan New Jersey
 201 East Main Street
 Manasquan, New Jersey 08736

Attn: Richard Furey

**RE: Block 71, Lot 108 & 110.01
 85 Morris Avenue & 83 Morris Avenue
 Borough of Manasquan
 Monmouth County, NJ
 DEC# 0320-99-014**

Dear Mr. Furey,

We are in receipt of your most recent correspondence dated May 9, 2021 and dated May 11, 2022 as well as your previous conditional approval letter dated October 1, 2020. Enclosed please find the following documents for your review:

1. Three (3) copied of the revised plot plan for Block 71 Lot 108 dated 11/19/2019 and last revised 6/27/2022
2. Three (3) copied of the specifications for the proposed hot tub
3. Two (2) additional sets of architectural plans for lot 108 prepared by Dan Governale dated January 31, 2022.
4. Two (2) additional sets of the grading plan for Block 71 Lot 108 prepared by Dynamic Engineering dated 11/19/2019 last revised 6/27/2022
5. Three (3) copies of the Seepage Pit Design Report prepared by Dynamic Engineering dated June 2022
6. Three (3) copies of the grading plan for lot 110.01 prepared by Dynamic Engineering dated 04/26/2022
7. Three (3) copies of the NJDEP Freshwater Wetlands - Letter of Interpretation Lot 110.01
8. Three (3) copies of the NJDEP Freshwater Wetlands - General Permit 8 Lot 108
9. Three (3) copies of the NJDEP Flood Hazard Area General Permit 8 for the proposed building addition
10. Three (3) copies of the previous zoning approvals / correspondence
 - a. 10/31/2018 Zoning Approval of the Grading on Lots 110.01 and 108
 - b. 10/1/2020 Conditional Zoning Approval of the detached garaged, covered patio, inground pool, hot tub, and paver patio based on a plot plan dated 3/16/2020 and a grading and drainage plan dated 3/16/2020
 - c. 01/26/2022 Zoning Approval for the proposed pool based on soil borings prepared by Dynamic Engineering dated 7/9/2019 and Pool Plans prepared by Jensen Design Group
 - d. 05/09/2022 Zoning Letter regarding technical items / requesting additional copies of plans
 - e. 05/11/2022 Zoning Denial Letter

1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229
 8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198
 790 Newtown Yardley Rd., Suite 425, Newtown, PA 18940 T. 267-685-0276

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570
 14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400
 1301 Central Expressway S., Suite 210, Allen, TX 75013 T. 972-534-2100

Below we have provided an itemized response to the comments issued in your most recent letters which should address the remaining outstanding conditions.

Zoning Letter Dated May 9, 2022

1. Enclosed please find the requested revised plans
2. Enclosed please find the specifications for the proposed hot tub
3. The plot plan shows the proposed generator 5 FT from the existing property line and within the building line of the house.
4. There is no removal of trees as part of this application. The improvements are mostly within maintained lawn areas. All privacy trees along the property line with the adjacent neighbor will be replanted once grading is completed. Further, our office has obtained a letter stating there are no outstanding issues with the shade tree commission as part of previous construction on this property.
5. Show compliance with section 28-1 Stormwater Regulations

a. § 28-1.3 General Regulations. [Ord. No. 2043-08 § 4]

i. The general regulations established by this section are as follows:

1. *a. The basement or crawl space floor level of any new structure, or the basement or crawl space floor level of an expansion of an existing structure by more than 500 square feet, or the lowest base point of an inground swimming pool, must be at least one foot above the seasonal high groundwater level as certified by a professional engineer. The certification shall be based on soil borings and other recognized criteria used to determine seasonal high groundwater levels.*

We have previously provided soil testing showing compliance that the proposed swimming pool bottom is 1 FT above the seasonal high-water table.

2. *b. No sump pump outlet shall drain or be pumped directly or indirectly onto a sidewalk or public street. A sump pump outlet must be terminated within the area of the lot on which it is located.*

No sump pumps or basements are proposed.

3. *c. Irrigation sprinklers shall not discharge water onto a public street.*

No irrigation systems are proposed

4. *d. Curbs and driveway aprons shall be constructed pursuant to Section 20-3 of Chapter 20 (Streets and Sidewalks).*

No curbs or driveway aprons are proposed

5. *e. Concrete, asphalt and paver driveways must be crowned to direct the flow of stormwater onto the lot on which the improvements are constructed. There shall be no curb reveal at the edges of a driveway.*

No driveway aprons are proposed

6. *f. The lot must be graded so that stormwater does not flow onto neighboring properties.*

All stormwater runoff is graded to that it drains to a stream at the rear of the property and does not impact the adjacent neighbors. We have provided a grading plan indicating same.

