

**MANASQUAN PLANNING BOARD MEETING AGENDA
CONDUCTED WITH ZOOM
OCTOBER 05, 2021 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 October 05, 2021 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. VOUCHERS

RESOLUTION

2. #51-2021 Hurley, Brian & Carly - 8 Old Squan Road - Block 45.03 Lot 54 - Application #36-2021
3. #52-2021 Michals, Jeffrey - 297 Euclid Avenue - Block 118 Lot 25.02 - Application #37-2021
4. #53-2021 McCarthy, Robert - 557-559 Brielle Road - Block 182.01 Lot 30 - Application #39-2021

APPLICATION

5. 15 Minute Presentation - 33 1/2 Ocean Avenue - Lupinski, Adam & Sarah - Block 157 Lot 4.03
6. #40-2021 Cosentino, Jaycee & Eleanor - 21 McGreevey Drive - Block 44.04 Lot 6 (Carried from 9/21/21)
7. #42-2021 O'Neill, Lauren - 214 Broad Street - Block: 48 Lot: 19.01
8. #45-2021 Haskell, Michael - 394 First Avenue/395 Beachfront - Block 187 Lot 9

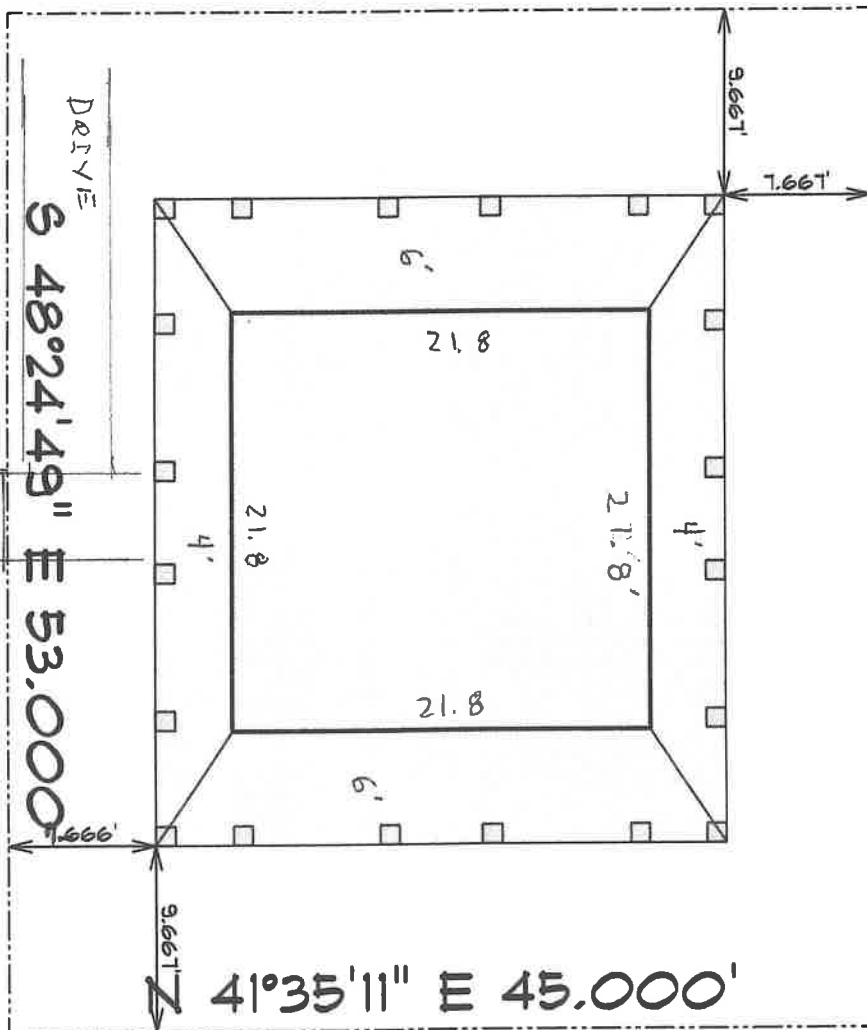
OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

33 1/2 OCEAN AVENUE

S 41°35'11" W 45.000'



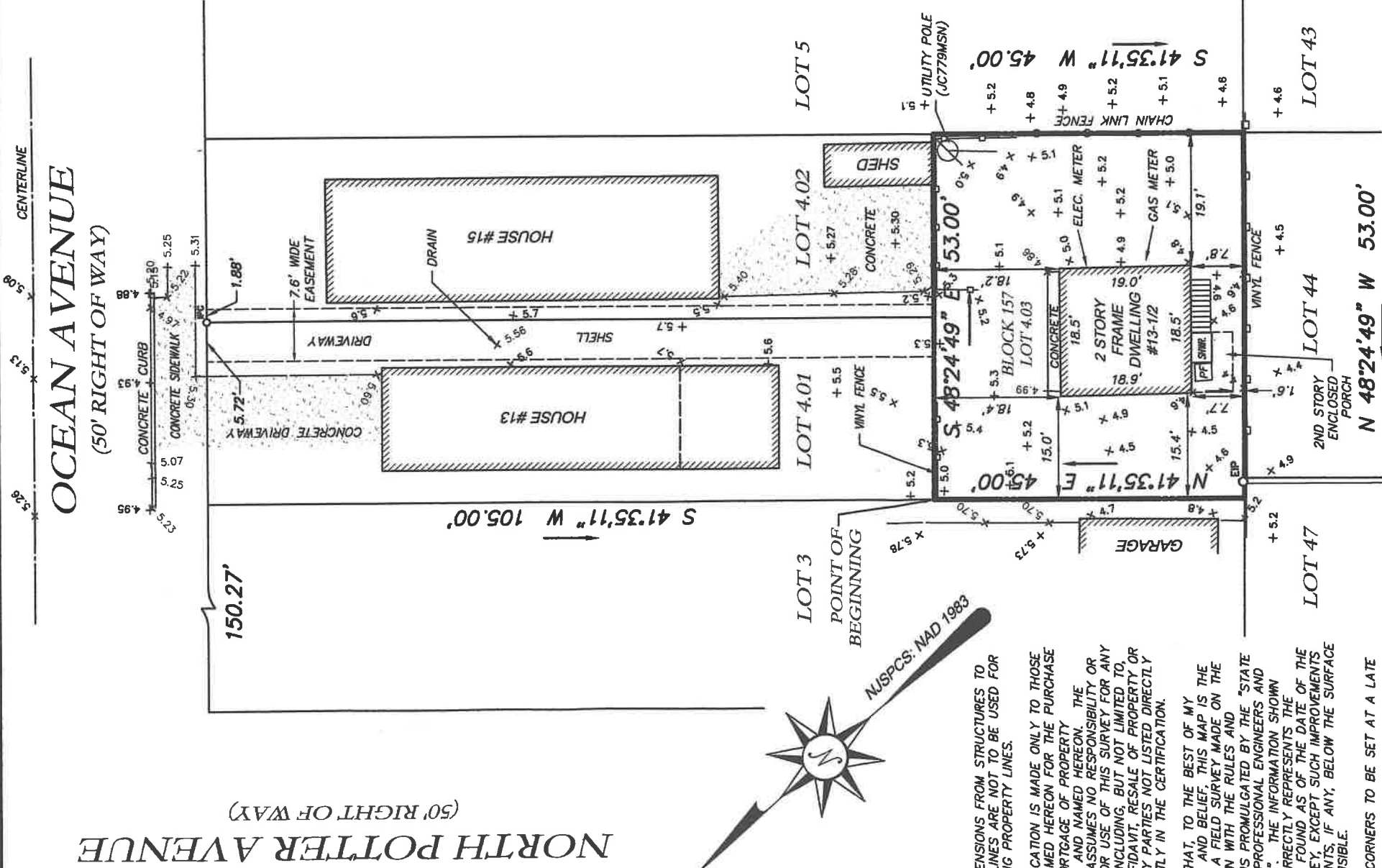
N 48°24'49" W 53.000'

41°35'11" E 45.000'

DRIVE
S 48°24'49" E 53.000'

DRIVE 8

Tom RATTI-M.A.



NORTH POTTER AVENUE
(50' RIGHT OF WAY)

OCEAN AVENUE
(50' RIGHT OF WAY)



NAD 1983

NOTES:
OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.

THE CERTIFICATION IS MADE ONLY TO THOSE PARTIES NAMED HEREON FOR THE PURCHASE AND/OR MORTGAGE OF PROPERTY DELINEATED AND NAMED HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR USE OF THIS SURVEY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, SURVEY AFFIDAVIT, RESALE OF PROPERTY OR USE BY ANY PARTIES NOT LISTED DIRECTLY OR INDIRECTLY IN THE CERTIFICATION.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS". THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

PROPERTY CORNERS TO BE SET AT A LATE DATE

ELEVATIONS ARE IN NAVD 1988 (GEOID 19)

SURVEY OF PROPERTY
BLOCK 157 - LOT 4.03
TAX MAP
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY

13 1/2 OCEAN AVENUE

Scale: 1"=20'

Date: JULY 17, 2021

Drawn by: SME

Job No.: 2021-029

Chk'd by: SME

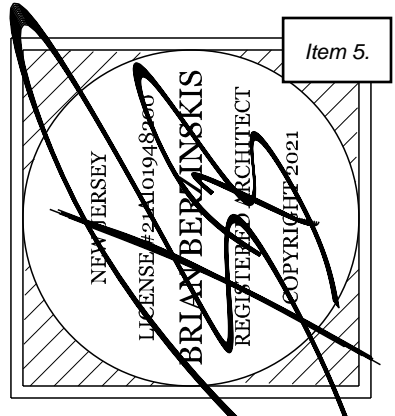
EDWARDS SURVEYING
PROFESSIONAL LAND SURVEYORS

GEORGE W. EDWARDS, P.L.S.
1335 SUNSET AVENUE
POINT PLEASANT, NJ 08742
(1935-2021)

STEVEN M. EDWARDS, P.L.S.
4 FOREST AVENUE
MANASQUAN, NJ 08736

Manasquan: 732-223-0735 - Point Pleasant: 732-892-4010 - Fax: 732-223-3561
Email: edwards.surveying@yahoo.com

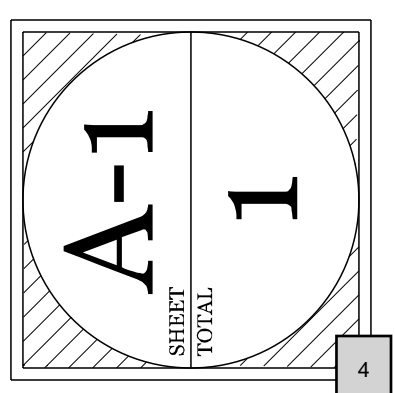
STEVEN M. EDWARDS, P.L.S.
New Jersey License Number: 24GS04323700



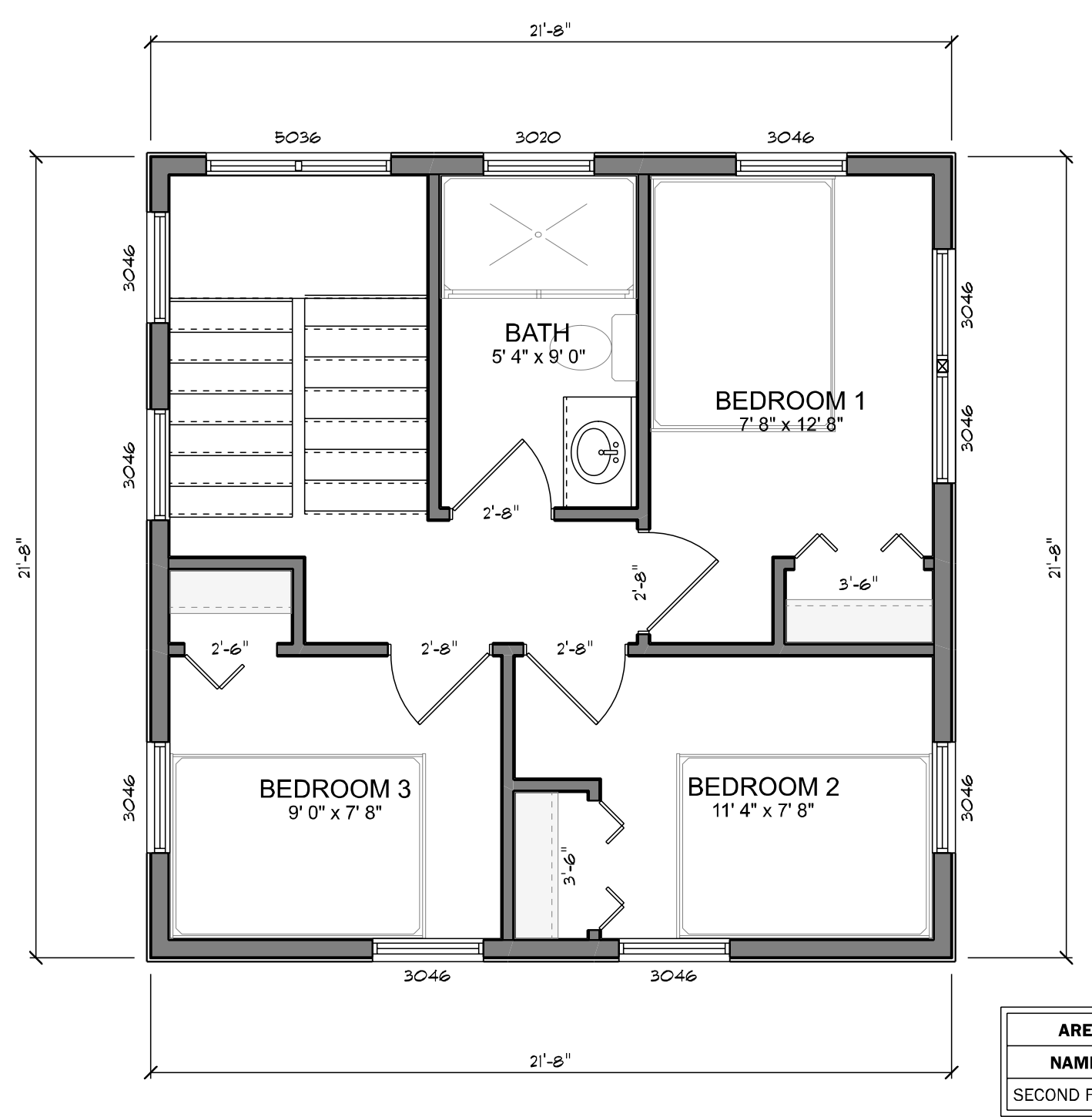
PROJECT FOR:
 LUPINSKI, MARIE
13-1/2 OCEAN AVE
 Block: 157
 Lot: 4-03
 Project Number
 MANASQUAN
 NEW JERSEY
 CN#021-07-003

DATE	BY
9/23/2021	BB

Grasso Design Group
 design@grassodg.com
 http://www.grassodg.com
 231 Highway 71
 Manasquan
 New Jersey
 Phone: 732-528-5850
 Fax: 732-528-9067

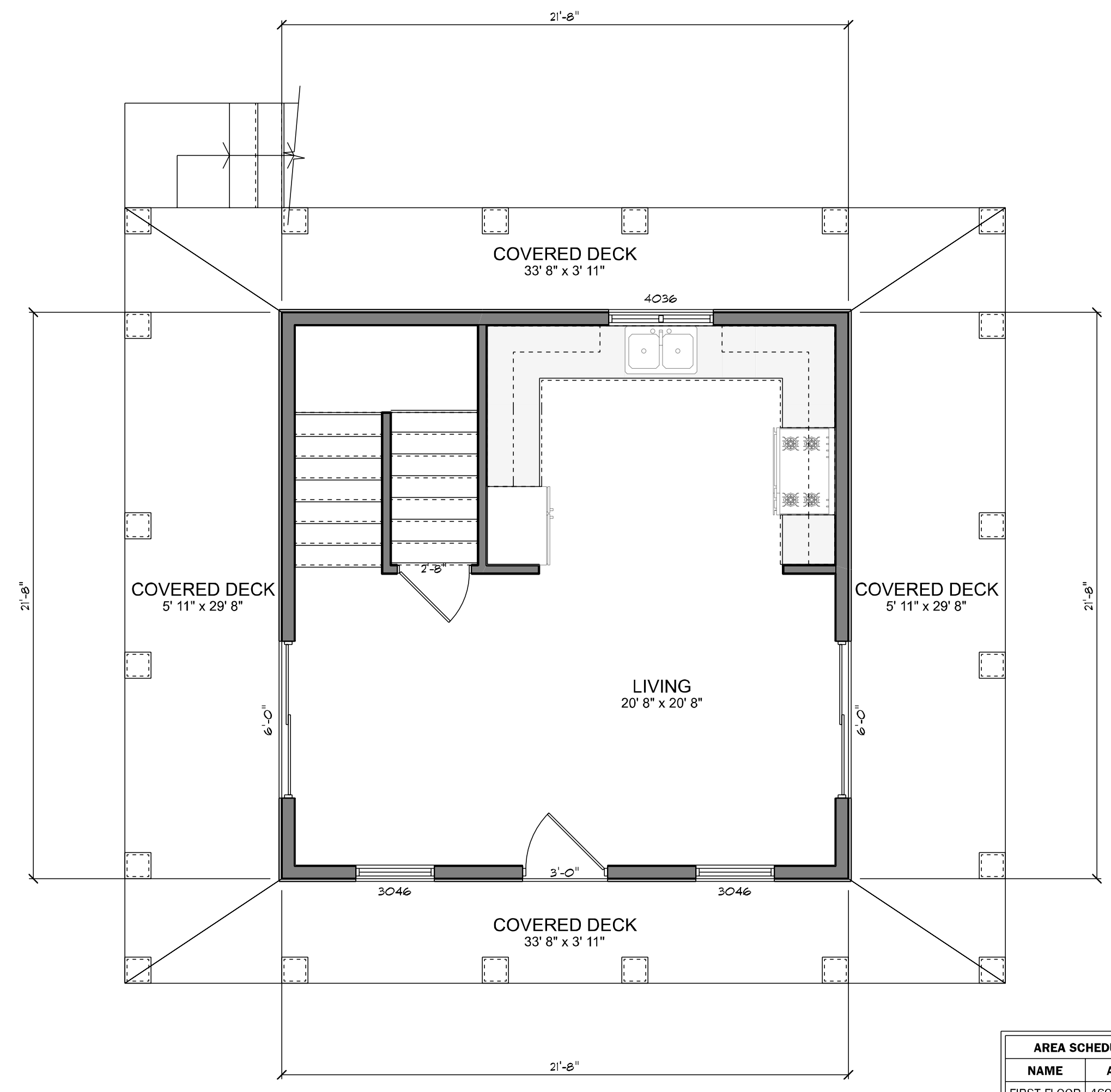


ELEVATION
 SCALE: 3/16" = 1'-0"



