PLANNING BOARD AGENDA
CONDUCTED WITH ZOOM
MARCH 23, 2021 4:00 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 March 23, 2021 4:00 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. SPECIAL MEETING MINUTES OCTOBER 20, 2020
2. SPECIAL MEETING MINUTES JANUARY 26 2021
3. REGULAR MEETING MINUTES MARCH 2, 2021

RESOLUTION

APPLICATION

4. #11-2021 KANE PATRICK - 188 THIRD AVENUE (CARRIED)
5. #16-2021 TACKETT FRANK - 75 BEACHFRONT, 74 FIRST AVENUE
6. #15-2021 CONFORTI MICHAEL - 62 PEARCE AVENUE

OTHER BUSINESS

Comments from individual board members

EXECUTIVE SESSION

7. EXECUTIVE SESSION - LITIGATION - 49 FOREST AVENUE

ADJOURNMENT

Borough of Manasquan

Zoning Permit Application

Required documentation:

- Accurate survey of the property.
- Affidavit re: accuracy of survey
- Application must be complete and signed
- Site plan for the proposed project
- Building or conceptual plans for the proposed project

Fee: $_____

Cash/Check: _____

Date Received: _____

Block: 177, Lot: 30, Zone: R-3

Work Site Location: 188 THIRD AVE.

Owner/Applicant: PATRICK + KRISTINA KANE / ATLANTIC MODULAR BUILDERS

Address: 75 TAYLOR AVE. MANASQUAN. NJ 08736

Telephone: Home: 732.528.8514, Business: _____, Cell: _____

Present Use: Single Family: ✓, Multi-Family: ____, Commercial: ___ Other: ____

Existing Accessory Buildings: Detached garage: ____, Shed: ____, Pool: ____, Cabana: ____
Dog run: ____, Other: _____

Proposed Use: SINGLE FAMILY NEW CONSTRUCTION DWELLING

Description of proposed work: RAZE EXISTING HOME; REPLACE W/ FLOOD ZONE COMPLIANT NEW CONSTRUCTION SINGLE FAMILY DWELLING

Previous Zoning Application: Yes: ____, No: X, Date: _____

Brief Description: _____

Lot:

	Required	Existing	Proposed	Variance
Frontage:	40'	30'	30'	*
Depth:				
Area:	3400	2402	2402	*
Width:				

Principal Building:

	Required	Existing	Proposed	Variance
Front Setback:	12.17 (AVG)	14.14	14.0	
Rear Setback:	20'	1.60	5.10	*
Side Setback ( )	5'	2.92'	3.25'	*
Side Setback ( )	5'	1.79'	3.25'	*
Building Height	35'	<35'	32.68'	
# Stories	2½	1	2	

Accessory Building or Structure

Front Setback:				
Rear Setback:				
Side Setback ( )				
Side Setback ( )				
Height:				
Area:				
Curb Cut:	12	12	12	
Parking:	2	1	4	

Building Coverage: Permitted: 35%, Existing: 35.55%, Proposed: 41.09%, Variance: *

Lot Coverage: Permitted: 50%, Existing: 18.33%, Proposed: 41.09%, Variance: ____

Applicant: [redacted] Date: 11/16/20

Zoning Officer: Approved / Denied: _____ Date: _____

ATLANTIC MODULAR BUILDERS

75 Taylor Avenue, Manasquan, NJ 08736
(732) 528-8514
Ryan@AMBmodular.com

11/16/20

Mr. Richard Furey
Borough of Manasquan Zoning Dept.
201 East Main Street
Manasquan, NJ 08736

Re: 188 Third Avenue
Manasquan, NJ 08736
Block: 176 / Lot 68

Dear Mr. Furey,

Enclosed, please find documentation for a proposed new construction single family dwelling located at 188 Third Avenue in Manasquan:

1. (x2) Topographic Surveys complete with average front yard setback prepared by Ragan Land Surveying
2. (x2) Proposed Site plans prepared by KBA Engineers
3. (x2) Conceptual House Plans prepared by Atlantic Modular Builders
4. Manasquan Zoning Application
5. Check in the amount of $125.00, payable to The Borough of Manasquan

It has come to our attention that variances will be necessary for this project to be completed. We believe the following variances will be required:

- Lot Frontage: 40' required / 30' existing
- Lot Area: 3,400 sq ft required / 2,402 sq ft existing
- Side Yard Setbacks: 5' & 5' required / 3.25' & 3.25' proposed
- Rear Yard Setback: 20' required / 5.10' proposed
- Building Coverage: 35% required / 41.09% proposed

It would be greatly appreciated if an official letter of denial would be prepared by your office for the above necessary variances and any additional ones that may be required.
Please let me know if you have any questions, comments or concerns. The best way to reach me is either by the email above, or my office, (732) 528-8514.

