

**PLANNING BOARD NOVEMBER 4 2020 ZOOM AGENDA
CONDUCTED WITH ZOOM
NOVEMBER 04, 2020 7:00 PM – TUESDAY**

Join Zoom Meeting

<https://zoom.us/j/2610095007?pwd=d01aMVlrY0hINVFGd25RcGpyZS83QT09>

OR

Tel – 1-646 876 9923 US (New York)

ID # 261 009 5007

Password 281 797

Please take notice that the Manasquan Planning Board will convene a remote meeting on November 04, 2020 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. SEPTEMBER 1 2020 REGULAR MEETING

RESOLUTION

1. #10-2020 - 34 BROAD STREET, LLC
2. #17-2020 - BELLERAN, JUDITH - 27 MAIN STREET
3. #20-2020 - MARAZITTI, RHONDA -
4. #22-2020 - SQUAN COAST, LLC - 50 OCEAN AVE

APPLICATION

1. #23-2020 - BROWN, JAMES 260 CEDAR AVENUE
2. #25-2020 - YOUNG, HELEN - 142 SECOND AVENUE

OTHER BUSINESS

Comments from individual board members

1. CLOSED SESSION LEGAL MATTERS

ADJOURNMENT

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

August 27, 2020

James Brown
260 Cedar Avenue
Manasquan, NJ 08736

Re: Block: 86 Lot: 5.01 Zone: R-2
260 Cedar Avenue

Dear Sir:

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

Remove all of the buildings and structures, driveway and curb cut on proposed lot 5.02.
Remove all of the encroachments on proposed lot 5.03.

Subdivide Block 86, Lot 5.01 into two fully conforming lots in the R-2 Zone. (Proposed Lot 5.02 – 5,000s.f.) – (Proposed Lot 5.03 – 5,000s.f.).

Minor subdivision plan prepared by Ray Carpenter on August 24, 2020.

Application denied for the following reason(s):

Proposed Lot 5.03:

Section 35-9.4 - Building Coverage – 30% Permitted
36.26% Proposed

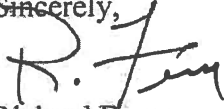
Section 35-7.7 – Curb Cut – 12ft. Permitted
18ft. Proposed

Additional required documentation:

- Prior approval from the Shade Tree Commission regarding the removal of any trees as part of the project.

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, looped initial "R" and a stylized "Furey".

Richard Furey
Zoning/Code Enforcement Officer

BLQ: 86. 5.01 Tax Year: 2020 to 2020
Owner Name: BROWN, JAMES T & ELIZABETH W Property Location: 260 CEDAR AVE

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,158.05	3,158.04	3,404.54	3,404.54	13,125.17
Payments:	3,158.05	3,158.04	3,404.54	0.00	9,720.63
Balance:	0.00	0.00	0.00	3,404.54	3,404.54

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								13,125.17		13,125.17
01/17/20	1	Payment	001	WELLS FARGO	CK	27260	180 CH-WELLS	3,158.05	0.00	9,967.12
		1.17.20 ACH								
04/20/20	2	Payment	001	WELLS FARGO	CK	27959	154 CH-WELLS	3,158.04	0.00	6,809.08
		4.20.20 ACH								
08/03/20	3	Payment	001	WELLS FARGO	CK	28677	34 CH-WELLS	3,404.54	0.00	3,404.54
		8.3.20 ACH								

Total Principal Balance for Tax Years in Range: 3,404.54

APPLICATION TO THE PLANNING BOARD

Applicant's Name James + Elizabeth Brown

Applicant's Address 260 Cedar Avenue, Manasquan N.J. 08736

Telephone Number 732 - 539 - 3106
(Home and Cell)

Property Location 260 Cedar Avenue, Manasquan NJ 08736
Block: 86 Lot 5.01

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

Date of Zoning Officer's Denial Letter August 27, 2020
Zoning Permit Application Attached

Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

Is the Applicant the Landowner? yes
Does the Applicant own any adjoining land? yes
Are the property Taxes paid to date? yes

Have there been any previous applications to the Planning Board concerning this property? no
(Attach copies)

Have there been any previous applications to the Planning Board. If there were please attach copies.