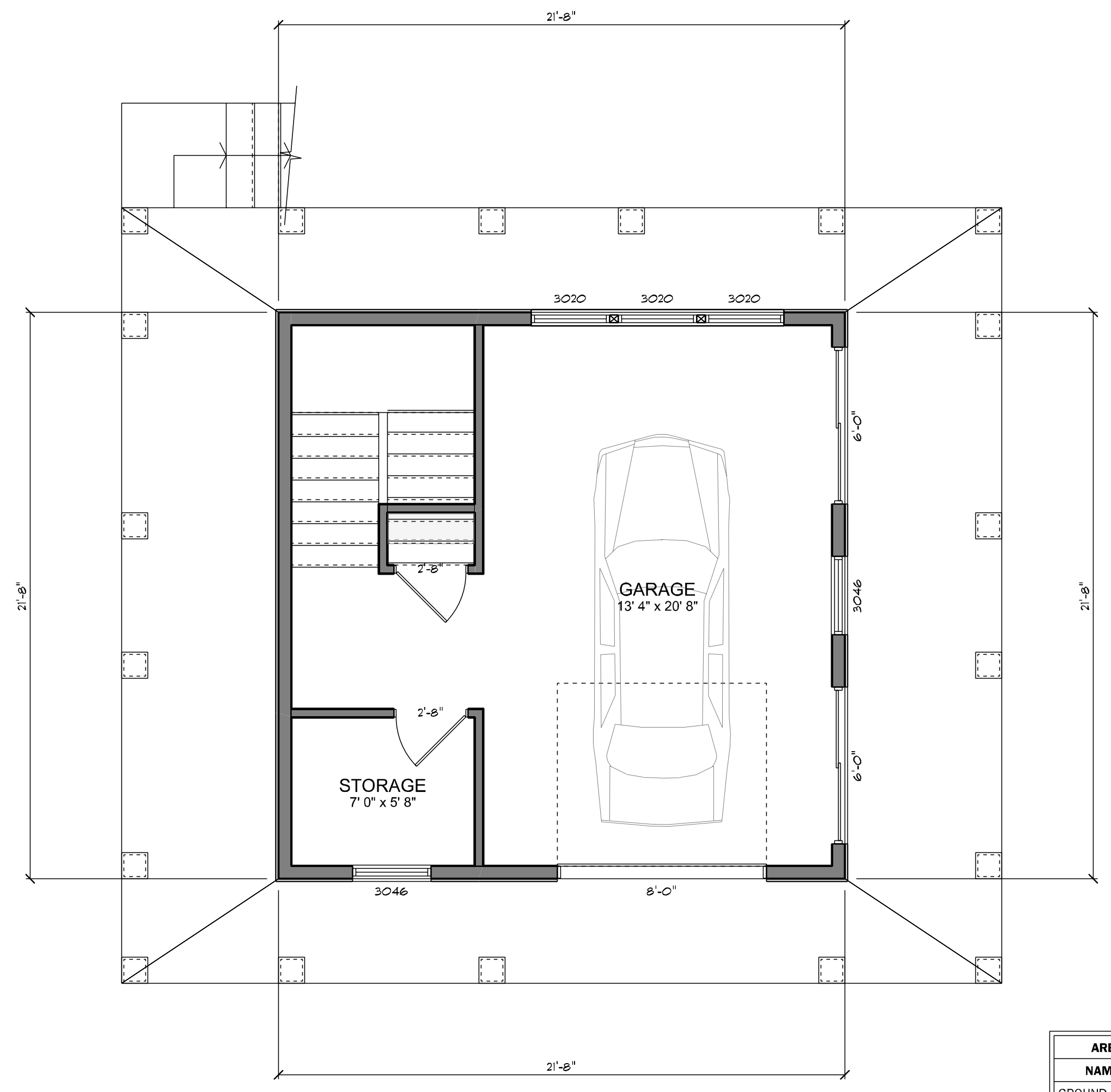
AREA SCHEDULE	
NAME	AREA
SECOND FLOOR	469.4 sq. ft.

PROPOSED SECOND FLOOR
 SCALE: 1/4" = 1'-0"



AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	469.4 sq. ft.

PROPOSED FIRST FLOOR
 SCALE: 1/4" = 1'-0"



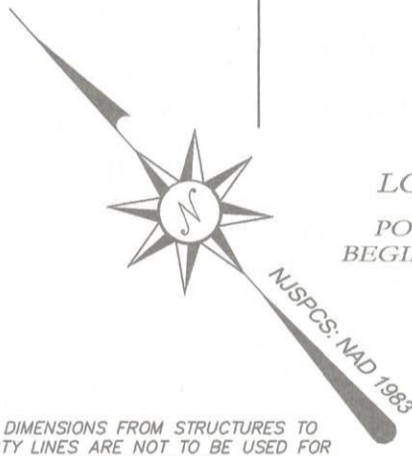
AREA SCHEDULE	
NAME	AREA
GROUND FLOOR	469.4 sq. ft.

PROPOSED GROUND FLOOR
 SCALE: 1/4" = 1'-0"

Tom BATTEN

NORTH POTTER AVENUE
(50' RIGHT OF WAY)

OCEAN AVENUE
(50' RIGHT OF WAY)



NOTES:

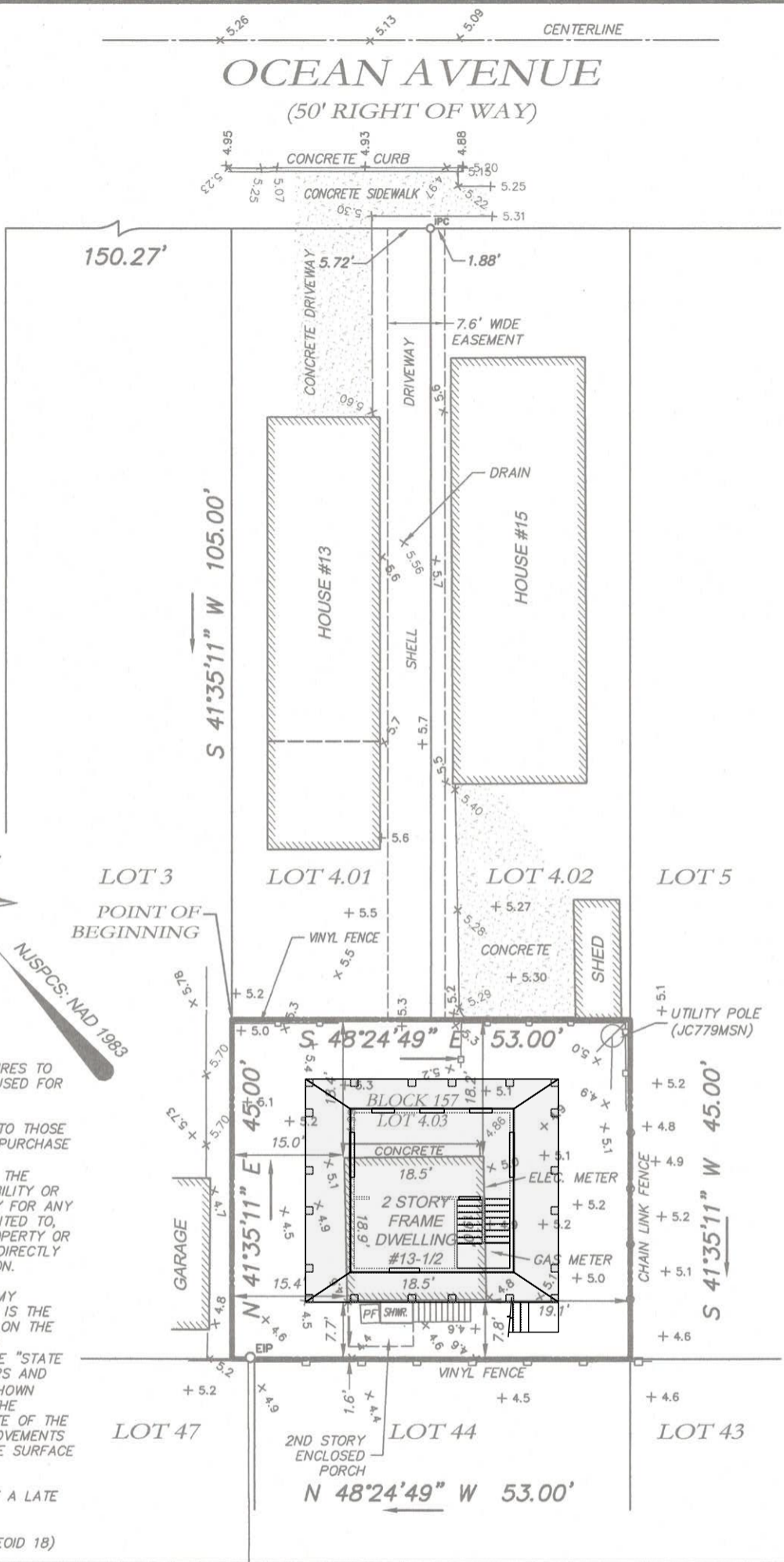
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PROPERTY CORNERS TO BE SET AT A LATE DATE

ELEVATIONS ARE IN NAVD 1988 (GEOID 18)



SURVEY OF PROPERTY
BLOCK 157 - LOT 4.03
TAX MAP
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY

EDWARDS SURVEYING
PROFESSIONAL LAND SURVEYORS

GEORGE W. EDWARDS, P.L.S. STEVEN M. EDWARDS, P.L.S.
1335 SUNSET AVENUE 4 FOREST AVENUE
POINT PLEASANT, NJ 08742 MANASQUAN, NJ 08736
(1935-2021)

Manasquan: 732-223-0735 - Point Pleasant: 732-892-4010 - Fax: 732-223-3561
Email: edwards.surveying@yahoo.com

STEVEN M. EDWARDS, P.L.S.
New Jersey License Number: 24GS04323700

Scale: 1"=20'	
Date: JULY 17, 2021	Drawn by: SME
Job No.: 2021-029	Chk'd by: SME

August 11, 2021

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

Re: Boro File No. MSPB-R1680
Variance – Constantino
Block 44.04, Lot 6
21 McGreevey Drive
R-2 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. Survey of Property prepared by John Yuro, PLS, dated December 17, 1988, which has been modified to show the location of the proposed generator.
2. Price Quote & Design Sketches prepared by Mikulka Electric, dated September 23, 2020

The property is located in the R-2 Single-Family Residential Zone with frontage on McGreevey Drive. With this application, the applicant proposes to construct an emergency generator in the northerly side yard. The application is deemed complete as of August 11, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variance is required as part of this application:
 - a. A standby generator must be located in the rear yard and not project beyond the side building lines of the principal building, whereas the proposed generator is to be located within the side yard, outside the building envelope. The applicant should be prepared to indicate the exact proposed setback to the property line.
3. The generator must be screened from view of adjacent properties. The applicant should explain how the generator will be screened

Re: Boro File No. MSPB-R1680
Variance – Costentino
Block 44.04, Lot 6

August 11, 2021
Sheet 2

4. The applicant should indicate if there are any proposed grading changes to the property or increase in impervious coverage (i.e. concrete pad) as a result of the installation of the generator.
5. All necessary building permits must be obtained prior to construction.

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
Eleanor Costentino
21 McGreevey Drive, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DIROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Jaycee & Eleanor Cosentino

*Applicant's Address: 21 Mc Greevey Dr. , Manasquan NJ 08734

*Telephone Number: Home: — Cell: 732.299.8249

*e-mail Address: ellencosentino03@gmail.com

*Property Location: 21 McGreevey Dr. , Manasquan NJ 08736

*Block: 44.04 Lot: 6

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

*Date of Zoning Officer's Denial Letter: 7/28/2021
Attach Zoning Permit Application

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

*Is the Applicant the Landowner? yes

*Does the Applicant own any adjoining land? no

*Are the property taxes paid to date? yes

*Have there been any previous applications to the Planning Board concerning this property? NO
(Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this
property? NO
(Attach copy)

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

Jaycee Cosentino
Eleanor V Cosentino
Signature of Applicant or Agent

Aug 2-2021
Date

06/2021

SCHEDULE C

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manasquan, County of Monmouth, State of New Jersey:

BEING all of Lot 6, in Block 44D as shown on map entitled "Emerald Manor, Sec. 1" prepared by George C. Jorgenson and George N. Jorgenson, dated May 24, 1964 filed in the Monmouth County Clerk's Office on June 4, 1964 in Case 60, Sheet 34, being more particularly described as follows:

BEGINNING at a point in the westerly line of McGreevey Drive distant 350.90 feet southerly along the same from its intersection with the southerly line of Sea Girt Avenue and running thence:

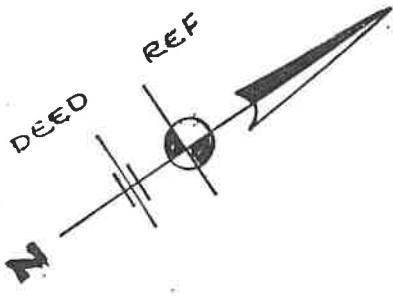
- (1) South 33 degrees 44 minutes West along the westerly line of McGreevey Drive, 69.10 feet to a point; thence
- (2) North 56 degrees 16 minutes West, 101.31 feet to a point; thence
- (3) North 33 degrees 44 minutes East, 69.10 feet to a point; thence
- (4) South 56 degrees 16 minutes East, 101.31 feet to the point and place of BEGINNING.

The above description is drawn in accordance with a survey prepared by JY Land Surveying dated December 17, 1988.

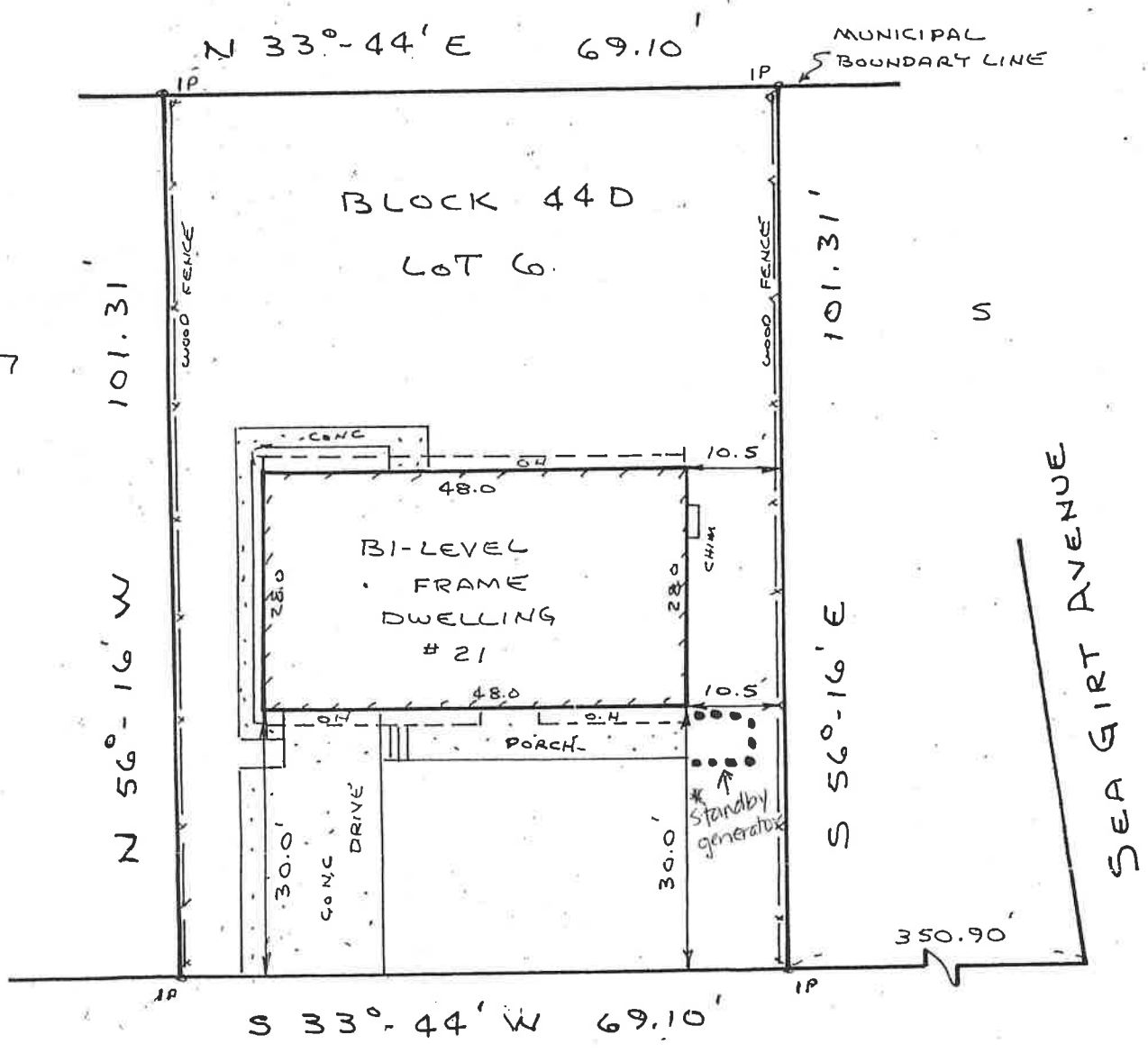
NOTE FOR INFORMATION: Also known as Tax Lot 6 in Block 44.04 as shown on the official tax map of the Borough of Manasquan.

ORIGINAL DOCUMENT POOR QUALITY

SURVEY OF PROPERTY



WALL TOWNSHIP



MC GREEVEY DRIVE

PROPERTY KNOWN AS LOT 6
 BLK 44D ON MAP OF
 EMERALD MANOR
 SECTION 1
 FILED JUNE 4, 1964
 CASE NO 60-34

By Contractual Agreement
 No property corners were set unless noted

SKETCH OF

LOT 6

BLOCK 44D

Situated in

MANASQUAN BOROUGH

MONMOUTH COUNTY

NEW JERSEY

This Survey is Certified To:
 ROBERT A. BAUER & LINDA R. BAUER, HIW
 CENTRUST MORTGAGE CORPORATION, A
 CALIFORNIA CORPORATION, ITS SUCCESSORS AND/OR
 ASSIGNEES
 THOMAS E. SHIELDS, ESQ.
 TRANSAMERICA TITLE INSURANCE COMPANY

JY
LAND SURVEYING
 Professional Surveyors & Land Planners
 4 Walnut Dr. Jackson N.J. 08527 928-3398

JOHN J. YURO JR.

NJLS No 27504
 NJPP No 2847

File 5471

Date 12-17-88

Scale 1" = 2'

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

Item 6.

July 28, 2021

Eleanor Costentino
21 McGreevey Drive
Manasquan, NJ 08736

Re: Block: 44.04 Lot: 6 Zone: R-2

Dear Ms. Costentino:

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

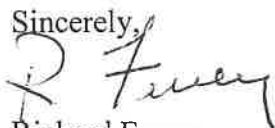
Install a standby generator in the side yard per a survey/site plan prepared by John Yuro on December 17, 1988.

Application denied for the following reason(s):

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

Street view:

Item 6.