7. *g. Water from a gutter, downspout or sump pump must be piped directly into a drywell or seepage pit installed on the lot, except that this provision shall not apply to properties in the R-4 Zone. The drywell or seepage pit must be constructed to meet the following criteria:*
- a. *1. The drywell or seepage pit system shall be designated to contain stormwater runoff from one inch of precipitation in a twenty-four-hour period*

We have included a seepage pit design which includes the design of a seepage pit for the proposed detached garage

- b. *2. No such water shall enter the municipal sanitary sewer system.*

The seepage pit has been designed to fully infiltrate into subsurface soils.

8. *h. All drainage plans to demonstrate compliance with the requirements of this section must be submitted to the Zoning Officer prior to the issuance of a construction permit.*

6. Additional sets of the architectural plans are enclosed as requested

7. Additional sets of the grading / drainage plan have been enclosed as requested

Zoning Letter Dated May 11, 2022

1. Per the letter it states this application is not compliant with Section 35-18-3
- a. This section is included under the Site Plan Review: Title; Application; Exemption
- b. *§ 35-18.3 Approval Required. [1972 Code § 107-52; Ord. No. 1097]*
- i. *No development shall take place within the Borough, nor shall any land be cleared or altered, nor shall any watercourse be diverted or its channel or floodplain dredged or filled, nor shall any parking areas, accessory or otherwise, be constructed, installed or enlarged, nor shall any building permit, zoning permit, certificate of occupancy or other required permit be issued with respect to any such structure, land or parking area, except in accordance with an approval of such development granted pursuant to Sections 35-18 through 35-23, unless exempted in accordance with subsection 35-18.4.*
- ii. *§ 35-18.4 Exemptions. [1972 Code § 107-53; Ord. No. 1097; Ord. No. 1657-95]*
- a. *Single-family and two-family residential structures and structures and uses incidental thereto, permitted as a right under applicable zoning regulations, are exempt from the requirements of this Sections 35-18 through 35-23; however, a site plan will be required if, at the discretion of the Building Officer, there exist soil and drainage conditions or traffic factors which may result in environmental problems.*

- iv. b. No site plan shall be required for any repairs or alterations to a building or installation of equipment in any buildings, as such terms are defined by the Building Code of the Borough of Manasquan.[1]
- v. [1]Editor's Note: See Ch. 14, Building and Housing, Section 14-1, State Uniform Construction Code Enforcing Agency.
- vi. c. Signs which are not part of an application under subsection 35-18.3 and are in accordance with the standards of Section 35-25.

Based on our review of the ordinance above this application is exempt as the applicant has not been notified of any existing soil and drainage conditions or traffic factors which may result in environmental problems. Further the applicant has obtained all necessary NJDEP permits listed below

Additionally, this determination should be a construction permit determination rather than a zoning issue, as the ordinance requires the Building Officer to make this decision.

The NJDEP permits that have been obtained includes:

1. NJDEP Freshwater Wetlands - Letter of Interpretation Lot 110.01
2. NJDEP Freshwater Wetlands - General Permit 8 Lot 108
3. NJDEP Flood Hazard Area General Permit 8 for the proposed building addition
4. Previously issued Flood Hazard Applicability Determination for lots 110.01 and lot 108 which confirmed fill is allowed to be placed on the property as it is located within a tidal flood zone.
5. Permit by Rule (NJAC 7:13)
 - a. Note that NJAC 7:13-6.3 states that an activity that meets the requirements of a permit-by-rule may be conducted without prior Department approval. Therefore, it should be noted no formal approval from the NJDEP is required for the permit by rules listed below.
 - b. Note that NJAC 7:13-6.4(d) states on a single site, one or more permits-by-rule, general permits-by-certification, and/or general permits may be used in combination with an individual permit, provided the individual limits and conditions of each permit are not exceeded, either individually or cumulatively
 - c. There are several Permit by Rules listed in NJAC 7:13 which allow the proposed construction including:
 - i. Permit by Rule #9 which was previously granted as stated above which permits filling within a tidal flood zone as well as the construction of the retaining wall and fire pit
 - ii. Permit by Rule #21 which permits the construction of a pool / hot tub within a flood zone
 - iii. Permit by Rule #14 which allows for a covered patio within a flood zone
 - iv. Permit by Rule #20 which permits the construction of a fence within the flood zone.