Are there any Deed Restrictions, easements, or covenants affecting this property and if so please attach no

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.

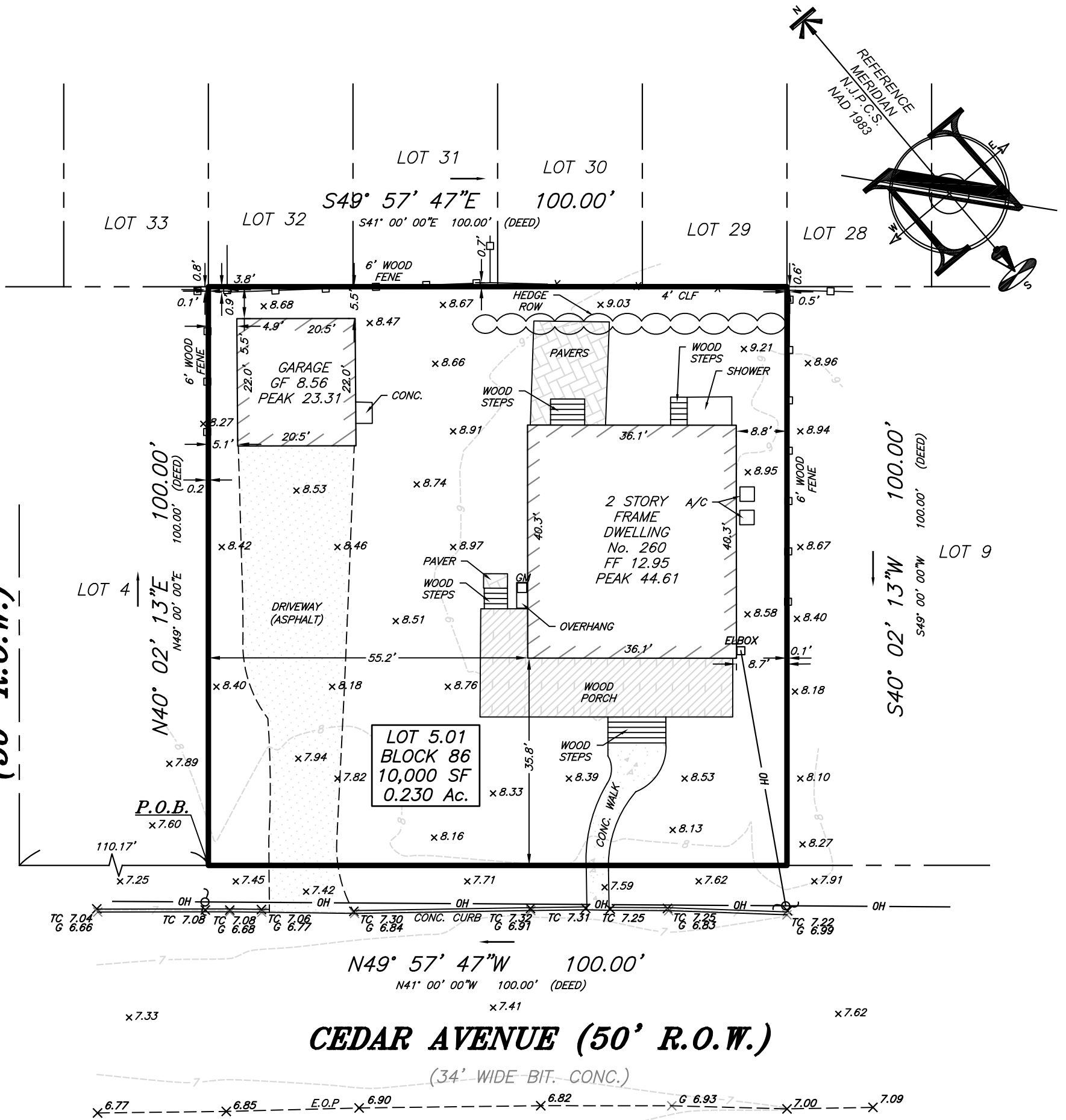
Signature of Applicant or Agent

Date

9/1/20

John W. Brown
John T. Brown

**WARREN AVENUE
(50' R.O.W.)**



SURVEY NOTES:

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

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

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

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

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

SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 8.0 FEET PER FLOOD HAZARD PANEL NO. 34025C0456F DATED 9/25/09. SUBJECT PROPERTY IS ALSO LOCATED IN FEMA PRELIMINARY FLOOD ZONE AE ELEVATION 9.0 PER FLOOD HAZARD PANEL NO. 34025C0456G DATED 1/30/15.

FILED MAP:
A MAP ENTITLED, "MAP OF SECTION ONE MANASQUAN SHORES, BOROUGH OF MANASQUAN, MONMOUTH CO N.J., FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON APRIL 25, 1929, AS CASE NO. 34-5.

DEED REFERENCES:
DB 5157 PG 158

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

BOUNDARY & TOPOGRAPHIC SURVEY



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

Site Location:

260 CEDAR AVENUE
LOT 5.01, BLOCK 86
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

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

Austin J. Hedges
AUSTIN J. HEDGES

PROFESSIONAL LAND SURVEYOR NJ LIC. NO. GS43362

InSite Project No.

20-S390-01
Drawing No.
20-S390-01

Date
07/27/20
Scale
1"=20'

Drawn By:
GS / BMW
Checked By:
JS
Revisions

Office: (732) 223-1599
Fax: (732) 223-8802

Manasquan Fire District #1
Office of the Board of Fire Commissioners
38 Taylor Ave
Manasquan, NJ 08736
Member of the New Jersey State
Fire District Association

Hook & Ladder Co. #1
Volunteer Engine Co. #2

Chief Paul Samuel
Deputy Chief Tom Schofield
Fire Director Chris Barkalow

Board Members:
Chairman John White
Secretary Carmen Triggiano
1st Vice Chairman Drew Coder
2nd Vice Chairman Brian Wick
Treasurer Jack Herbert

To: Mary C. Salerno, Planning Board Secretary
From: Christopher Barkalow, Fire Marshal
Date: September 16, 2020
Re: Plan Review – 260 Cedar Ave. (Block: 86 – Lot: 5.01)

As you requested, I have reviewed the planning board application package for 260 Cedar Ave. (Block: 86 Lot: 5.01) and the site plan prepared by Justin J. Hedges, dated 8/24/20. The Manasquan Fire Bureau has no concerns with plans as they are submitted.

If you have any questions or comments please feel free to contact me.

Sincerely,



Christopher Barkalow
Fire Marshal

September 24, 2020

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

Re: Boro File No. MSPB-R1300
Minor Subdivision – Brown
Block 86, Lot 5.01
260 Cedar 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. Boundary & Topographic Survey prepared by Justin Hedges, PLS, of InSite Surveying, LLC, dated July 27, 2020.
2. Minor Subdivision Plan prepared by Justin Hedges, PLS, of InSite Surveying, LLC, and Ray Carpenter, PE, of RC Associates, dated August 24, 2020.