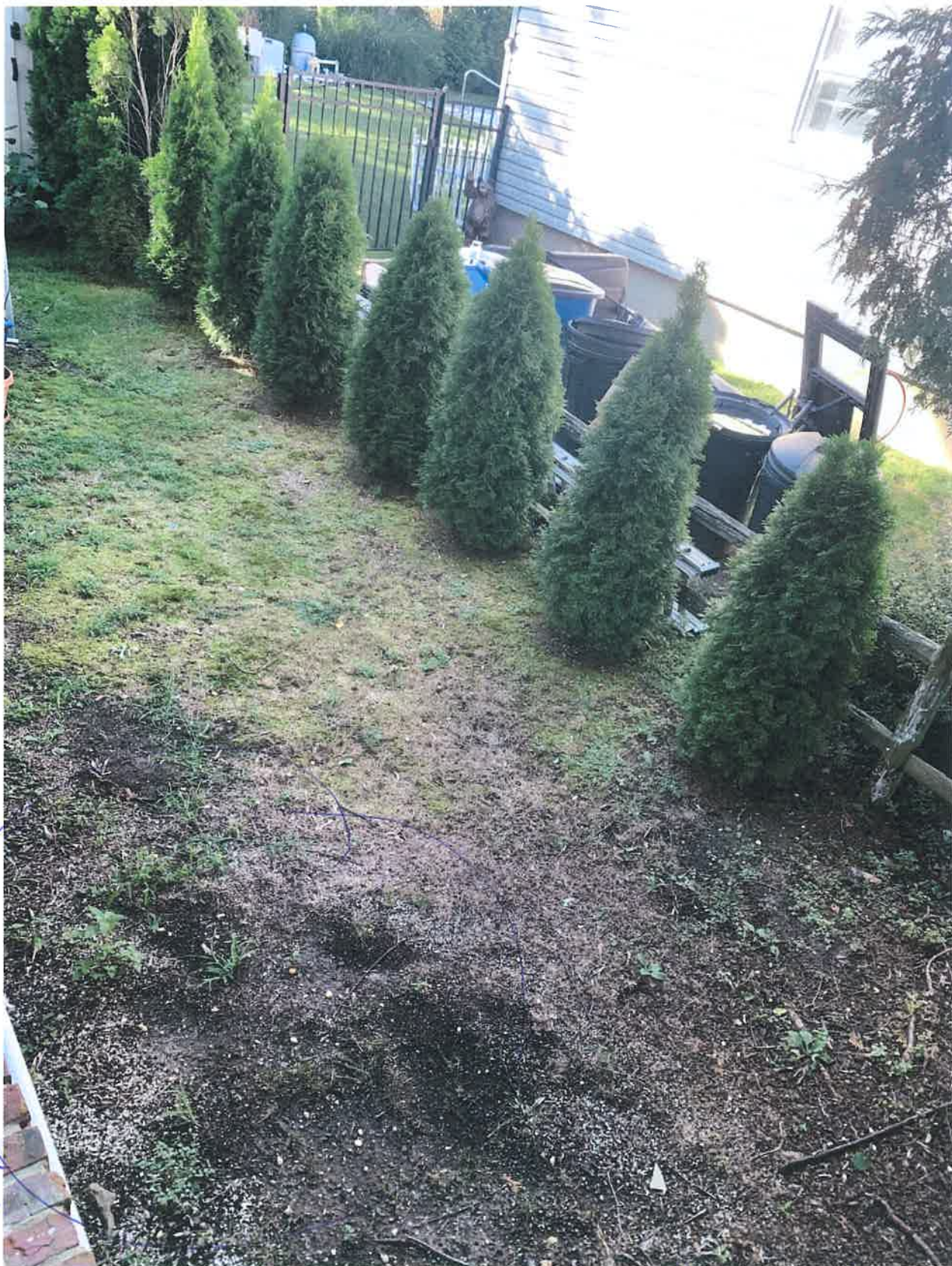








Please note: no grading changes to the property or increase in impervious coverage is required as a result of installation.



→
location
of proposed
generator

greenery lined along our fence looking at neighbors house to north.

2 proposed locations below:

- ① will increase cost significantly, impact additional homes
- ② dangerous / hazardous location

②



①



View from neighbor to north looking to our yard



proposed location
of generator

WILL BE INSTALLING SOMETHING SIMILAR AROUND THE GENERATOR TO ENSURE IT IS SCREENED FROM VIEW OF ADJACENT PROPERTIES:





Mikulka Electric Inc
15 Lisa Lane
Morganville, NJ 07751
732-363-8954

info@mikulka-electric.com

<http://mikulka-electric.com> Lic#15453

resubmitting from original application (dated 9/23/2020) due to fact that ink color made it difficult to read.

9/3/2021

JAYCEE & ELEANOR COSENTINO

21 MCGREEVEY DR

MANASQUAN NJ 08736

ELLENCOSENTINO03@GMAIL.COM

(732) 492-7720

DEAR ELLEN & JAYCEE,

IN REGARD TO OUR CONVERSATION CONCERNING THE PROPOSED LOCATION OF YOUR NEW GENERATOR, WE WOULD LIKE TO SHARE THE FOLLOWING:

WE SPOKE TO MR FUREY IN THE ZONING DEPARTMENT AT THE BORO OF MANASQUAN, HE INFORMED US THAT THE PROPOSED LOCATION, NEXT TO ELECTRIC/GAS METER, IS NON-CONFORMING AND THEREFORE OUR APPLICATION WAS REJECTED.

MR FUREY INDICATED THAT THE ONLY CONFORMING LOCATION ON YOUR PROPERTY IS IN YOUR BACKYARD. IN CONSIDERATION OF THE EXISTING PATIOS, WALKWAYS, AND RECREATIONAL OUTDOOR SPACE, THE ONLY CONFORMING LOCATION WE CAN DETERMINE IS IN AN AREA LOCATED IN THE CENTER OF YOUR BACKYARD. THIS NEW LOCATION REQUIRES APPROX 135' OF EXCAVATION AND UNDERGROUND INSTALLATION OF GAS PIPING AND ELECTRICAL WIRING.

THIS NEW PROPOSED AREA WILL SIGFICANTLY INCREASE THE PRICE OF OUR ORIGINAL PROPOSAL BY \$9,000.00.

TO THAT END, I AM NOT SURE IF MANASQUAN WOULD HAVE ANY TOLERANCE FOR A VARIANCE, IT IS MY OPINION THAT YOUR PROPERTY WOULD BE A GOOD CANDIDATE, FOR A VARIANCE, DUE TO THE HARDSHIP YOU ARE NOW FACED WITH. OUTLINED IN THE FOLLOWING:



Mikulka Electric Inc
15 Lisa Lane
Morganville, NJ 07751
732-363-8954
info@mikulka-electric.com
<http://mikulka-electric.com> Lic#15453

1. SIGNIFICANT INCREASE IN COST
2. THE DISTURBANCE TO YOUR PROPERTY DUE TO EXCAVATION
3. THE UNSIGHTLY ESTHETIC FACTOR THAT WOULD ACCOMPANY THE PROPOSED LOCATION
4. THE LOSS OF RECREATIONAL SPACE IN THE AREA OF YOUR BACKYARD
5. POTENTIAL OBSTRUCTION TO CHILDREN AND GUESTS DURING SOCIAL AND RECREATIONAL ACTIVITIES

SINCERELY,

PETER V MIKULKA
PRESIDENT OF MIKULKA ELECTRIC, INC
732-363-8954
MIKULKA ELECTRIC/MIKULKA CONTRACTING
[HTTP://WWW.MIKULKA-ELECTRIC.COM](http://www.mikulka-electric.com)



Mikulka Electric Inc
15 Lisa Lane
Morganville, NJ 07751
732-363-8954
info@mikulka-electric.com
<http://mikulka-electric.com> Lic#15453

9/3/2021

JAYCEE & ELEANOR COSENTINO

21 MCGREEVEY DR

MANASQUAN NJ 08736

ELLENCOSSENTINO03@GMAIL.COM

(732) 492-7720

SCOPE: STAND BY GENERATOR INSTALLATION

PROVIDE TRENCHING AND BACK-FILL FOR APPROX 135' , 12" X 30" TRENCH

SUPPLY & SET 22 KW GENERAC STANDBY GENERATOR

GENERATOR TO BE SET IN BACKYARD APPROX 135' FROM METER

*WIRE TO BE INSTALLED UNDERGROUND IN TRENCH

APPROX 135' OF GAS PIPE INSTALLED IN TRENCH

INSTALL APPROX 10" OF SUB-FEED CABLE THROUGH BASEMENT TO PANEL LOCATION

INSTALL SERVICE RATED 200 AMP AUTOMATIC TRANSFER SWITCH

INSTALL GAS CONNECTION

INSTALL COMPOSITE PAD FOR UNIT

BATTERY

START UP

TEST AND LABEL

PLEASE NOTE:

PERMIT FEES ARE RESPONSIBILITY OF HOMEOWNER

1 YEAR SERVICE/ MAINTENANCE AGREEMENT

ALL UNITS COME WITH FACTORY WARRANTY OF 5 YEARS

TOTAL-\$19,800.00

Proposed Unit Specs.

20/22/24 kW

Specifications

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-2 G007043-2 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-3 G007043-3 (22 kW)	G007209-0 G007210-1 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft ³ /hr (m ³ /hr)				
	1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)
	Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Liquid propane	ft ³ /hr (gal/hr) [L/hr]				
	1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]
	Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

Models



The GenPad™ is manufactured by DiversiTech and is designed to meet the engineering specifications of major air-cooled generator brands including Generac®, Honeywell®, Centurion®, Eaton®, Siemens®, and Lennox®. It provides a sturdy, permanent base for residential generators that won't shift over time. Each GenPad is made from a composite of high strength fibers and cement and is warranted for the life of the generator. The GenPad also installs faster and cleaner than a poured concrete pad and gives a finished, professional look to your installation.

GenPads are available in two models to meet the needs of any area:

*Composite pad
to be installed
under generator*

GENPAD™

The standard GenPad is ideal for most residential applications. It is contoured to look aesthetically pleasing with a wide range of common residential generators and comes in multiple bolt configurations.

L54" X W31" X H3" 189LBS.

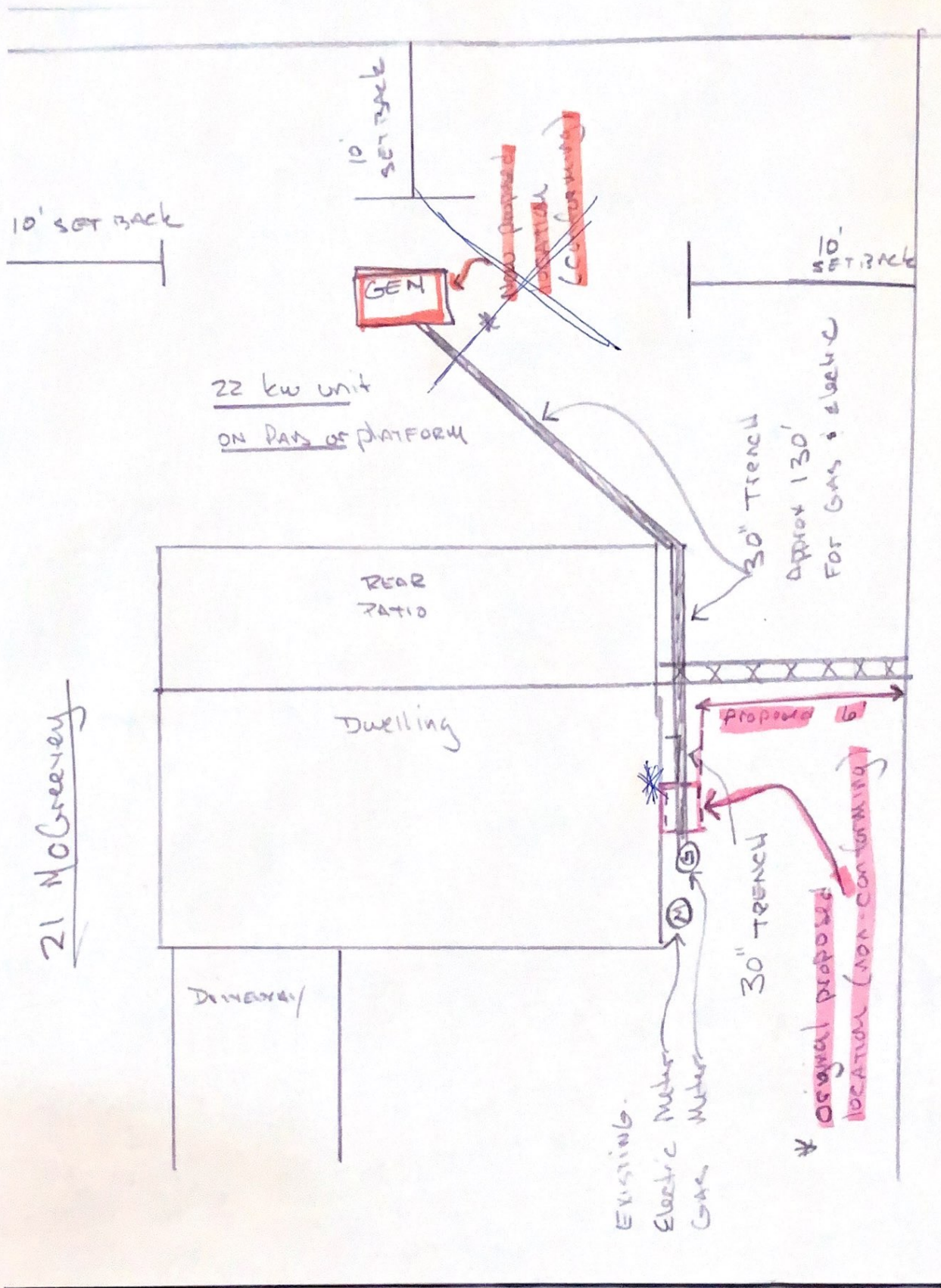


GENPAD™ HURRICANE

The GenPad Hurricane offers the same features of the standard GenPad with the added benefit of added thickness and weight to withstand the high winds found in storm prone areas like South Florida and the Gulf Coast.

L54" X W31" X H4" 275LBS.





21 McGreevey

Mikulka Electric Inc, Mikulka Contracting Inc.
15 Lisa Lane
Morganville, NJ 077
732-363-8954
info@855mikulka.com
<http://mikulka-electric.com> Lic#15453

10/1/2021

JAYCEE & ELEANOR COSENTINO

21 MCGREEVEY DR

MANASQUAN NJ 08736

ELLENCOSENTINO03@GMAIL.COM

(732) 492-7720

BLK: 44.04 LOT: 6

SCOPE: STAND BY GENERATOR INSTALLATION

SUPPLY AND SET 22KW GENERAC STANDBY GENERATOR

GENERATOR TO BE SET NEAR OF ELECTRIC AND GAS METER PROVIDING 3' OF CLEARANCE AS PER UTILITY REGULATIONS

APPROX 10' OF GAS PIPE INSTALLED ON EXTERIOR OF HOUSE

INSTALL APPROX 10' OF SUB-FEED CABLE TO PANEL LOCATION

INSTALL SERVICE RATED 200A AUTOMATIC TRANSFER SWITCH

INSTALL ELECTRIC FROM ATS TO GENERATOR LOCATION 10'

*UPDATE GROUNDING GROUND RODS TO BE INSTALLED

INSTALL GAS CONNECTION

INSTALL COMPOSITE PAD FOR UNIT

BATTERY/BATTERY HEATER KIT

START UP

TEST AND LABEL

1 YEAR SERVICE/ MAINTENANCE AGREEMENT

ALL UNITS COME WITH FACTORY WARRANTY OF 5 YEARS

PLEASE NOTE:

PERMIT FEES ARE RESPONSIBILITY OF HOMEOWNER

Mikulka Electric Inc, Mikulka Contracting Inc.
15 Lisa Lane
Morganville, NJ 077
732-363-8954
info@855mikulka.com
<http://mikulka-electric.com> Lic# 15453

NOTES

TOTAL-\$10,800.00

ADMINISTRATIVE DEPOSIT-\$500.00-COLLECTED 8/4/21

ZONING APPROVAL-\$7,500.00-COLLECTED 8/4/.21

GENERATOR INSTALL COMPLETE-\$1,800.00

FINAL INSPECTION COMPLETE-\$1,000.00

GEN WILL SIT IN FRONT OF ELECTRIC AND GAS METER PROVIDING 3' OF CLEARANCE AS PER UTILITY REGULATIONS

ADDITIONAL WORK:

BASEMENT WINDOW TO BE BOARDED/CEMENTED SHUT -\$1,500.00

***FINANCING AVAILABLE**

THIS ESTIMATE DOES NOT REFLECT ANY ADDITIONAL ITEMS OR WORK THAT IS NOT LISTED, KNOWN OF, OR REQUESTED AS OF THE DATE ON THIS DOCUMENT. MIKULKA ELECTRIC WILL PROVIDE ALL BASIC ELECTRICAL MATERIALS.

OWNER WILL BE RESPONSIBLE FOR ALL PERMIT FEES. ALL DRYWALL REPAIR DONE BY OTHERS. WIFI CAPABILITY BASED ON EXISTING EQUIPMENT, STRENGTH AND SIGNAL.

ANY CHANGES, REMOVALS, OR ADDITIONS WILL BE ISSUED THROUGH WRITTEN CONSENT ON CHANGE ORDER DOCUMENT. **ALL PRICING IS BASED ON ZONING APPROVAL AT PROPOSED LOCATION. PRICING MAY COULD CHANGE DUE TO EXISTING CONDITIONS DISCOVERED IN DIAGNOSTICS, REPAIRS, AND INSTALLATION. THIS ESTIMATE AND PRICING IS GOOD FOR 30 DAYS FROM RECEIPT.**

AUTHORIZED SIGNATURE DATE

September 13, 2021

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

Re: Boro File No. MSPB-R1700
Variance – O'Neill
Block 48, Lot 19.01
214 Broad Street
R-2 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. Architectural Floor Plans, Elevations and Site Plan prepared by Kelly Nemergut, RA, of the N2 Architecture, dated July 15, 2021, last revised August 19, 2021.

The property is located in the R-2 Single-Family Residential Zone with frontage on Broad Street. With this application, the applicant proposes to construct four new second story dormers on the existing dwelling and construct interior alterations. The application is deemed complete as of September 13, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum dormer length of 10 feet permitted, whereas a dormer length of approximately 10 feet 8 inches feet is proposed (south).
 - b. A maximum dormer length of 10 feet permitted, whereas a dormer length of approximately 17 feet 8 inches feet is proposed (east).
 - c. A maximum building height of 33 feet is permitted for the non-conforming lot whereas the two rear dormers will have a maximum height of 33 feet 8 inches. The existing building height is 34 feet 10 inches.
3. The following non-conformities exist on Lot 19.01 and are not proposed to be modified as part of this application:


Re: Boro File No. MSPB-R1700
Variance – O’Neill
Block 48, Lot 19.01

September 13, 2021
Sheet 2

- a. A minimum lot frontage of 50 feet is required, whereas a frontage of 39 feet exists and is proposed.
 - b. Mechanical equipment is not permitted in the side yard, whereas the existing air conditioning units are located in the northerly side yard setback approximately 2.5 feet.
 - c. A curb cut of 12 feet wide is permitted, whereas a curb cut of approximately 14 feet wide exists.
4. The plans indicate a variance is being requested for lot coverage, however the driveway does not appear to meet the standard for impervious coverage. As such, unless a change to the driveway material is proposed, this variance is not required.
 5. The applicant must confirm there are no proposed grading changes or fill to be imported to the site. If grading revisions are proposed, a revised grading plan must be submitted
 6. A drainage recharge system in accordance with the Borough’s stormwater ordinance is not required as the proposed additions do not increase the existing building footprint by more than 500 square feet.
 7. It should be noted the existing fence and brick border meander over the property lines onto the adjacent lots.
 8. It does not appear that any existing trees will be removed as part of the application.
 9. Any curb and sidewalk must be replaced along Broad Street as necessary.