2. Per the zoning letter, this application is not compliant with Section 30-1.7

- a. *§ 30-1.7 Exemptions from Permit and Bond Requirements. [1972 Code § 90-7; Ord. No. 1038]*
- i. *a. A permit and performance bond shall not be required to be obtained in the following instances:*
 1. *Excavation, removal, filling or grading of less than 50 cubic yards of soil or sand.*
 2. *Work performed in accordance with a validly issued construction permit.*
 3. *Work performed in accordance with a subdivision or site plan approved by the Planning Board.*
 - ii. *b. Although a permit or performance bond shall not be required in the above instances, all work shall be performed in such a manner so as not to create any condition for which a permit can be denied under subsection 30-1.4, hereof. It is the intention of this provision to create an exemption of permit and bond requirements for certain categories of work as specified herein. However, all excavation, removal, filling or grading of soil and sand in the Borough must be performed in accordance with the terms, standards and criteria set forth in this section.*
- b. *§ 30-1.4 Denial of Permit. [1972 Code § 90-4; Ord. No. 1038]*
- c. *The Borough Engineer shall instruct the Construction Code Official to deny the permit under the following circumstances:*
- i. *a. The applicant proposes to remove any sand or sand dune which is located east of First Avenue.*
 - ii. *b. The proposed work shall endanger or damage any adjacent property, including public streets, sidewalks, alleys or rights-of-way.*
 - iii. *c. The proposed work shall adversely affect existing drainage conditions on any adjacent property, including public streets, sidewalks, alleys or rights-of-way.*
 - iv. *d. The proposed work shall substantially increase the natural flow of surface or subterranean waters on any adjacent property, including public streets, sidewalks, alleys or rights-of-way.*
 - v. *e. The proposed work will create any condition which is inimical to public health, safety and welfare.*

As you are aware both of these properties lot 108 and 110.01 have been previously filled as part of a separate zoning application in 2018. As part of that work, the applicant submitted an email to the construction department asking if any soil permit would be required and the applicant was told no permit would be required. The construction official at that time requested an applicability determination in order to confirm the site was in a tidal flood zone which was confirmed by the NJDEP. Further, the applicant received zoning and construction approval to fill in a significant portion of the properties.

The applicant is agreeable to submit a soil permit as part if these improvements (if required) to address this concern, however he/she are not aware of any sort of correspondence from the municipal engineer regarding any of the environmental issues described above.

The applicant has included all required NJDEP permits for the proposed construction as noted above and are not aware of any additional NJDEP approvals required for the construction.

Additionally, this determination should be made by the Construction Code official and no correspondence with any engineers have been provided to the applicant indicating why the property is nonconforming with the code.

The applicant has obtained every NJDEP permit necessary to construct the proposed improvements which includes:

1. NJDEP Freshwater Wetlands - Letter of Interpretation Lot 110.01
2. NJDEP Freshwater Wetlands - General Permit 8 Lot 108
3. NJDEP Flood Hazard Area General Permit 8 for the proposed building addition
4. Previously issued Flood Hazard Applicability Determination for lots 110.01 and lot 108 which confirmed fill is allowed to be placed on the property as it is located within a tidal flood zone.
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 - b. Note that NJAC 7:13-6.4(d) states on a single site, one or more permits-by-rule, general permits-by-certification, and/or general permits may be used in combination with an individual permit, provided the individual limits and conditions of each permit are not exceeded, either individually or cumulatively
 - c. There are several Permit by Rules listed in NJAC 7:13 which allow the proposed construction including:
 - i. Permit by Rule #9 which was previously granted as stated above which permits filling within a tidal flood zone as well as the construction of the retaining wall and fire pit
 - ii. Permit by Rule #21 which permits the construction of a pool / hot tub within a flood zone
 - iii. Permit by Rule #14 which allows for a covered patio within a flood zone.
 - iv. Permit by Rule #20 which permits the construction of a fence within the flood zone.

Further it should be noted that the proposed improvements which have not changed at all on lot 108 were conditionally approved with the zoning approval issued on 10/1/2020. The plan for lot 108 has not substantially changed since the approval was granted in 2020.

The grading modifications shown on lot 110.01 were not included as part of the 2020 submission, but were added as part of the 2022 resubmission once a Freshwater Wetland Letter of Interpretation from the NJDEP was obtained for lot 110.01 and it was clear we could fill more of the property without impacting the wetlands or wetland buffers.

We request you please review the enclosed documents and responses above towards issuance of a zoning approval for the subject property.

Should you have any questions, please do not hesitate to contact me at 732-616-1867.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC

James E. Henry PE, PP

Enclosures