Existing Lots 5.01 contains 10,000 square feet and fronts on Cedar Avenue. With this application, the applicant intends to create two conforming lots of 5,000 square feet, both with frontage on Cedar Avenue. The existing dwelling is to remain on the proposed eastern Lot 5.03. Both proposed lots are conforming in the R-2 Residential Zone. The application is deemed complete as of September 24, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 - Residential Zone, where the existing and proposed residential lots are permitted.
2. The following bulk ('c') variance is required as part of this application:
 - a. A maximum building coverage of 30% is permitted, whereas a coverage of 36.26% is proposed for new Lot 5.03.
3. The plan indicates that supports will remain for a portion of the porch on the west side of the existing dwelling and shall be revised as needed. It appears that this entire section of the porch must be removed, or a side yard variance will be required. The applicant

Re: Boro File No. MSPB-R1300
Minor Subdivision – Brown
Block 86, Lot 5.01

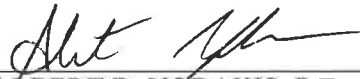
September 24, 2020
Sheet 2

should indicate their intent to keep a portion of the porch or request a variance accordingly.

4. The portion of the porch and the existing detached garage and driveway be should be removed prior to the subdivision being filed.
5. The applicant should indicate if the subdivision is to be filed by map or by deed. If filed by deed, copies of the deeds and deed descriptions must be submitted to our office and the Board Attorney for review. The deed descriptions must be prepared by a Professional Land Surveyor licensed in the State of New Jersey. If it is to be filed by map, all necessary revisions to the plat must be made so that it conforms to the current Map Filing Law requirements
6. Monuments must be set as shown on the plan. I suggest the monument be set prior to the map being signed by the Board. The applicant should indicate their intent of when the monument will be set. If they are proposed to be set after the perfection of the subdivision, a bond must be posted with the Borough.
7. The applicant should be aware that if any future construction on either of the new lots does not meet the zoning requirements (setbacks, coverage, etc.), a separate application to the Board will be required. A grading plan will also be required for proposed Lot 5.02 prior to development.
8. The applicant should be aware that the fences bordering the property meander on and off their property.
9. Separate water and sewer utility connections will be required for both of the proposed lots.
10. A street excavation permit will be required for the new apron and depressed curb on proposed Lot 5.03 and if modifications are proposed to the access to proposed Lot 5.02. A construction detail for the proposed depressed curb must be provided on the plan.
11. The proposed revised lot numbers should be reviewed and approved by the tax office.
12. All necessary outside agency approvals must be obtained for this project. These may include, but not be limited to the following:
 - a. Monmouth County Planning Board

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-R1300
Minor Subdivision – Brown
Block 86, Lot 5.01

September 24, 2020
Sheet 3

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Ray Carpenter, PE
R.C. Associates, Inc., 2517 Route 35, Building J, Suite 102, Manasquan, NJ 08736
James Brown
260 Cedar Avenue, Manasquan, NJ 08736

October 20, 2020

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

Re: Boro File No. MSPB-R1330
Variance – Young
Block 168, Lot 17
142 Second Avenue
R-5 Single-Family 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. Boundary & Topographic Survey prepared by William Fiore, P.L.S., of William J. Fiore, Inc., dated May 15, 2013.
2. Patio and Generator Layout Diagram, not dated.

The property is located in the R-5 Single-Family Residential Zone with frontage on Second Avenue and Riddle Way. With this application, the applicant proposes to construct a new paver patio and generator on the north side of the existing dwelling. The application is deemed complete as of October 20, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. Standby generators are not permitted in the side yard, whereas the generator is proposed within northern the side yard on the lot.
 - b. Patios must be located in the rear yard and are not permitted within 5 feet of the side property line, whereas the patio is proposed in the northern side yard with a setback of approximately 3 feet.
3. The applicant should indicate the exact side yard setback to the proposed patio as it is not dimensioned on the plan.

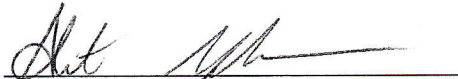
Re: Boro File No. MSPB-R1330
Variance – Young
Block 168, Lot 17

October 20, 2020
Sheet 2

4. The proposed generator must be screened from adjacent properties. The method of screening should be indicated by the applicant.
5. The applicant should indicate if any grading changes will be required for the proposed improvements and if any fill will be imported. The proposed patio may also not be elevated more than eight inches above the existing surrounding grade. If any significant grading changes are proposed, a grading plan, prepared by a licensed engineer, will be required.