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Mark Aikins, esq.
3350 Route 138, Bldg 1, Suite 113, Wall, NJ 07719
Kelly Nemergut, RA
N2 Architecture, 516a Lincoln Avenue, Avon-by-the-Sea, NJ 07717
Lauren O’Neill
214 Broad Street, Manasquan, NJ 08736

SEP 22 2021DPW _____ CONST _____
September 13, 2021 PD _____ OTHER _____
Revised: September 20, 2021

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

Re: Boro File No. MSPB-R1700
Variance – O'Neill
Block 48, Lot 19.01
214 Broad Street
R-2 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

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The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum dormer length of 10 feet permitted, whereas a dormer length of approximately 10 feet 8 inches feet is proposed (south).
 - b. A maximum dormer length of 10 feet permitted, whereas a dormer length of approximately 17 feet 8 inches feet is proposed (east).
 - c. A maximum building height of 30 feet is permitted for the non-conforming lot whereas the two rear dormers will have a maximum height of 33 feet 8 inches. The existing building height is 34 feet 10 inches.
3. The following non-conformities exist on Lot 19.01 and are not proposed to be modified as part of this application:

cc: Zoning


Re: Boro File No. MSPB-R1700
Variance – O’Neill
Block 48, Lot 19.01

September 20, 2021
Sheet 2

- a. A minimum lot frontage of 50 feet is required, whereas a frontage of 39 feet exists and is proposed.
 - b. Mechanical equipment is not permitted in the side yard, whereas the existing air conditioning units are located in the northerly side yard setback approximately 2.5 feet.
 - c. A driveway width of 12 feet wide is permitted, whereas a driveway width of approximately 14 feet wide exists.
4. The plans indicate a variance is being requested for lot coverage, however the driveway does not appear to meet the standard for impervious coverage. As such, unless a change to the driveway material is proposed, this variance is not required.
 5. The applicant must confirm there are no proposed grading changes or fill to be imported to the site. If grading revisions are proposed, a revised grading plan must be submitted
 6. A drainage recharge system in accordance with the Borough’s stormwater ordinance is not required as the proposed additions do not increase the existing building footprint by more than 500 square feet.
 7. It should be noted the existing fence and brick border meander over the property lines onto the adjacent lots.
 8. It does not appear that any existing trees will be removed as part of the application.
 9. Any curb and sidewalk must be replaced along Broad Street as necessary.

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Mark Aikins, esq.
3350 Route 138, Bldg 1, Suite 113, Wall, NJ 07719
Kelly Nemergut, RA
N2 Architecture, 516a Lincoln Avenue, Avon-by-the-Sea, NJ 07717
Lauren O’Neill
214 Broad Street, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

- *Applicant's Name: Lauren M. O'Neill
- *Applicant's Address: c/o Mark R. Aikins, Esq., 3350 Rt. 138, Bldg. 1, Suite 113, Wall, New Jersey 07719
- *Telephone Number: Home: c/o 732-280-2606 Cell: n/a
- *e-mail Address: c/o maikins@aikinslaw.com
- *Property Location: 214 Broad Street, Manasquan, New Jersey 08736
- *Block: 48 Lot: 19.01
- *Type of Application: Bulk Variance
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-Site Plan Approval
- *Date of Zoning Officer's Denial Letter: July 21, 2021
Attach Zoning Permit Application
- *Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.
- *Is the Applicant the Landowner? Yes
- *Does the Applicant own any adjoining land? No
- *Are the property taxes paid to date? Yes
- *Have there been any previous applications to the Planning Board concerning this property? No
(Attach copy)
- **Are there any Deed Restrictions, Easements, or Covenants affecting this property? No
(Attach copy)
- *The applicant agrees to be responsible for and pay for the costs entailed in the review of this application by any experts retained by the Planning Board for advice in this matter.



Signature of Applicant or Agent
Mark R. Aikins, Attorney for Owner/Applicant
06/2021

August 27, 2021
Date

July 21, 2021

Lauren O'Neil
214 Broad Street
Manasquan, NJ 08736

Re: Block: 48 Lot: 19.01 Zone: R-2

Dear Ms. O'Neil:

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

Construct a third floor addition over the existing footprint and other interior alterations and renovations.

Survey prepared by Charles Surmonte on December 24, 2020. Plot plan prepared by Kelly Nemergut on July 15, 2021. Building plans prepared by Kelly Nemergut on June 7, 2021.

Application denied for the following reason(s):

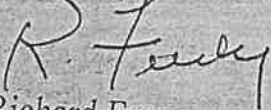
Section 35-12.1 – Building height – 30ft. Permitted
34.9ft. Existing and proposed

Section 35-11.8c – Prohibits locating any mechanical equipment (A/C) in the required 5ft. Side setback area.

Section 35-7.7 – Curb Cut – 12ft. Permitted
14ft. Existing

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



51 Ga LINCOLN AVE
AVON-BY-THE-SEA
NEW JERSEY
07717

N2ARCHITECTURE.COM
P: 732.938.5006

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UNLESS SIGNED BY
ARCHITECT

Kelly J Nemerqut
Registered Architect
NJ Lic. #21AIO1791400
Marc R Nemerqut
Registered Architect
NJ Lic. #21AIO1782600
NCARB Certificate #64831
NJ Certificate of Authorization AC, C87

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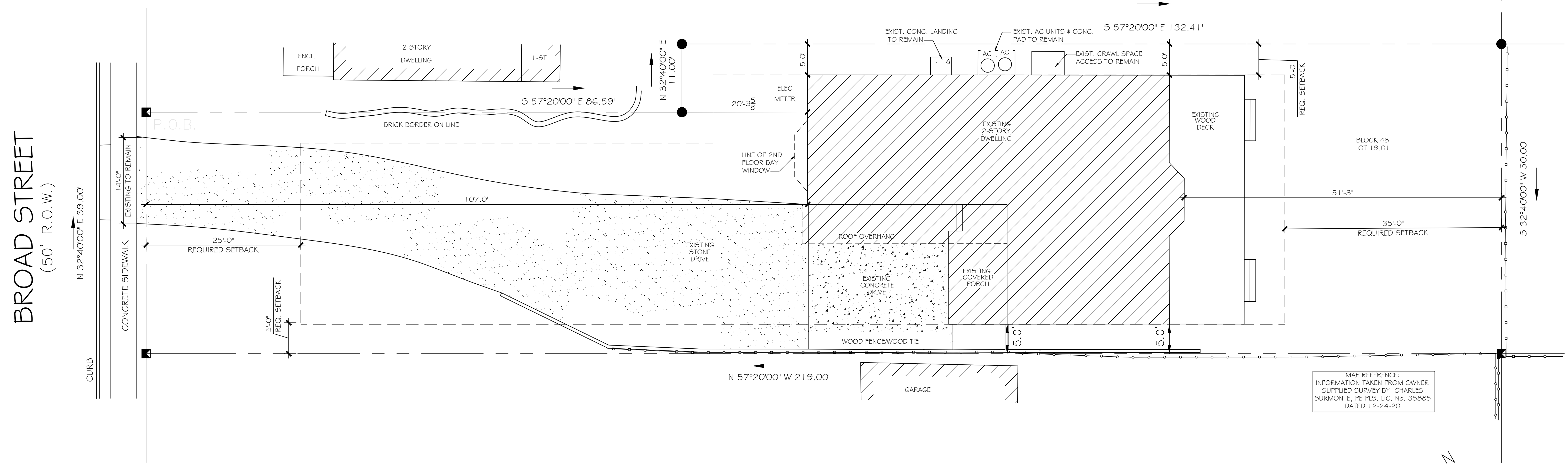
O'Neill Residence
214 BROAD STREET
MANASQUAN, NEW JERSEY
LOT: 19.01 BLOCK 48

DATE: 07.15.21
PROJECT NO: 2041
DRAWN: MN
CHECKED: KJN/MRN
ISSUED FOR:
BIDDING / PERMIT
REVISIONS:
08.19.21 UPDATE

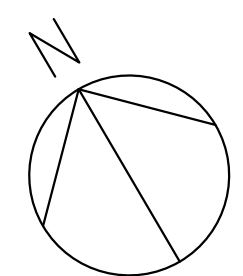
AS-1

ZONING REQUIREMENTS			
ZONE	R2		
214 Broad Street, Manasquan, NJ lot: 19.01 block: 48			
Minimum Lot Requirements	Required	Existing	Proposed
Min. Lot Area	7000 sqft	9,997.6 sqft	9,997.6 sqft
Min. Lot Frontage	50 ft	39 ft	39 ft
Minimum Yard Requirements			
Front Yard Setback	25 ft	107 ft	107 ft
Side Yard Setback	5 ft	5 & 5 ft	5 & 5 ft
Rear Yard Setback	35 ft	51.25 ft	51.25 ft
Max. Building Height - conforming lots	35 ft	ft	ft
			front gable dormer = 25'-8" front shed dormer = 30'-5" rear gable dormer = 33'-8" rear shed dormer = 33'-8"
Max. Building Height - non conforming lots	30 ft	34'-10" = Main ridge	ft
Max. Number of Stories	2 1/2	2	2 1/2
Driveway Curb cut	12 ft	14 ft	14 ft
Building and Lot Coverage			
Max. Building Coverage	25%	20.8%	20.8%
Max. Lot Coverage	35%	44.6%	44.6%
Areas			
Building area		2,083.0 sqft	2,083.0 sqft
Impervious area		4,463.0 sqft	4,463.0 sqft

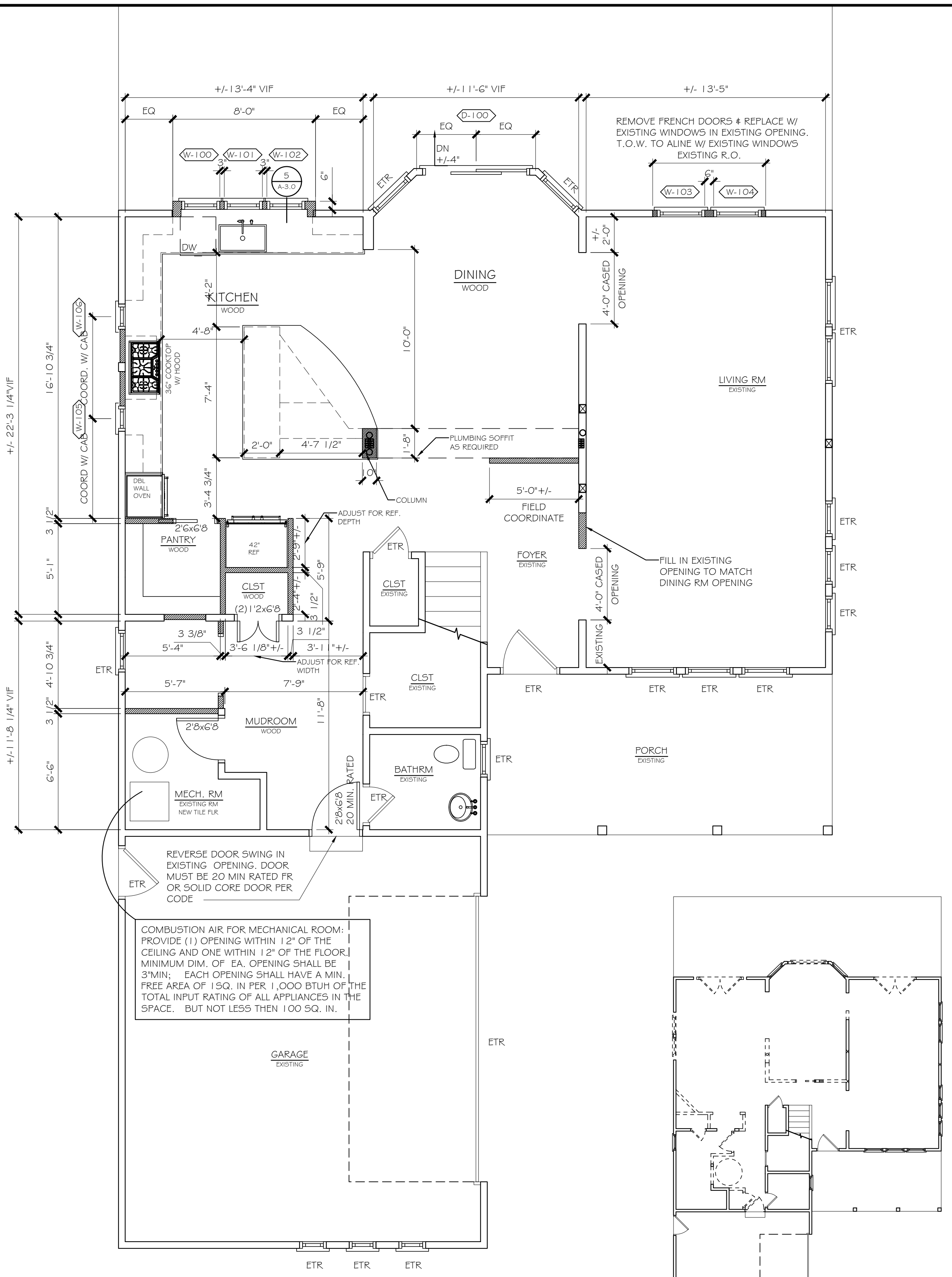
Area	Existing	Proposed
building coverage		
House	1750.0	1750.0
Front Porch & overhang at garage	333.0	333.0
Side porch	0.0	0.0
Garage	0.0	0.0
Rear covered entry	0.0	0.0
	0.0	0.0
	0.0	0.0
Total	2083.0	2083.0
impervious coverage		
Eqpm & conc. pad @ side garage door	33.3	33.3
Driveway	2380.0	2380.0
sub impervious area	2380.0	2380.0
Total with building	4463.0	4463.0



MAP REFERENCE:
INFORMATION TAKEN FROM OWNER
SUPPLIED SURVEY BY CHARLES
SURMONTE, PE PLS. LIC. No. 35885
DATED 12-24-20

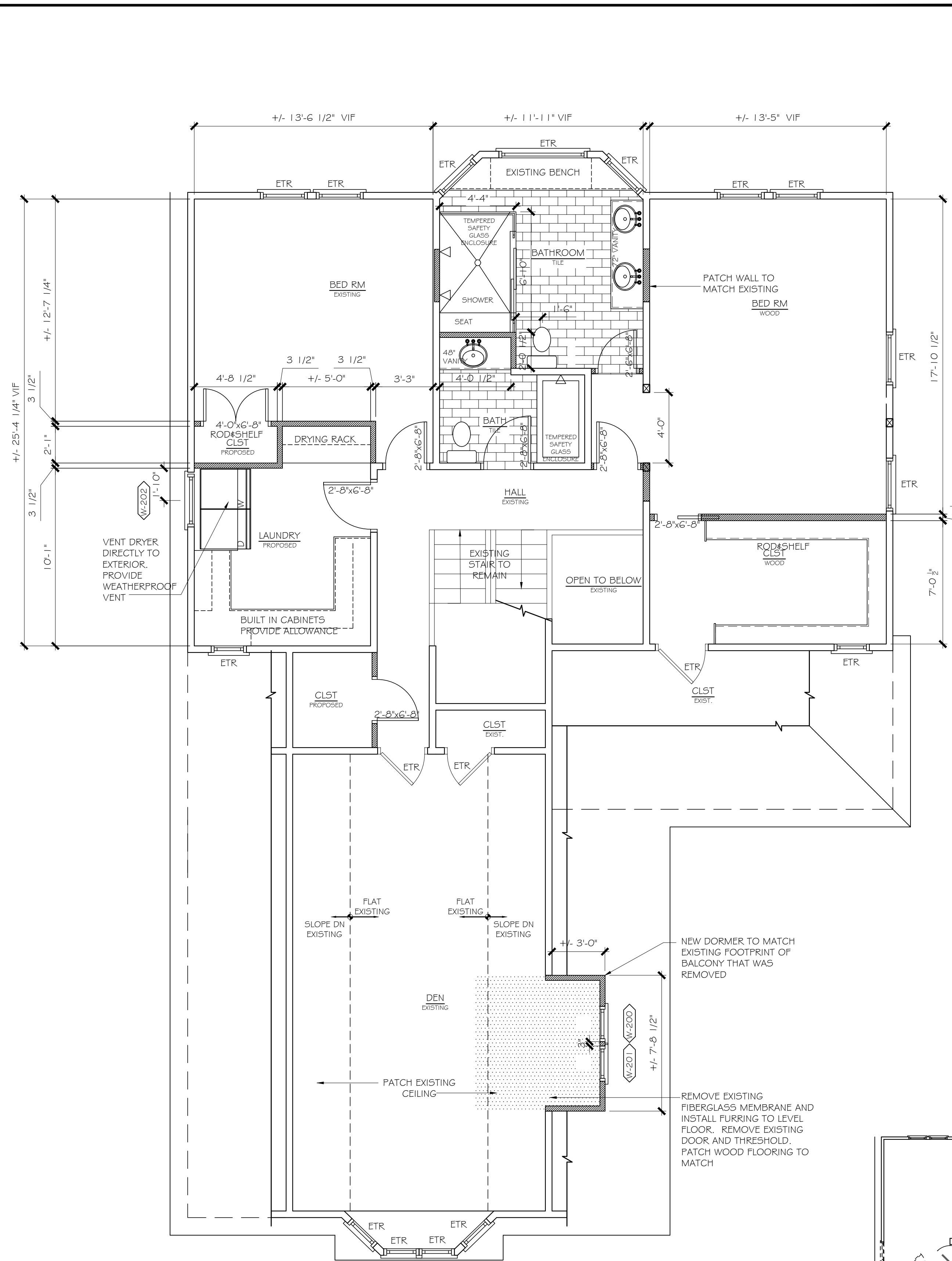


1 SITE DIAGRAM
1/8" = 1'-0"



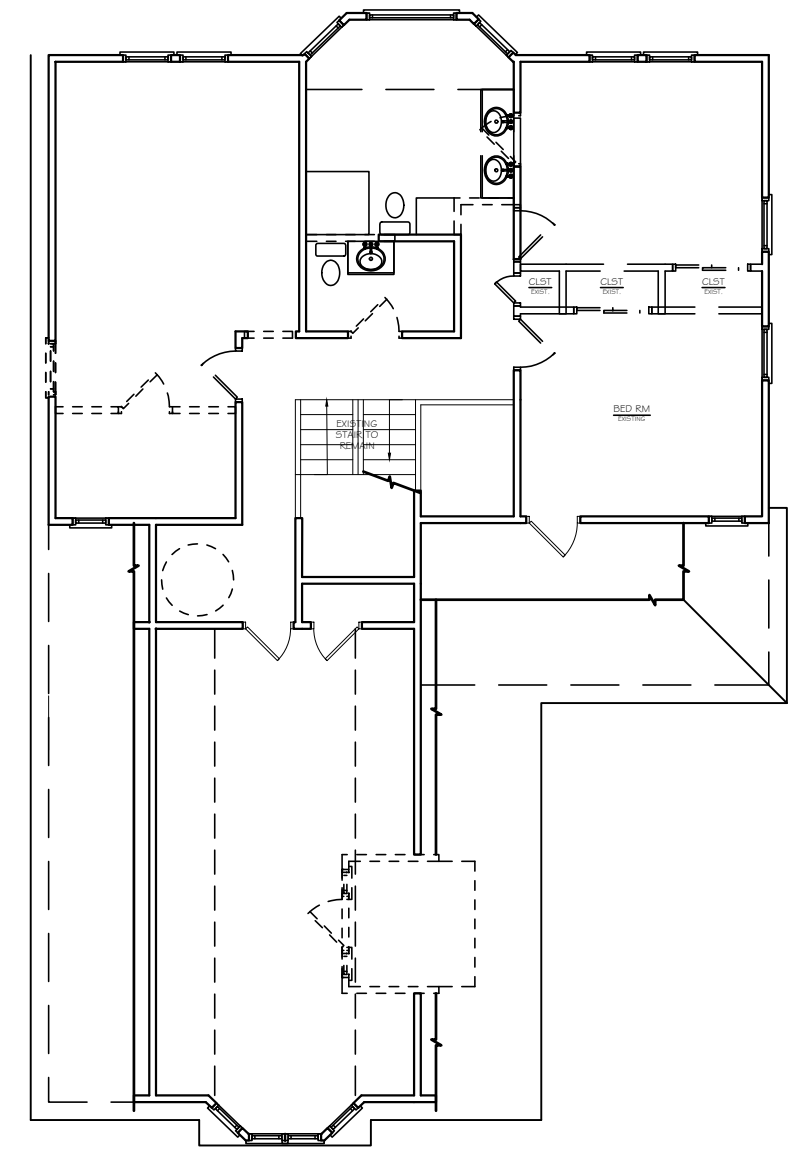
1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

D1 DEMO PLAN
NO SCALE



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

D2 DEMO PLAN
NO SCALE



Wall Legend

	OR	NEW FRAMED WALL
	OR	NEW MASONRY WALL
	OR	EXISTING WALL TO REMAIN
		EXISTING WALL TO BE REMOVED
		NEW DOOR IN NEW OR EXISTING WALL
		EXISTING DOOR TO REMAIN

ETR= EXISTING TO REMAIN

Room Finish Schedule

FLOOR	BASE	WALL	CEILING	NOTES
X	X	X	X	E= EXISTING

FLOOR FINISH
 W- WOOD FLOORING
 T- TILE
 CA - CARPET
 V- VINYL FLOORING
 DW- DECKING - WOOD
 DS- DECKING - SYNTHETIC
 F- FIBERGLASS DECK
 CO- CONCRETE
 N- NO FINISH

BASE
 W - WOOD BASE, REFER TO DETAIL
 T - TILE BASE

WALL
 G - 1/2" GYPSUM BOARD, FINISHED AND PAINTED
 GF - GYPSUM BOARD- FIRE RATED ASSEMBLY
 T - TILE

CEILING
 G - 1/2" GYPSUM BOARD, FINISHED AND PAINTED
 GF - GYPSUM BOARD- FIRE RATED ASSEMBLY
 W - WOOD, REFER TO DETAIL

NOTES
 1- SOUND ATTENUATING WALL, REFER TO DETAIL
 2- FIBERGLASS PAN WITH DRAIN
 3- WOOD CEILING TREATMENT, REFER TO DETAIL
 4- WOOD WAINSCOT, REFER TO DETAIL

N2 ARCHITECTURE
 51 Ga LINCOLN AVE
 AVON-BY-THE-SEA
 NEW JERSEY
 07717
 N2ARCHITECTURE.COM
 P: 732.938.5006

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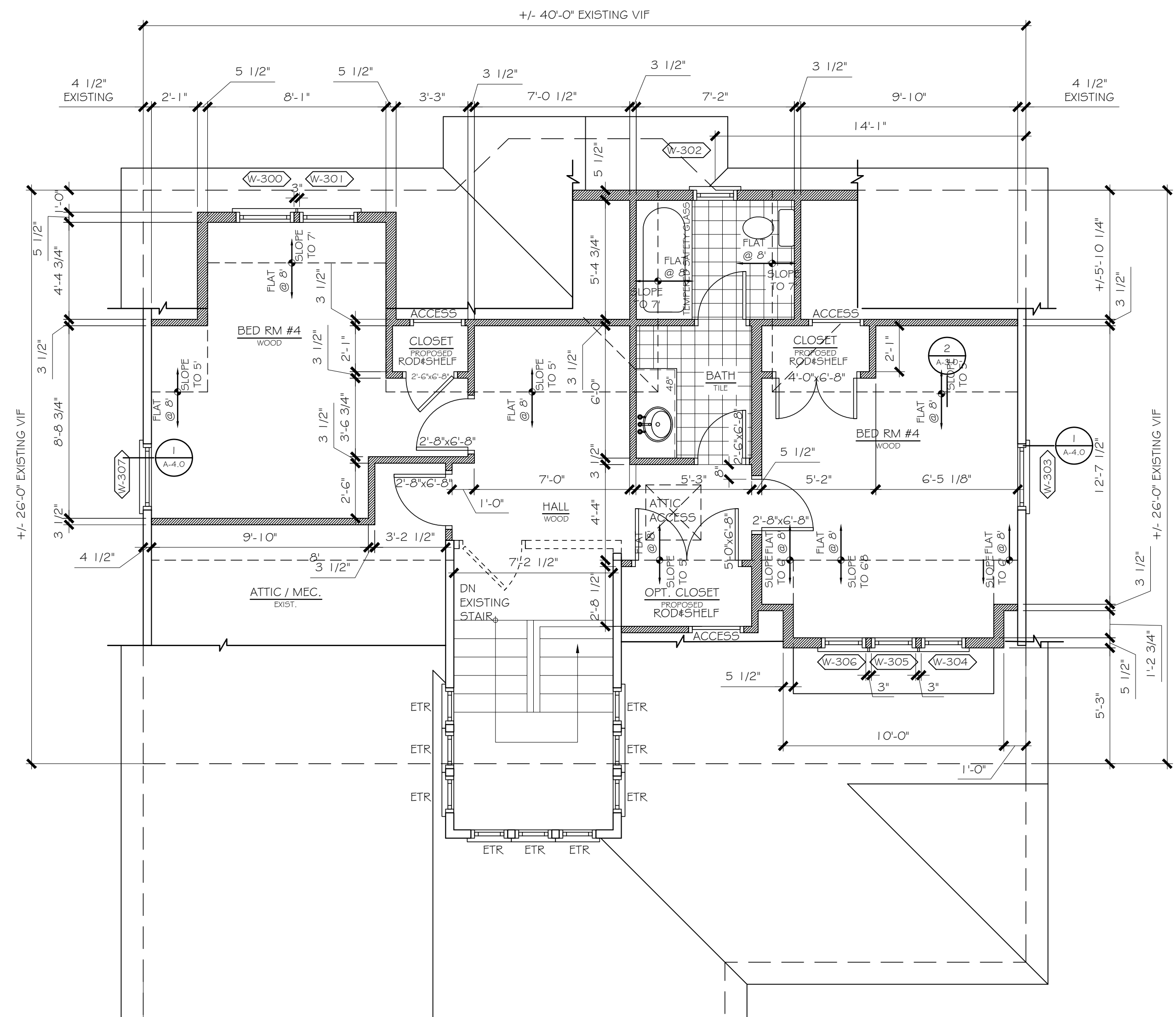
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 NJ Lic #21AIO1791400
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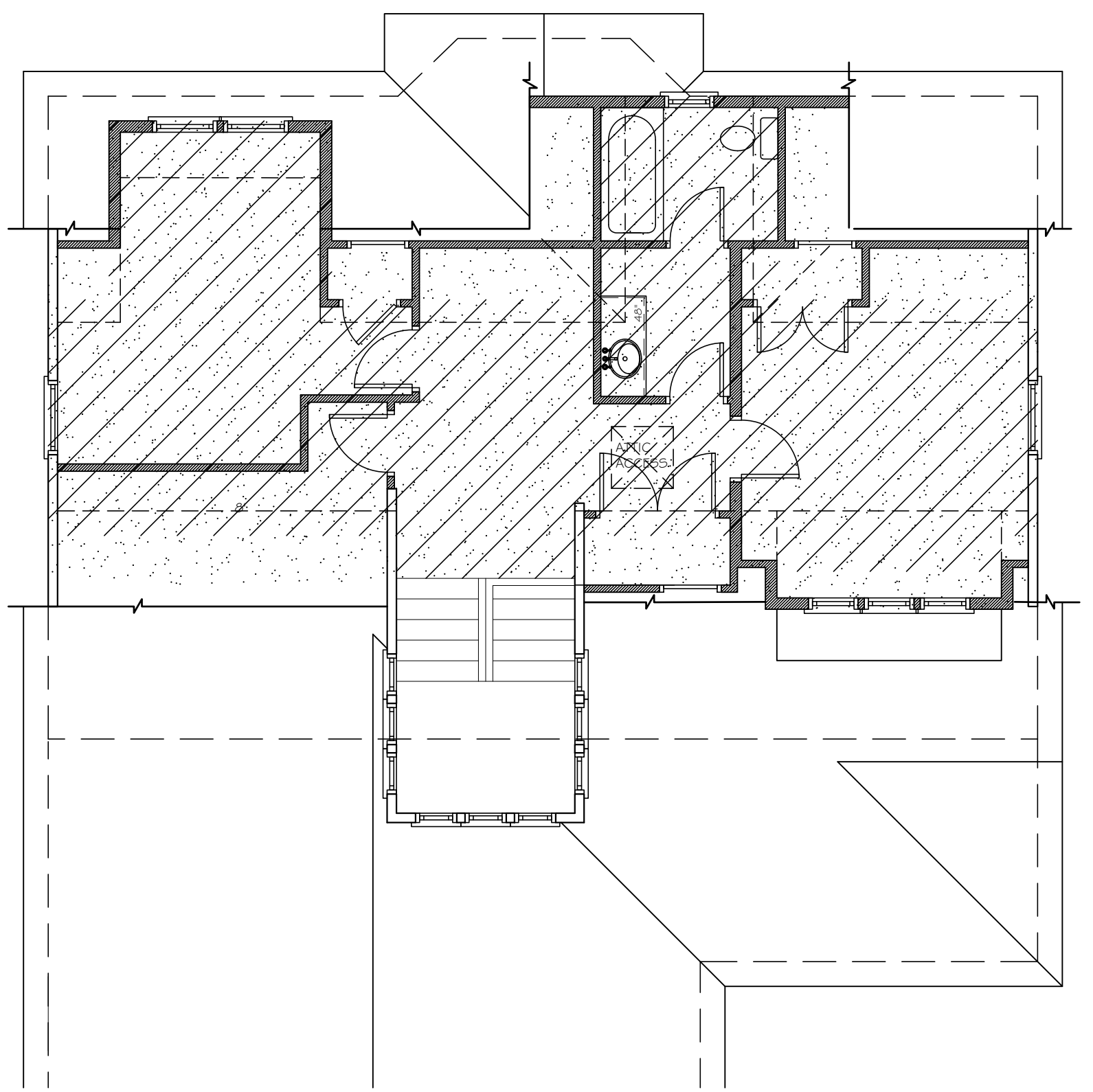
O'Neill Residence
 214 BROAD STREET
 MANASQUAN, NEW JERSEY
 LOT: 19.01 BLOCK 48

DATE: 06.07.21
 PROJECT NO: 2041
 DRAWN: MN
 CHECKED: KJN/MRN
 ISSUED FOR:
 BIDDING / PERMIT
 REVISIONS:

A-1.0

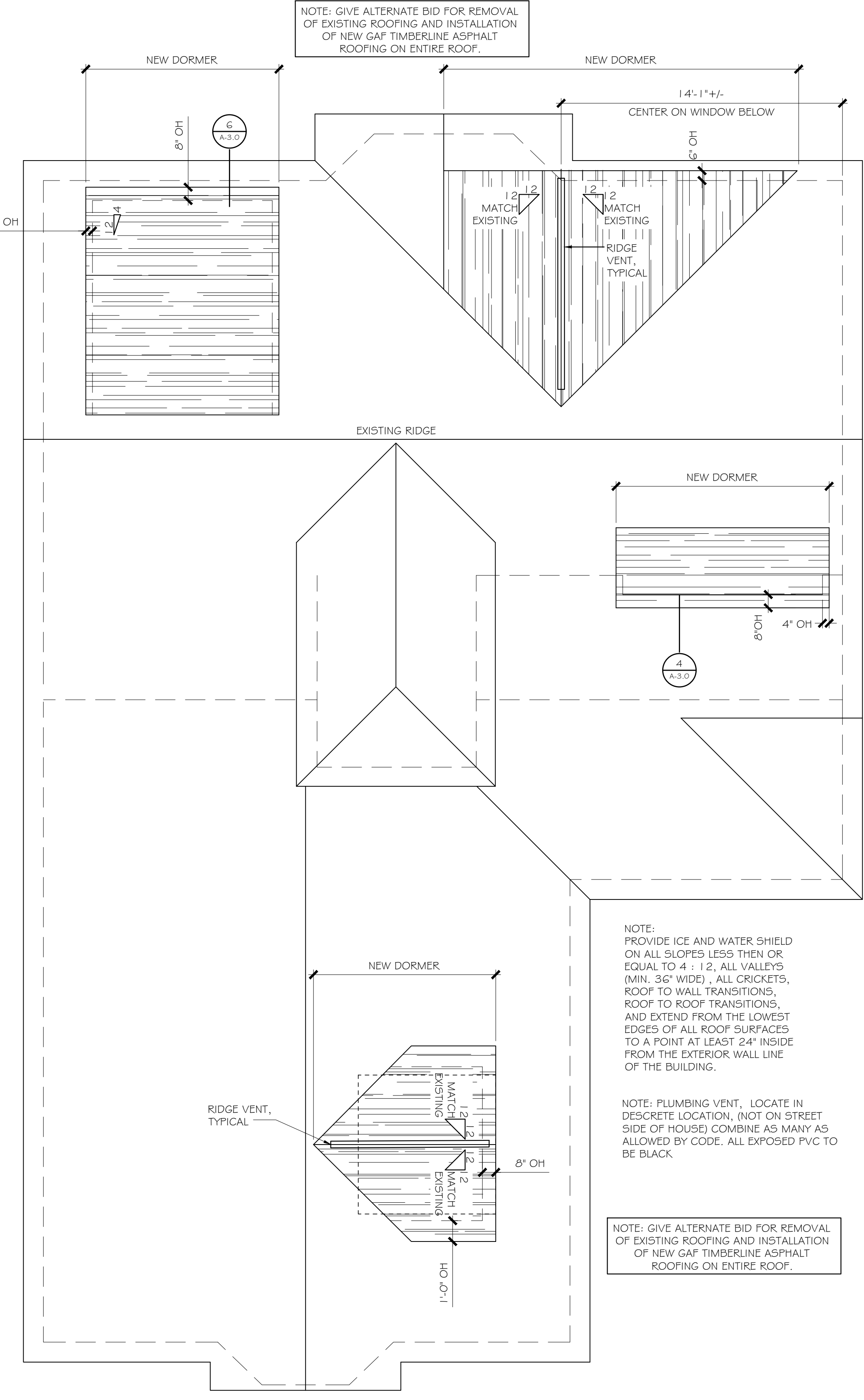


3 PROPOSED HALF STORY FLOOR PLAN
1/4" = 1'-0"



4 HALF STORY DIAGRAM
1/4" = 1'-0"

HALF STORY AREA CALCULATIONS OF 5' OR MORE	
AREA OF SECOND FLOOR (COVERED BALCONY INCLUDED):	1,634 S.F.
60% OF SECOND FLOOR AREA =	980.4 S.F.
AREA OF HALF STORY OF 5'-0" OR MORE:	670 S.F.
$670 / 1,634 = 41.0\%$	
41.0 % < 60.0 % (ALLOWABLE)	
HALF STORY 7' FINISHED HABITABLE ATTIC AREA CALCULATIONS	
AREA OF SECOND FLOOR (W/O COVERED BALCONIES):	1,634 S.F.
AREA OF HALF STORY OF 7'-0" & HIGHER:	531 S.F.
$531 / 1,634 = 32.5\%$	
32.5 % < 33.0 % (ALLOWABLE)	



5 PROPOSED ROOF PLAN
1/4" = 1'-0"

Wall Legend

	OR	NEW FRAMED WALL
	OR	NEW MASONRY WALL
	OR	EXISTING WALL TO REMAIN
		EXISTING WALL TO BE REMOVED
		NEW DOOR IN NEW OR EXISTING WALL
		EXISTING DOOR TO REMAIN

ETR= EXISTING TO REMAIN

Room Finish Schedule

FLOOR	BASE	WALL	CEILING	NOTES
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 GF - GYPSUM BOARD- FIRE RATED ASSEMBLY
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CEILING
 G - 1/2" GYPSUM BOARD, FINISHED AND PAINTED
 GF - GYPSUM BOARD- FIRE RATED ASSEMBLY
 W - WOOD , REFER TO DETAIL

NOTES
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 2- FIBERGLASS PAN WITH DRAIN
 3- WOOD CEILING TREATMENT, REFER TO DETAIL
 4- WOOD WAINSCOT, REFER TO DETAIL

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 NJ Certificate of Authorization AC. 687

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O'Neill Residence
 214 BROAD STREET
 MANASQUAN, NEW JERSEY
 LOT: 19.01 BLOCK 48

DATE:	06.07.21
PROJECT NO:	2041
DRAWN:	MN
CHECKED:	KJN/MRN
ISSUED FOR:	BIDDING / PERMIT
REVISIONS:	



516a LINCOLN AVE
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N2ARCHITECTURE.COM
P: 732.938.5006