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Helen Young
142 Second Avenue, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

September 15, 2020

Helen Young
142 Second Avenue
Manasquan, NJ 08736

Re: Block: 168 Lot: 17 Zone: R-5

Dear Ms. Young:

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

Construct a ground level deck/patio and standby generator in the side yard per site plans prepared by the homeowner and dated September 15, 2020.

Application denied for the following reason(s):

Section 35-11.8l – Prohibits locating a ground level patio in the side yard.

Section 35-11.8j – Prohibits locating a standby generator in the side yard.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



**Borough of
Manasquan**

Driveway, Apron, Sidewalk, Curb & Patio Permit

201 East Main Street
Manasquan, NJ 08736
Phone # (732) 223-0544
www.manasquan-nj.com

Owner Information

Search work site location by address *

142 SECOND AVE

Block 1	Lot 1	Zoning	Property Address
168	17	R-5	142 SECOND AVE
Owner Name		Mailing Street	City, State, ZIP
YOUNG, RUTH & YOUNG, ROBERT & HELEN		142 SECOND AVE	MANASQUAN, NJ 087363328
Home Phone # *		Cell #	Applicant Email *
(732) 223-1922		(973) 951-0010	hoyfdu@verizon.net
Business Phone #			

Contractor Information

Name *	Address *	City, State, ZIP *
Anchor Construction	372 Swamp Rd.	Newtown, Pa 18940

Business Phone # *

(215) 801-2266

Cell #

(215) 801-2266

Contractor Email *

anchorconstruct@comcast.net

Fax #

Proposed Work Information

Description of proposed work *

Repair curb on Riddle Way damaged during cleanup of Superstorm Sandy and add side yard pavers

Please note: You will NOT be able submit if you do not enter a Requested Inspection Date.

Requested Inspection Date *

Attachments

SURVEY OR SITE PLAN SHOWING LOCATION OF PROPOSED WORK REQUIRED *

See Attached



Your application has been submitted successfully.

Reference Number :

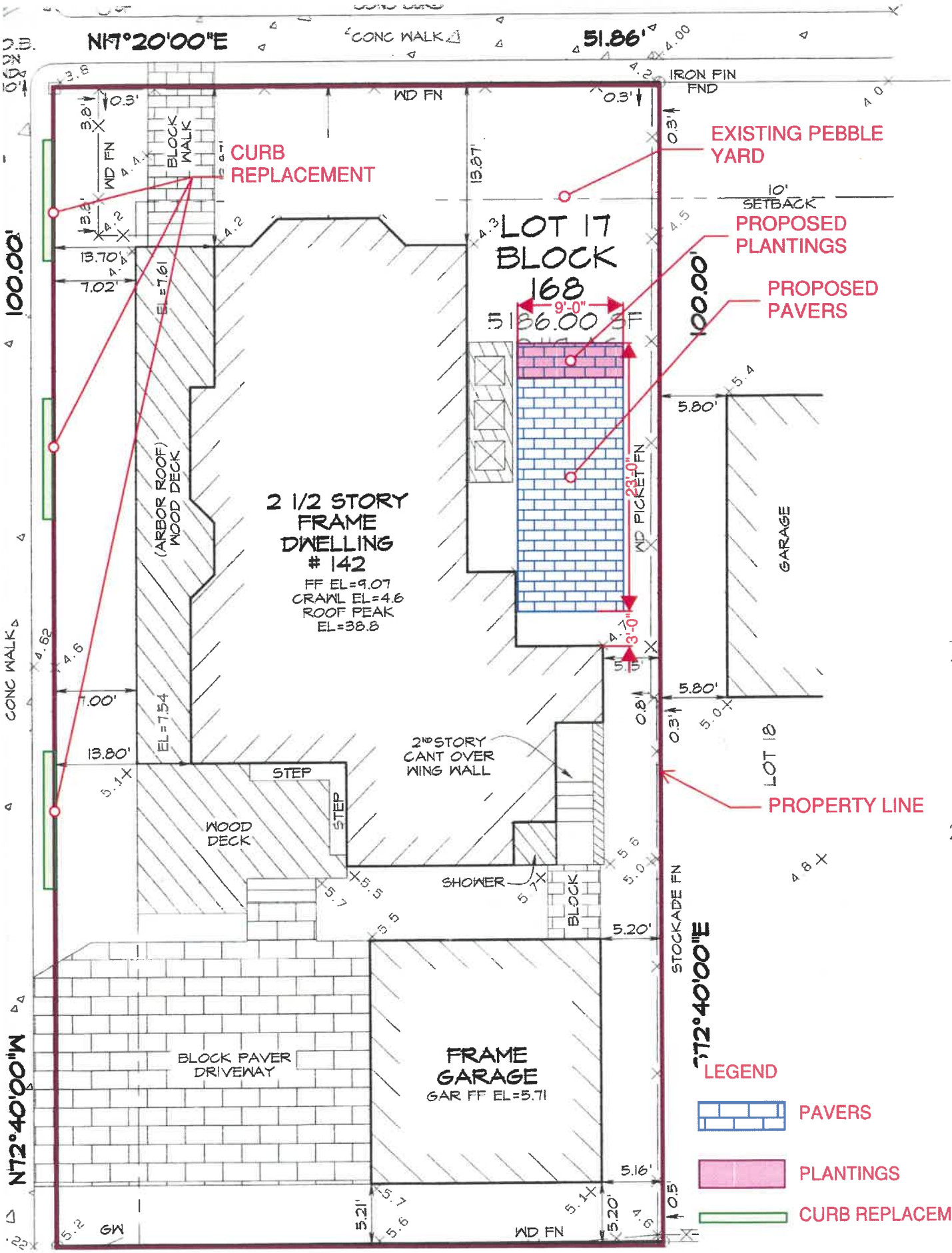
DASC-2020-0012

Date Submitted:

7/20/2020 10:45:30 AM

Email confirmation sent to :

hoyfdu@verizon.net



**142 SECOND AVENUE
 MANASQUAN, NJ
 PROPOSED CURB REPLACEMENT & SIDE YARD PAVERS**

October 20, 2020

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

Re: Boro File No. MSPB-R1330
Variance – Young
Block 168, Lot 17
142 Second Avenue
R-5 Single-Family 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. Boundary & Topographic Survey prepared by William Fiore, P.L.S., of William J. Fiore, Inc., dated May 15, 2013.
2. Patio and Generator Layout Diagram, not dated.

The property is located in the R-5 Single-Family Residential Zone with frontage on Second Avenue and Riddle Way. With this application, the applicant proposes to construct a new paver patio and generator on the north side of the existing dwelling. The application is deemed complete as of October 20, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. Standby generators are not permitted in the side yard, whereas the generator is proposed within northern the side yard on the lot.
 - b. Patios must be located in the rear yard and are not permitted within 5 feet of the side property line, whereas the patio is proposed in the northern side yard with a setback of approximately 3 feet.
3. The applicant should indicate the exact side yard setback to the proposed patio as it is not dimensioned on the plan.


Re: Boro File No. MSPB-R1330
Variance – Young
Block 168, Lot 17

October 20, 2020
Sheet 2

4. The proposed generator must be screened from adjacent properties. The method of screening should be indicated by the applicant.
5. The applicant should indicate if any grading changes will be required for the proposed improvements and if any fill will be imported. The proposed patio may also not be elevated more than eight inches above the existing surrounding grade. If any significant grading changes are proposed, a grading plan, prepared by a licensed engineer, will be required.

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

Very truly yours,



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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Helen Young
142 Second Avenue, Manasquan, NJ 08736