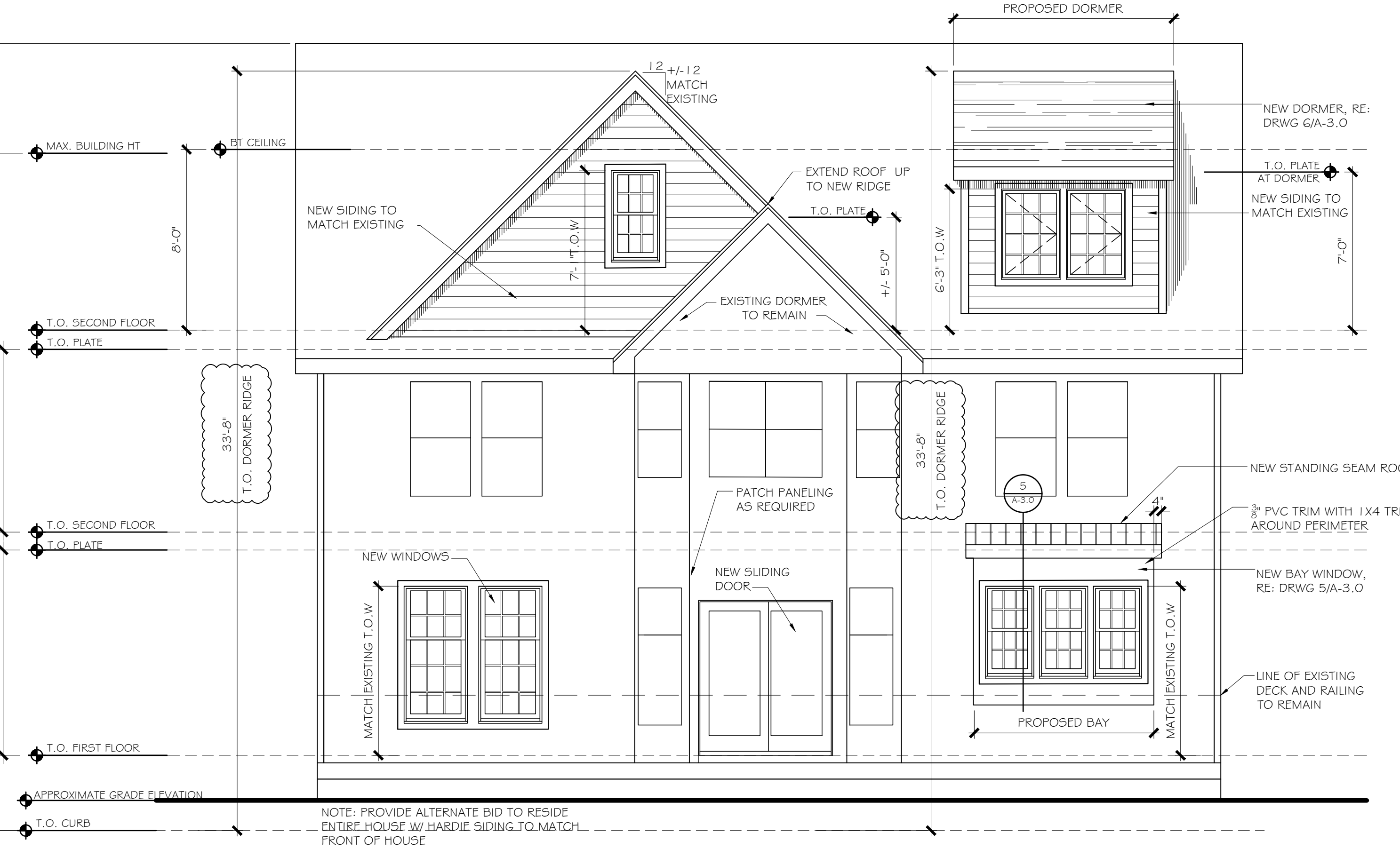
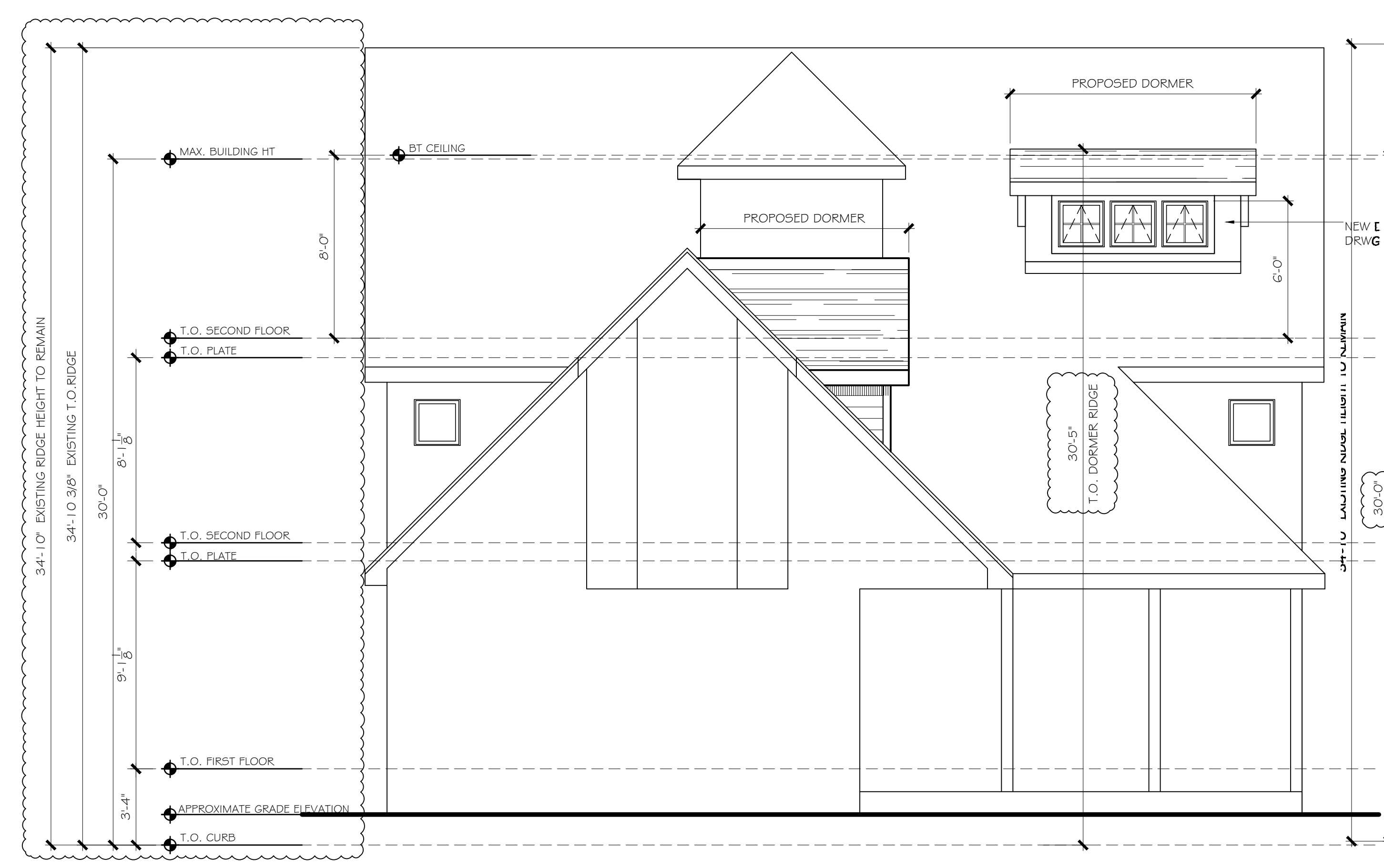
THESE DRAWINGS SHALL NOT BE UTILIZED FOR A BUILDING PERMIT UNLESS SIGNED BY ARCHITECT

Kelly J Nemergut
Registered Architect
NJ Lic. #21AIO1791400
Marc R Nemergut
Registered Architect
NJ Lic. #21AIO1782600
NCARB Certificate #64831
NJ Certificate of Authorization AC. G87
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O'Neill Residence
214 BROAD STREET
MANASQUAN, NEW JERSEY
LOT: 19.01 BLOCK 48

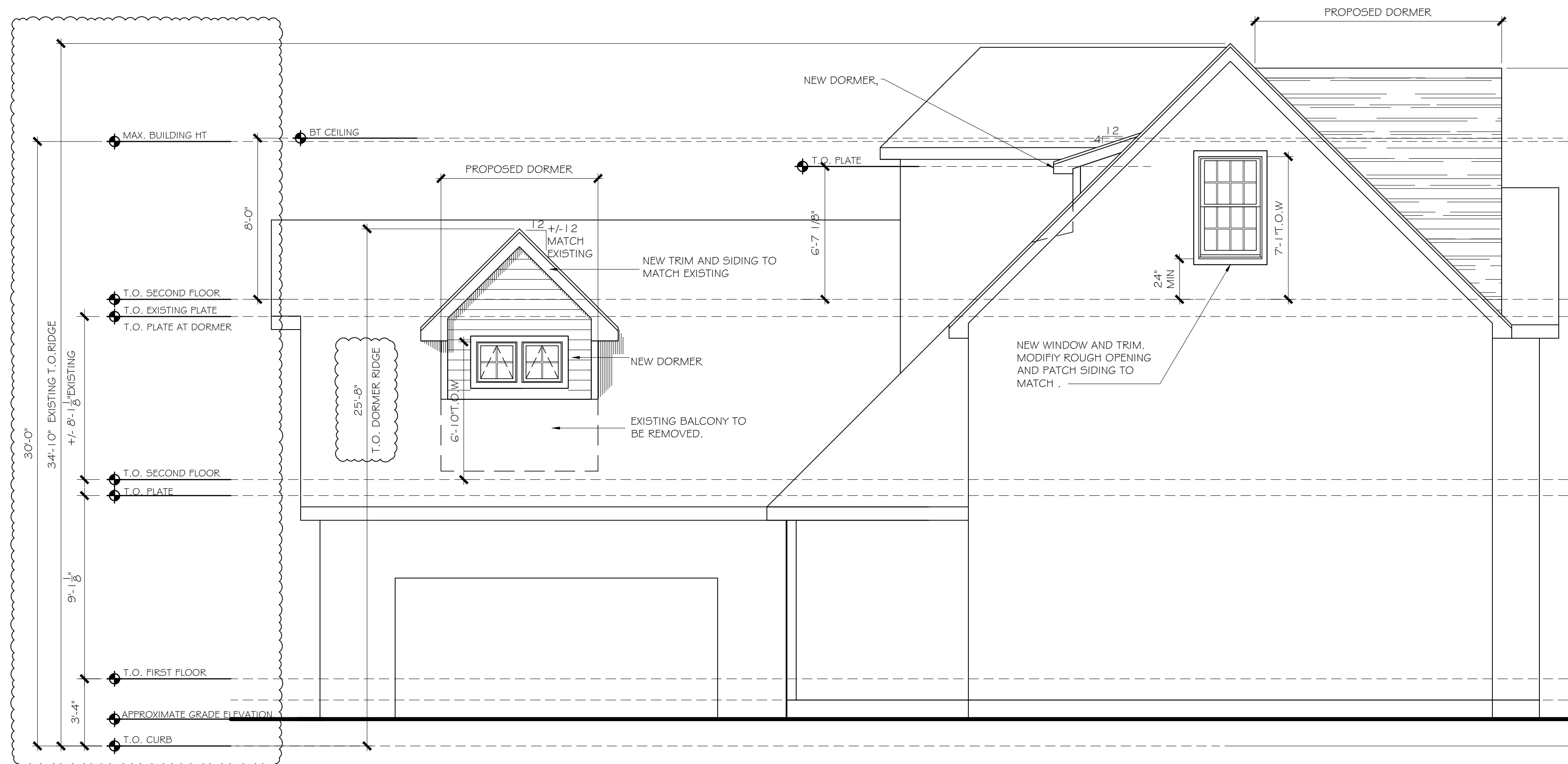
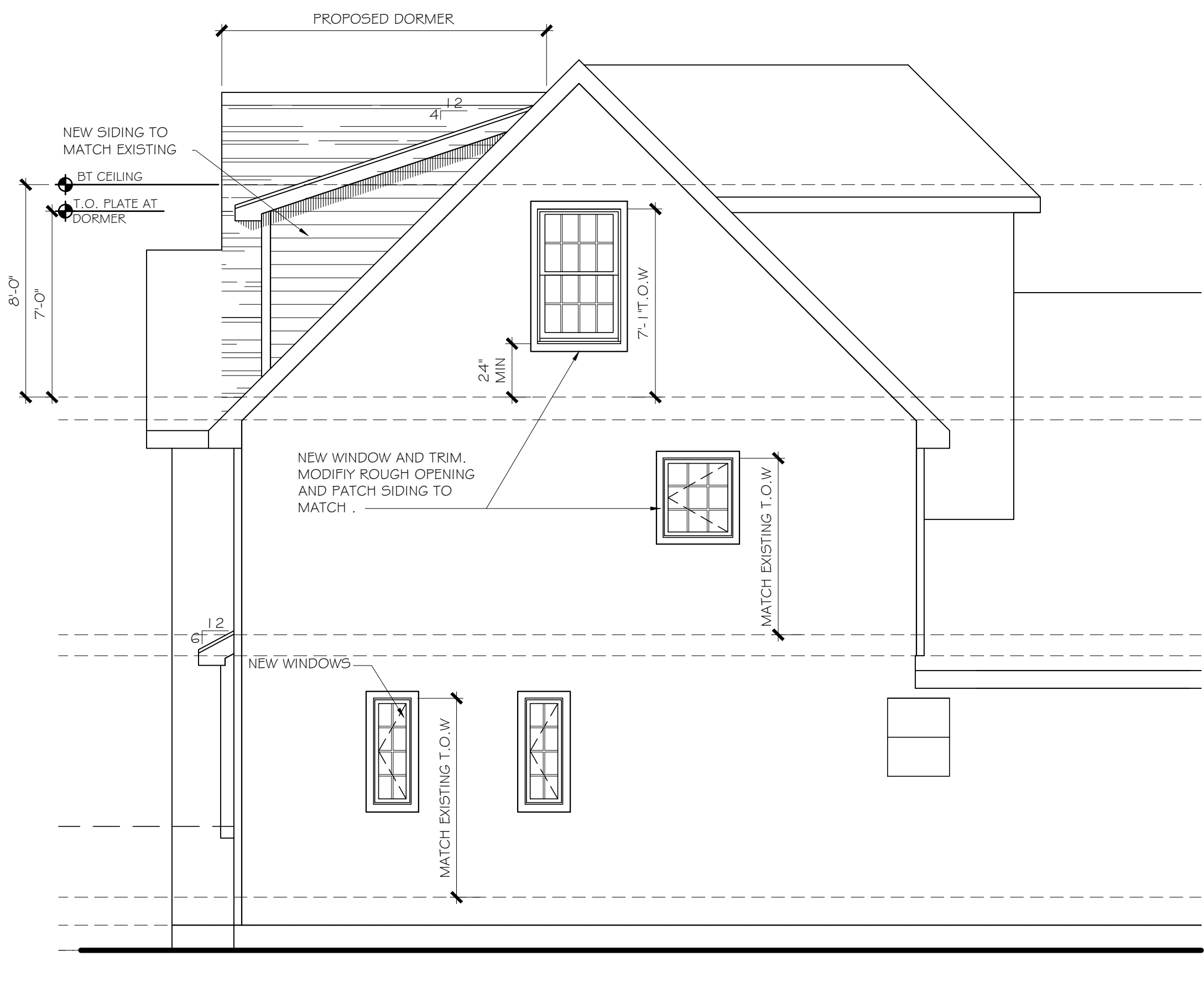
DATE: 06.07.21
PROJECT NO: 2041
DRAWN: MN
CHECKED: KJN/MRN
ISSUED FOR: BIDDING / PERMIT
REVISIONS:
07.15.21 BUILDING HT
08.19.21 BUILDING HT

A-2.0



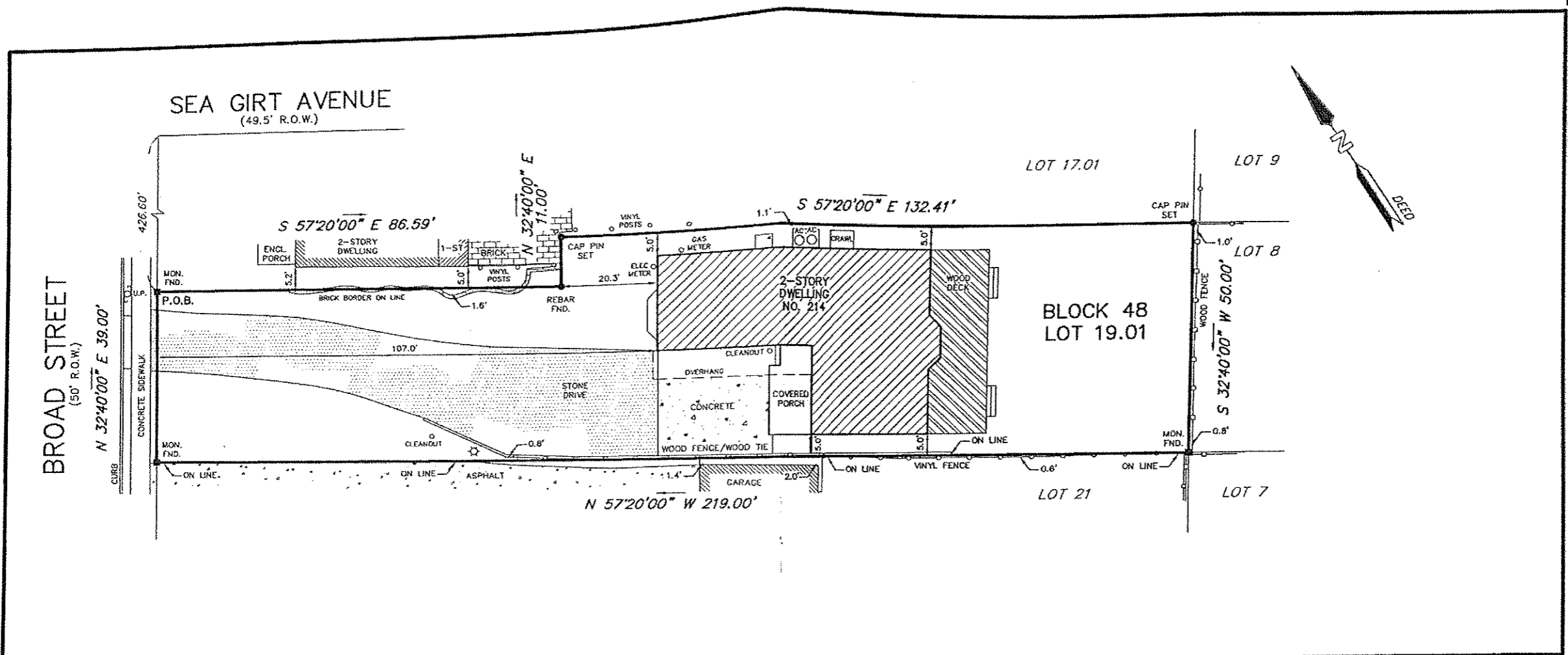
2 PROPOSED EXTERIOR ELEVATION - FRONT YARD
1/4" = 1'-0"

4 PROPOSED EXTERIOR ELEVATION - REAR YARD
1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - SIDE YARD
1/4" = 1'-0"

3 PROPOSED EXTERIOR ELEVATION - SIDE YARD
1/4" = 1'-0"



THIS SURVEY IS CERTIFIED TO:
 - LAUREN M. O'NEILL
 - WESTCOR LAND TITLE INSURANCE COMPANY
 - OCEANVIEW TITLE AGENCY LLC (OTA-20-7583)
 - LYNN B. KEGELMAN, ESQUIRE

DEED REFERENCE:
 DEED BOOK 5301, PAGE 766 et seq.

NOTES:
 1. KNOWN AS LOT 19.01 IN BLOCK 4B AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 9.
 2. EXCEPT AS SHOWN, UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, OFFSETS AS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.

SURVEY OF PROPERTY			
214 BROAD STREET LOT 19.01 BLOCK 48			
BOROUGH OF MANASQUAN		MONMOUTH COUNTY	
NEW JERSEY			
Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Land Surveyor License No. 35885			301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404
PROJECT No.	DATE:	SCALE:	SHEET:
20-1649	12-24-20	1" = 20'	1 OF 1

September 13, 2021

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

Re: Boro File No. MSPB-R1710
Variance – Haskell
Block 187, Lot 9
395 Beachfront/394 First Avenue
R-4 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. Plot Plan prepared by Joseph Kociuba, P.E., P.P., of KBA Engineering Services, LLC, dated January 4, 2021
2. Architectural Floorplans and Elevations prepared by Brian Berzinskis, RA, of the Grasso Design Group dated August 10, 2021.

The property is located in the R-4 Single-Family Residential Zone with frontage on First Avenue and the Beachfront. With this application, the applicant proposes to demolish both existing dwellings and construct a two and one half story dwelling on the beachfront, and associated site improvements. This application is deemed complete as of September 13, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-4 Single Family Residential Zone. The proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:

Lot 19

- a. A maximum building coverage of 35% is permitted, whereas a building coverage of 41.21% is proposed (36.44% exists).

Beachfront Dwelling (395 Beachfront)


Re: Boro File No. MSPB-R1710
Variance – Haskell
Block 187, Lot 9

September 13, 2021
Sheet 2

- b. A minimum front yard setback of 15 feet is required to the Beachfront, whereas a setback of 5.34 feet is proposed to the deck (15 feet to the dwelling).
 - c. Mechanical equipment is not permitted in the side yard, whereas the proposed air conditioning units are to be located in the northerly side yard setback approximately 1 foot.
3. The base flood elevation for the property is 14 (Zone VE). The finish first floor of the dwelling is proposed at elevation 17.0.
 4. The proposed elevation of the air conditioning units and generator should be indicated on the plans.
 5. It appears that the required 80 square feet of storage space is proposed on the garage floor level.
 6. Two conforming parking spaces are provided within the First Avenue garage.
 7. A dedicated walkway to the beachfront is proposed as required.
 8. The required two parking spaces are proposed in the garage and additional parking space is available in the driveway.
 9. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the property is located within the R-4 beachfront zone.
 10. Construction details for the proposed retaining walls, concrete apron, and pavers should be provided on the plans.
 11. A landscaping plan for the property must be provided. No trees will be removed as part of this application.
 12. Any new utilities should be located underground if possible.
 13. Any curb and sidewalk must be replaced along First Avenue as necessary.

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

Very truly yours,


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



Re: Boro File No. MSPB-R1710
Variance – Haskell
Block 187, Lot 9

September 13, 2021
Sheet 3

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Michael Henderson, esq.
52 Abe Voorhees Drive, Manasquan, NJ 08736
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Brian Berzinskis, AIA
Grasso Design Group, 231 Highway 71, Manasquan, NJ 08736
Michael Haskell
113 Monroe Street, Unit 3, Hoboken, NJ 07030

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1987

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Michael Haskell

*Applicant's Address: 113 Monroe Street Unit 3 Hoboken NJ 07030

*Telephone Number: Home: _____ Cell: 609-781-3969

*e-mail Address: michael@hendersonlawfirmnj.com ; haskll@yahoo.com

*Property Location: 394 First Ave/ 395 Beachfront

*Block: 187 Lot: 9

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

*Date of Zoning Officer's Denial Letter: August 16, 2021

Attach Zoning Permit Application

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

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? Yes

*Have there been any previous applications to the Planning Board concerning this property? No
(Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this
property? Applicant will provide upon receipt.

(Attach copy)

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

[Signature]
Signature of Applicant or Agent

8/31/21
Date

06/2021

CONSTRUCTION DEPARTMENT
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

August 16, 2021

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

Re: Block: 187 Lot: 9 Zone: R-4 Flood Zone: VE BFE: 14ft. DFE: 15ft.
Haskell – 395 Beachfront – 394 First Avenue

Dear Sir:

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

Remove all of the existing buildings and structures on the property and construct a new 2 ½ story single family dwelling fronting on the beachfront.

Survey prepared by Robert Burdick on September 9, 2020. Plot plan prepared by Joseph Kociuba on January 14, 2021. Revised conceptual plans prepared by Brian Berzinskis on August 10, 2021.

Application denied for the following reason(s):

Section 35-9.4 – Front Setback – 15ft. Required
15ft. Proposed to house
5.5ft. Proposed to front deck

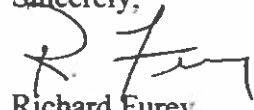
“ - Building Coverage – 35% Permitted
41.2% Proposed

Section 35-11.8 c – Prohibits locating any mechanical equipment (a/c & generator) in the required 5ft. side setback area.

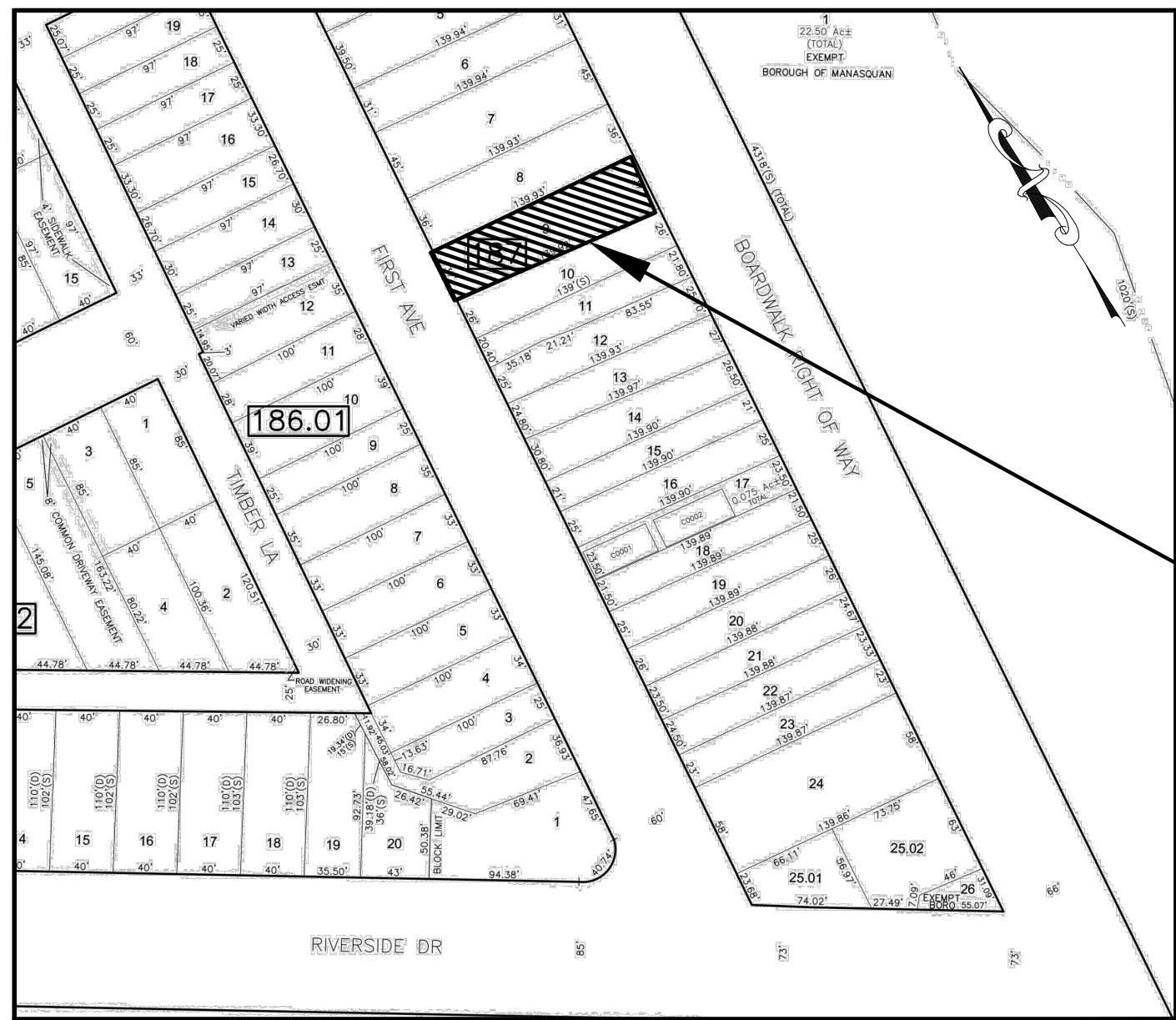
Section 35-11.8k – Requires that a patio must be located a minimum of 5ft. from the side and rear property lines.

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', written over the printed name.

Richard Furey
Zoning/Code Enforcement Officer



PROJECT LOCATION

TAX MAP
SCALE 1" = 100'

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 187, LOT 9 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-4 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.1188± ACRES (5,177.73 S.F.)
APPLICANT: MICHAEL HASKELL
113 MONROE STREET UNIT 3
HOBOKEN, NJ 07030
APPLICANT PROPOSES TO CONSTRUCT A 2 1/2 STORY DWELLING W/ ATTACHED GARAGE.

DESCRIPTION	ZONE R-4	
	REQUIRED/PERMITTED	EXISTING
BUILDING USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	4,200 S.F.	5,177.73 S.F.
MIN. LOT FRONTAGE	30 FT.	37.0 FT.
FRONT YARD SETBACK (STREET FRONT)	15 FT. 1	N/A
SIDE YARD SETBACK	5/10 FT. (ONE/BOTH)	* 0.7 / 4.00 FT.
REAR YARD SETBACK (BEACH FRONT)	15 FT. 1 & 2	33.3 FT.
PRINCIPAL BUILDING COVERAGE	35 % (2,363.9 SF)	* 36.44 % (1,887 SF)
MAX. TOTAL IMPERVIOUS	50 % (3,377 SF)	* 77.68 % (4,022 SF)
MAX. BLDG. HEIGHT (BEACH FRONT)	38 FT. (2 1/2 STY) 4, 5, & 6	* 37.68 FT. (ARCHS)
MAX. BLDG. HEIGHT (STREET FRONT)	32 FT. (2 STY) 4 & 5	< 32 FT.
MAX. CURB CUT WIDTH	20 FT.	* 37.0 FT.
MAX. HVAC SETBACK	5 FT.	10.9 FT.

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

CODE NOTES

- 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.
- FOR ACCESSORY STRUCTURES AND USES, A 5 FOOT SETBACK IS PERMITTED UNLESS MORE RESTRICTIVE REGULATIONS ARE ESTABLISHED ELSEWHERE IN THIS ORDINANCE.
- 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.
- PERMITTED HEIGHT FOR CONFORMING LOTS ONLY. FOR NONCONFORMING LOTS THE HEIGHT SHALL BE DETERMINED ONLY AFTER PLANNING BOARD REVIEW TO ASSURE COMPLIANCE WITH THE INTENT AND PURPOSE OF THE ZONING LAW EXPRESSED IN SECTION 107-1A.
- THE BUILDING HEIGHT AND BUILDING ENVELOPE FOR INDIVIDUAL DWELLING UNITS, EITHER ATTACHED OR DETACHED, SHALL COMPLY WITH FOOTNOTE (F) OF THIS SCHEDULE I.
- PER 35-11.1 (h) THE MAXIMUM HEIGHT FOR SINGLE FAMILY DWELLINGS FACING THE BEACHFRONT SHALL BE THIRTY EIGHT (38) FEET FOR CONFORMING LOTS AND THIRTY-THREE (33) FEET FOR NON-CONFORMING LOTS.

PLAN NOTES

- EXISTING PUBLIC SEWER & WATER LATERAL SERVICES TO REMAIN AND BE REUTILIZED.
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS LOCATED IN ZONE 'VE' - ELEV. 14.0 PER FEMA PRELIMINARY FIRM MAPS.
- BUILDING HEIGHT MEASURED FROM TOP OF CURB AT STREET (7.1) & BOARDWALK (13.15) TO ROOF PEAK.

BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY GRASSO DESIGN GROUP DATED 12/18/2020.

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY R.C. BURDICK, P.E., P.P., P.C. DATED 9/10/2020.

EXIST. BUILDING COVERAGE	
EXIST. DETACHED GARAGE	899 S.F.
EXIST. DWELLING	714 S.F.
EXIST. SHED	32 S.F.
EXIST. ENCLOSED PORCH	242 S.F.
EXIST. TOTAL BUILDING COVERAGE	1,887 S.F. 36.44%
TOTAL LOT AREA	5,177.73

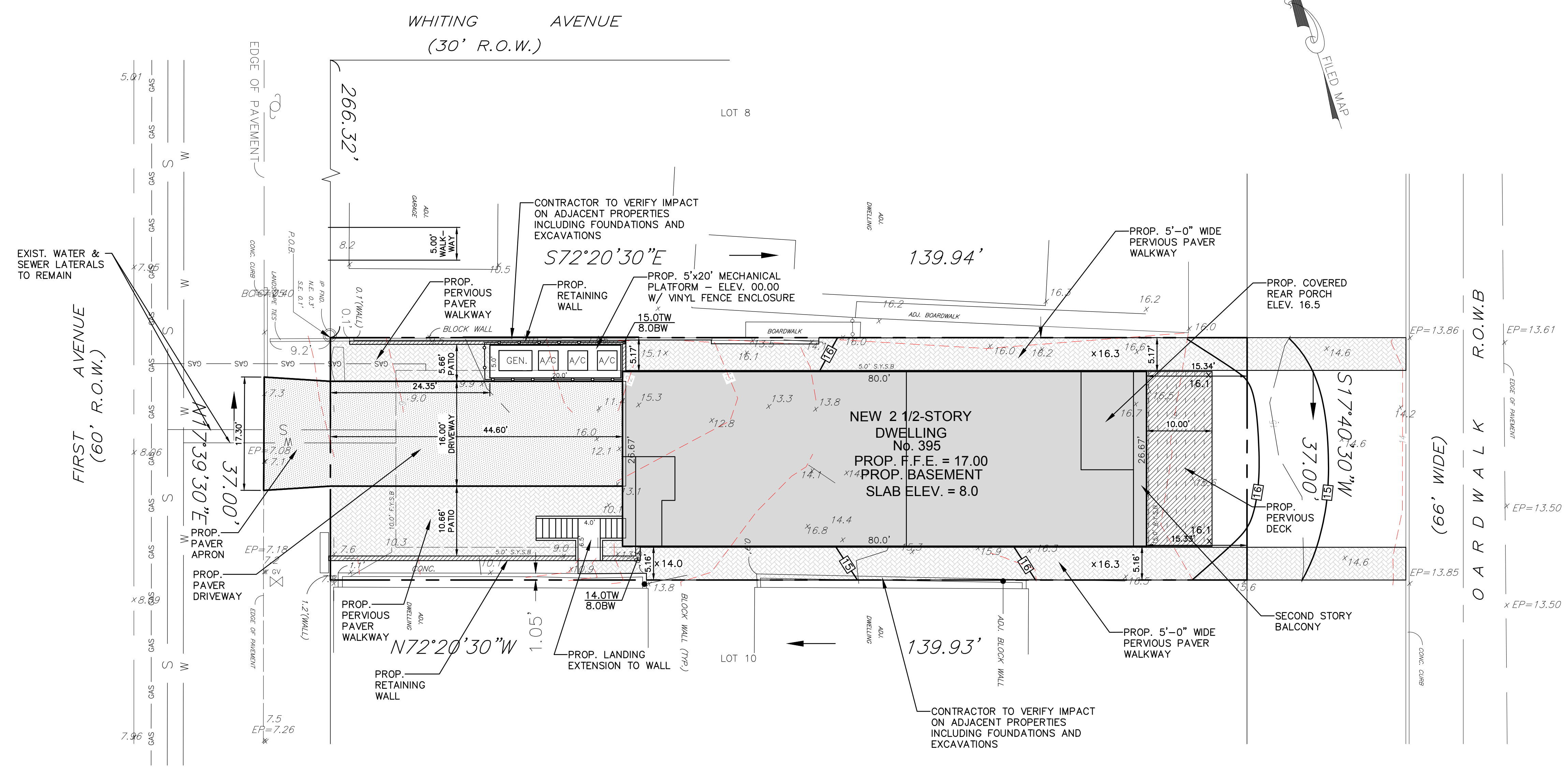
EXIST. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	1,887 S.F.
EXIST. DETACHED GARAGE PLATFORM & STEPS	34 S.F.
EXIST. A/C PLATFORM	13 S.F.
EXIST. DETACHED GARAGE OUTDOOR SHOWER	16 S.F.
EXIST. DWELLING OUTDOOR SHOWER	41 S.F.
EXIST. DWELLING STEPS	7 S.F.
EXIST. DWELLING CONC. PATIO	242 S.F.
EXIST. CONC. WALKWAYS & PATIO	1,782 S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	4,022 S.F. 77.68%
TOTAL LOT AREA	5,177.73

PROP. BUILDING COVERAGE	
PROP. DWELLING/GARAGE/COVERED PORCHES	2,134 S.F.
PROP. TOTAL BUILDING COVERAGE	2,134 S.F. 41.21%
TOTAL LOT AREA	5,177.73

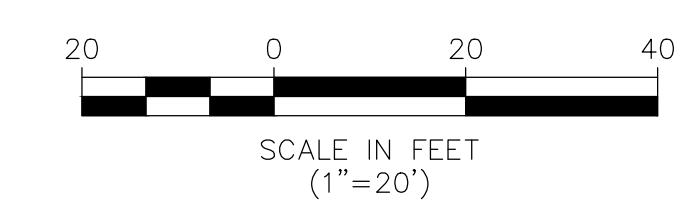
PROP. IMPERVIOUS COVERAGE	
PROP. BUILDING COVERAGE	2,134 S.F.
PROP. PAVER DRIVEWAY (EXEMPTED)	0 S.F.
PROP. FRONT PAVER PATIOS (EXEMPTED)	0 S.F.
PROP. REAR SLATTED DECK/WALKWAY (EXEMPTED)	0 S.F.
PROP. MECHANICAL PLATFORM	100 S.F.
PROP. DWELLING STEPS	38 S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	2,272 S.F. 43.89%
TOTAL LOT AREA	5,177.73

PROP. GARAGE BUILDING HEIGHT
TOP OF CURB (FIRST AVE.) = 7.1
PROP. ROOF PEAK = 39.1 FT.
PROP. BUILDING HEIGHT = 39.1 FT - 7.1 FT. = **32.00 FT. FROM T.O.C (ARCHS)**

PROP. PRINCIPAL BUILDING HEIGHT
TOP OF CURB (BOARDWALK) = 13.50
PROP. ROOF PEAK = 51.5 FT.
PROP. BUILDING HEIGHT = 51.5 FT - 13.50 FT. = **38.00 FT. FROM T.O.C (ARCHS)**

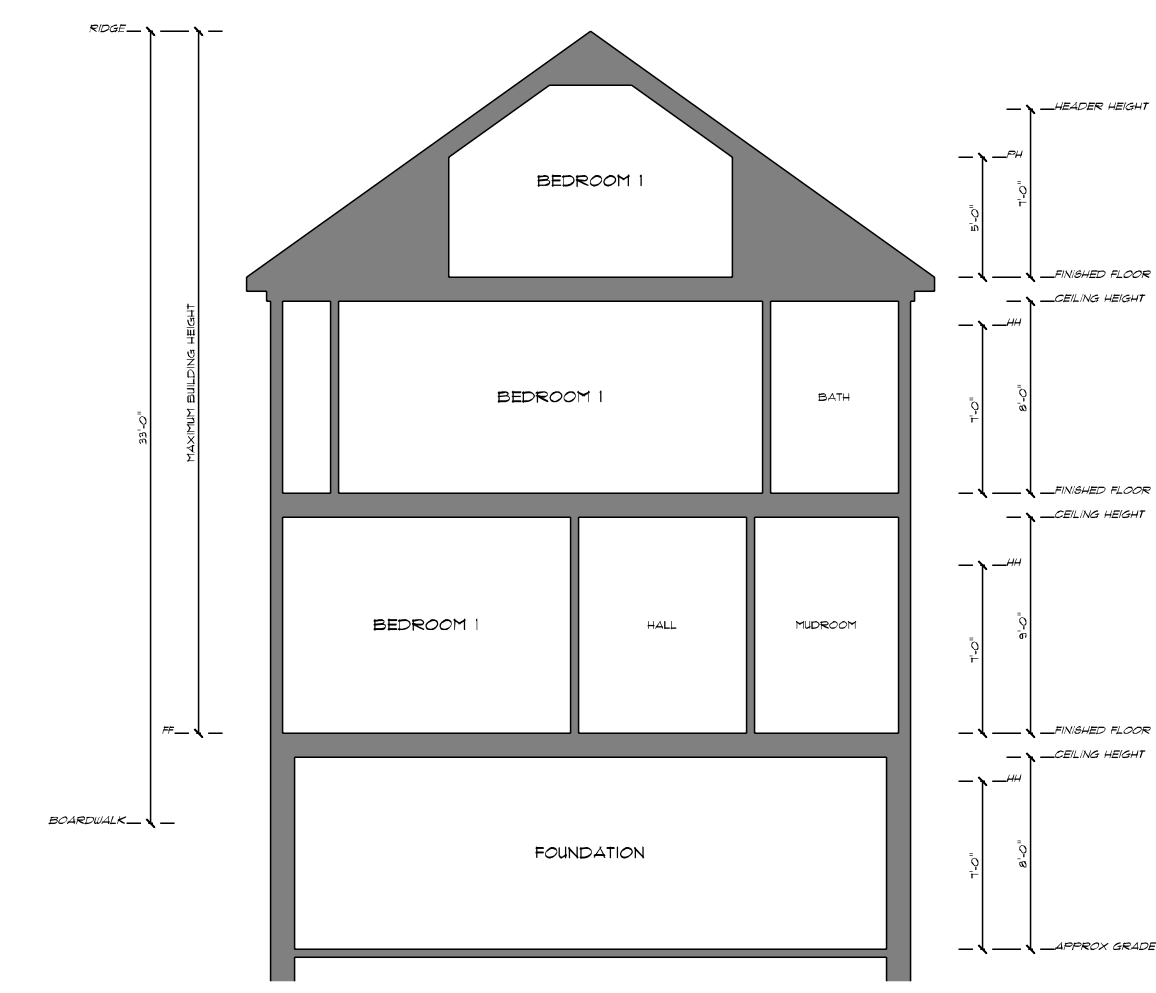


REV. NO.	DATE	DESCRIPTION
PLOT PLAN		
394 FIRST - 395 BEACHFRONT		
BLOCK 187 - LOT 9		
FOR MICHAEL HASKELL		
BOROUGH OF MANASQUAN		
MONMOUTH COUNTY, NEW JERSEY		
		2517 Route 36, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732)722.8555 F: (732)722.8557 KBAengineers.com Plans@KBAengineers.com Certificate of Authority No.: 24CA0220200
DRN	CHK	
GEA	JJK	
PROJECT NO. 2020-467		
SCALE AS SHOWN		
DATE 1/14/2021		
SHEET 1 OF 1		
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		

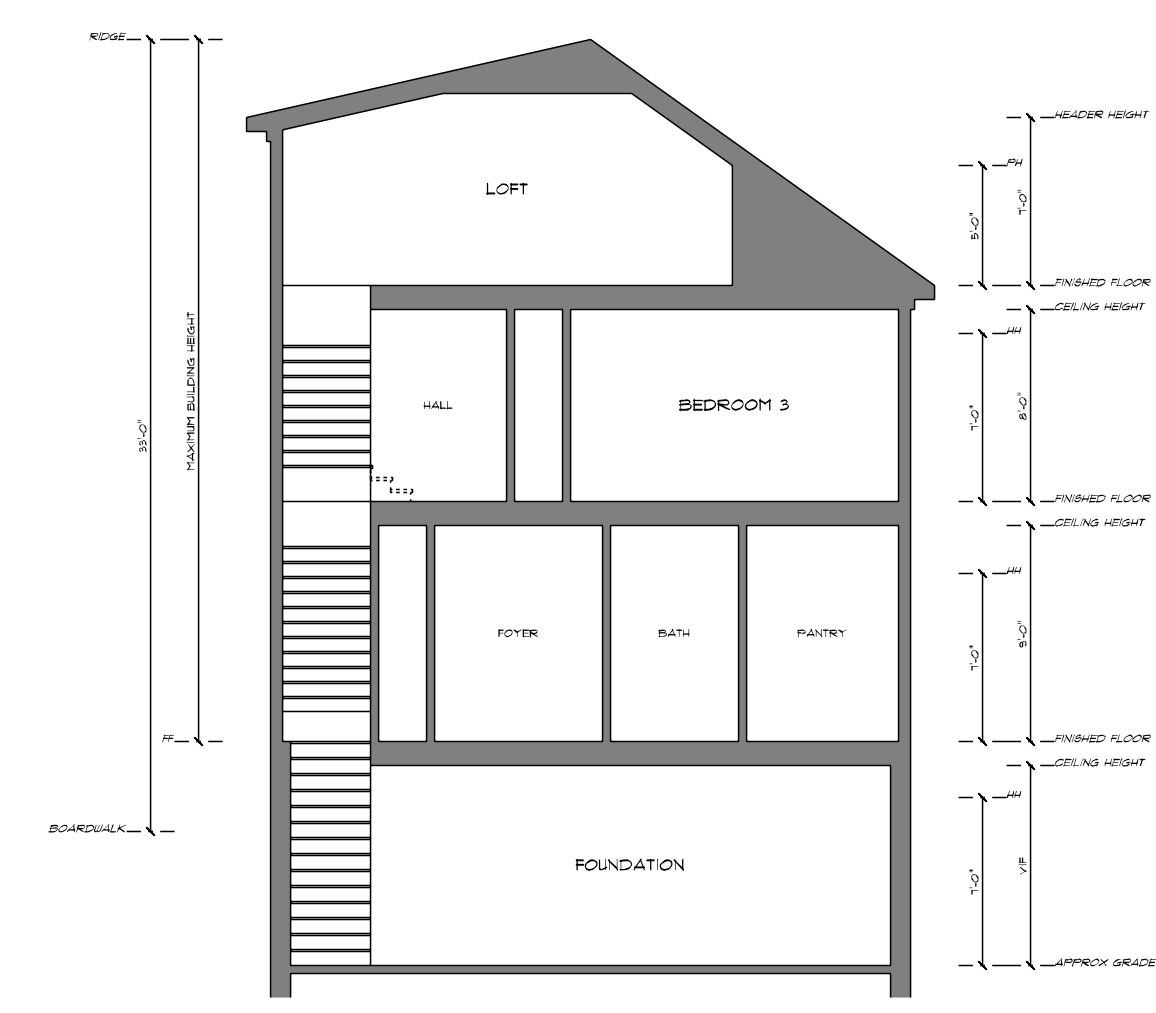




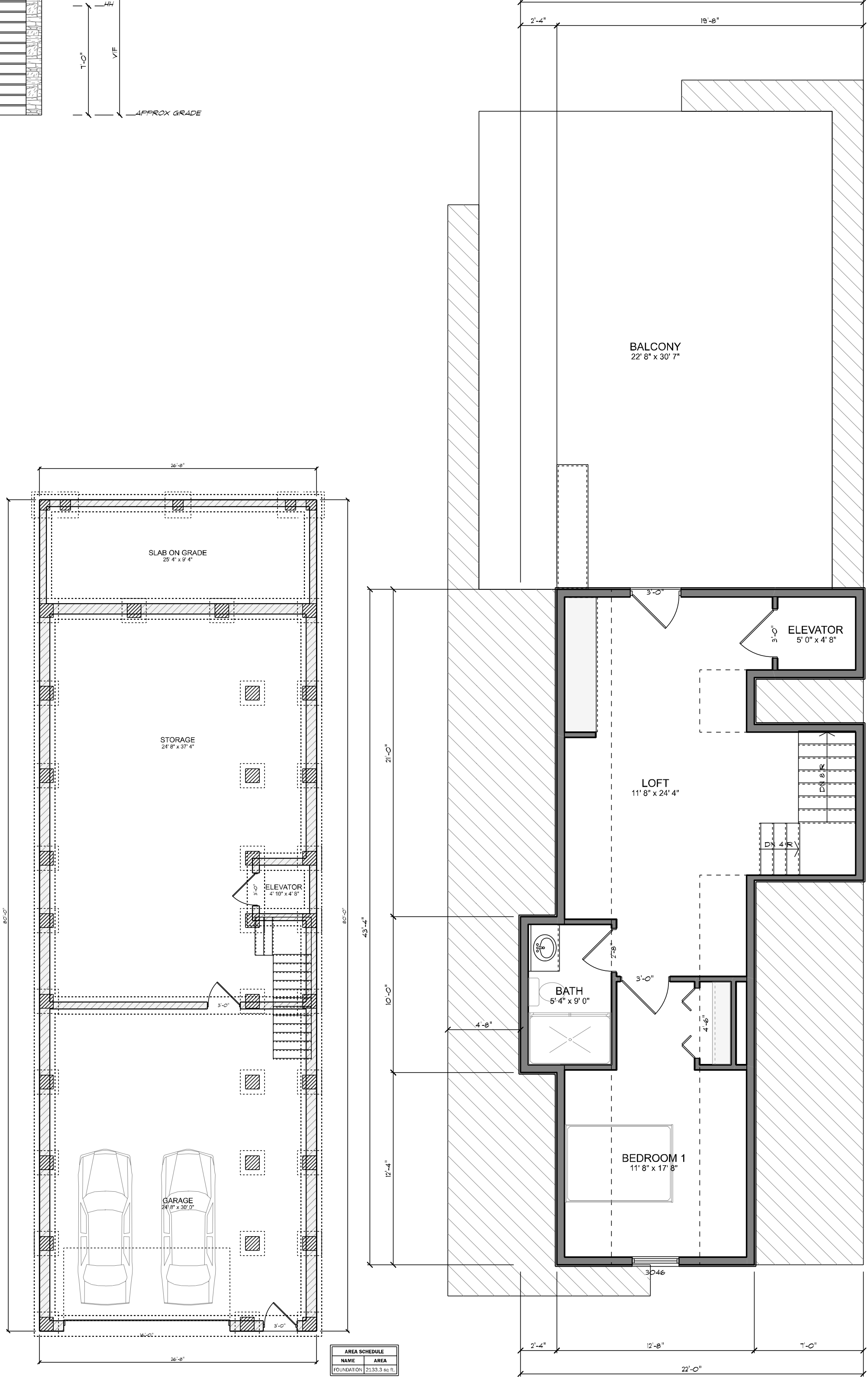
ELEVATION
SCALE: 3/16" = 1'-0"



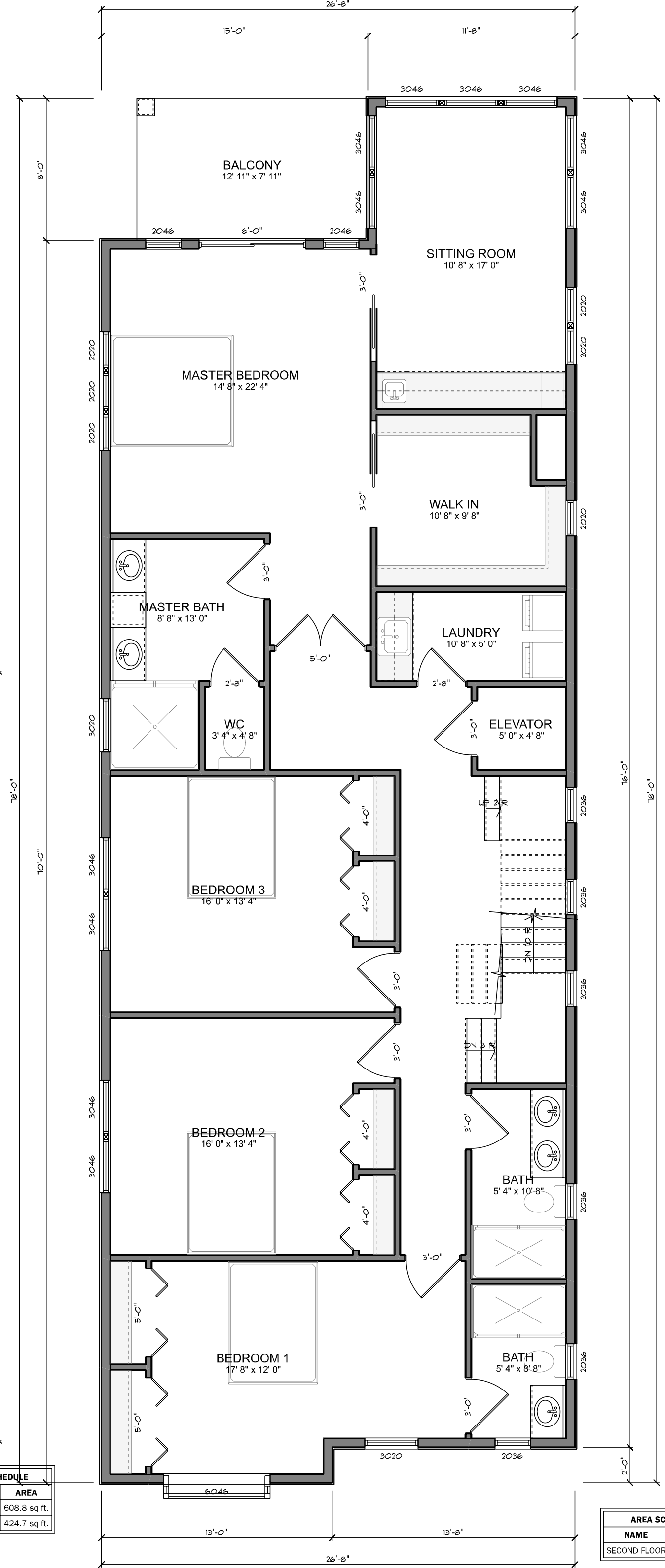
CROSS SECTION A
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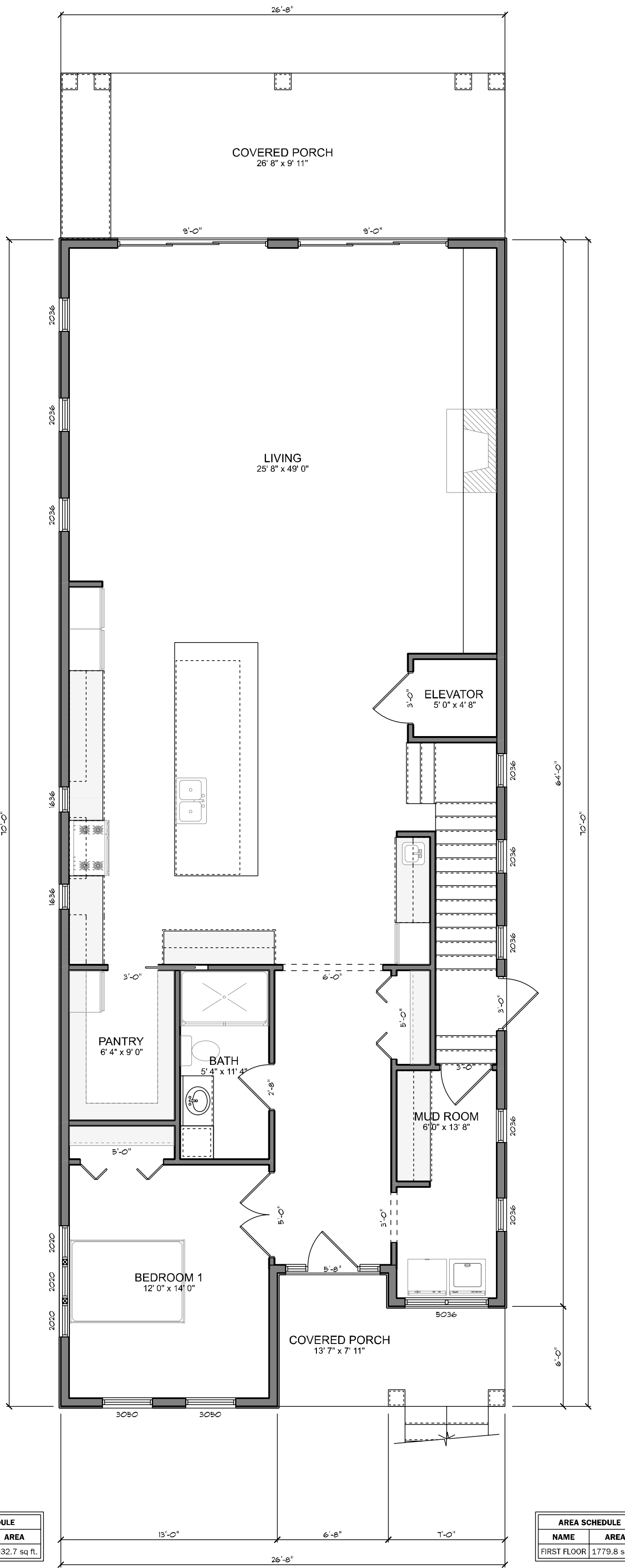
CROSS SECTION B
SCALE: 1/8" = 1'-0"



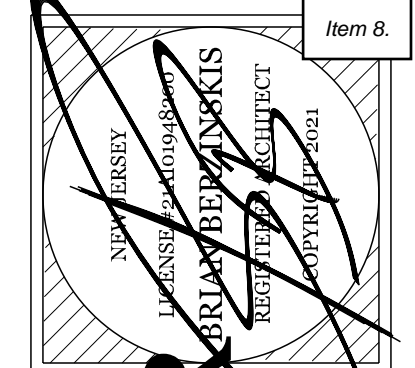
PROPOSED FOUNDATION SCALE: 1/8" = 1'-0"
PROPOSED ATTIC SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR
SCALE: 3/16" = 1'-0"



PROJECT FOR: HASKELL Residence
394 FIRST AVE-395 BEACHFR
Project Number: MANASQUAN
CN#020-09-029
Block: 187
Lot: 9
New Jersey

DATE	8/10/2021
BY	BB

Grasso Design Group
design@grassodg.com
http://www.grassodg.com
231 Highway 71
Manasquan
New Jersey
Phone: 732-528-5850
Fax: 732-528-9067