Sincerely,
Ryan S. Meyers

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

December 16, 2020

Atlantic Modular Builders
75 Atlantic Avenue
Manasquan, NJ 08736

Re: Block: 177 Lot: 30 Zone: R-3 Flood Zone: AE BFE: 9ft. DFE: 10ft.
Kane – 188 Third Avenue

Dear Sir or Madam:

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

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

Survey/front yard average prepared by Robert Ragan on September 1, 2020. Plot plan prepared by Joseph Kociuba on November 3, 2020. Conceptual plans prepared by Atlantic Modular Builders on October 16, 2020.

Application denied for the following reason(s):

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

" - Lot Area – 3,400s.f. Required
2,402s.f. Existing

" - Rear Setback – 20ft. Required
5.1ft. Proposed

" - Side Setback (Left) – 5ft. Required
3.25ft. Proposed

" - Side Setback (Right) – 5ft. Required
3.25ft. Proposed

" - Building Coverage – 35% Permitted
41.09% Proposed

Section 35- 11.8h – Prohibits a chimney from encroaching more than 18in. into the required side setback area.

Additional required documentation:

- Prior approval from the Shade Tree Committee regarding the removal of any trees on the property.

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

APPLICATION TO THE PLANNING BOARD

Applicant's Name Patrick Kane

Applicant's Address 75 Taylor Ave, Manasquan, NJ 08736

Telephone Number (Home and Cell) 908-242-7474

Property Location 188 Third Avenue, Manasquan, NJ 08736
Block: 177 **Lot** 30

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

Date of Zoning Officer's Denial Letter 12/16/20
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? NO
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.

Revised 1/15/2014

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 12/18/25

Revised 1/15/2014

BORO ENGINEERING

January 14, 2021

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

Re: Boro File No. MSPB-R1420
Variance – Kane
Block 177, Lot 30
188 Third Avenue
R-3 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. Plan of Topographic Survey prepared by Robert Ragan, PLS, of Ragan Land Surveying, P.C., dated September 1, 2020.

2. Plot Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated November 3, 2020.

3. Architectural Floorplans and Renderings, prepared by Atlantic Modular Builders, dated December 22, 2020.

The property is located in the R-3 Single-Family Residential Zone with frontage on Third Avenue. With this application, the applicant proposes to construct a new two story, raised dwelling on the existing lot, and associated site improvements. The application is deemed complete as of January 14, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-3 Single Family Residential Zone. The existing and proposed residential use is permitted.

2. The following bulk ('c') variances are required as part of this application:

   a. A maximum building coverage of 35% is permitted, whereas a building coverage of 41.09% is proposed (35.55 exists).

b. A minimum side yard setback of 5 feet is required, whereas a setback of 3.25 feet (north side) is proposed (1.79 feet exists).

c. A minimum side yard setback of 5 feet is required, whereas a setback of 3.25 feet, (south side) is proposed (2.92 feet exists).

d. A minimum rear yard setback of 20 feet is required, whereas a setback of 5.1 feet is proposed (1.6 feet exists).

3. The following non-conformities exist on Lot 30 and are not proposed to be modified as part of this application:

   a. A minimum lot area of 3,400 square feet is required, whereas an area of 2,402 square feet exists and is proposed.

   b. A minimum lot frontage of 40 square feet is required, whereas a frontage of 30 feet exists and is proposed.

4. The proposed front yard setback is 14 feet to the proposed dwelling where 25 feet is normally required. The applicant's surveyor has provided front yard setback averaging calculations which demonstrate that the average setback within 200 feet is 12.17 feet.

5. The applicant proposes the first floor elevation of the dwelling at elevation 14.09 where the current base flood elevation is 9 feet. The proposed building height is 32.68 feet from the top of curb.

6. The applicant proposes new depressed curb and a driveway apron on Third Avenue. A street excavation permit will be required for this construction and the elimination of the existing driveway apron and curb cut.

7. It appears that the minimum two conforming parking spaces are provided, two under the dwelling and additional area in the driveway.

8. A drainage recharge system in accordance with the Borough's stormwater ordinance is proposed in the front yard area. Slotted covers should be provided for the gutter overflows.

9. The existing fence in the rear yard meanders onto the adjacent property but is indicated as to be relocated on the plan.

10. The method of stabilizing the remainder of the lot should be labeled on the plan.

11. The required 80 square feet of enclosed storage space is provided in the ground floor area.

12. A landscaping plan for the front yard area must be provided. It does not appear that any tree will be removed as part of this application.

13. Any new utilities should be located underground if possible.

BORO ENGINEERING

Re: Boro File No. MSPB-R1420
Variance – Kane
Block 177, Lot 30

January 14, 2021
Sheet 3

14. Any curb and sidewalk must be replaced along Third Avenue and as necessary.

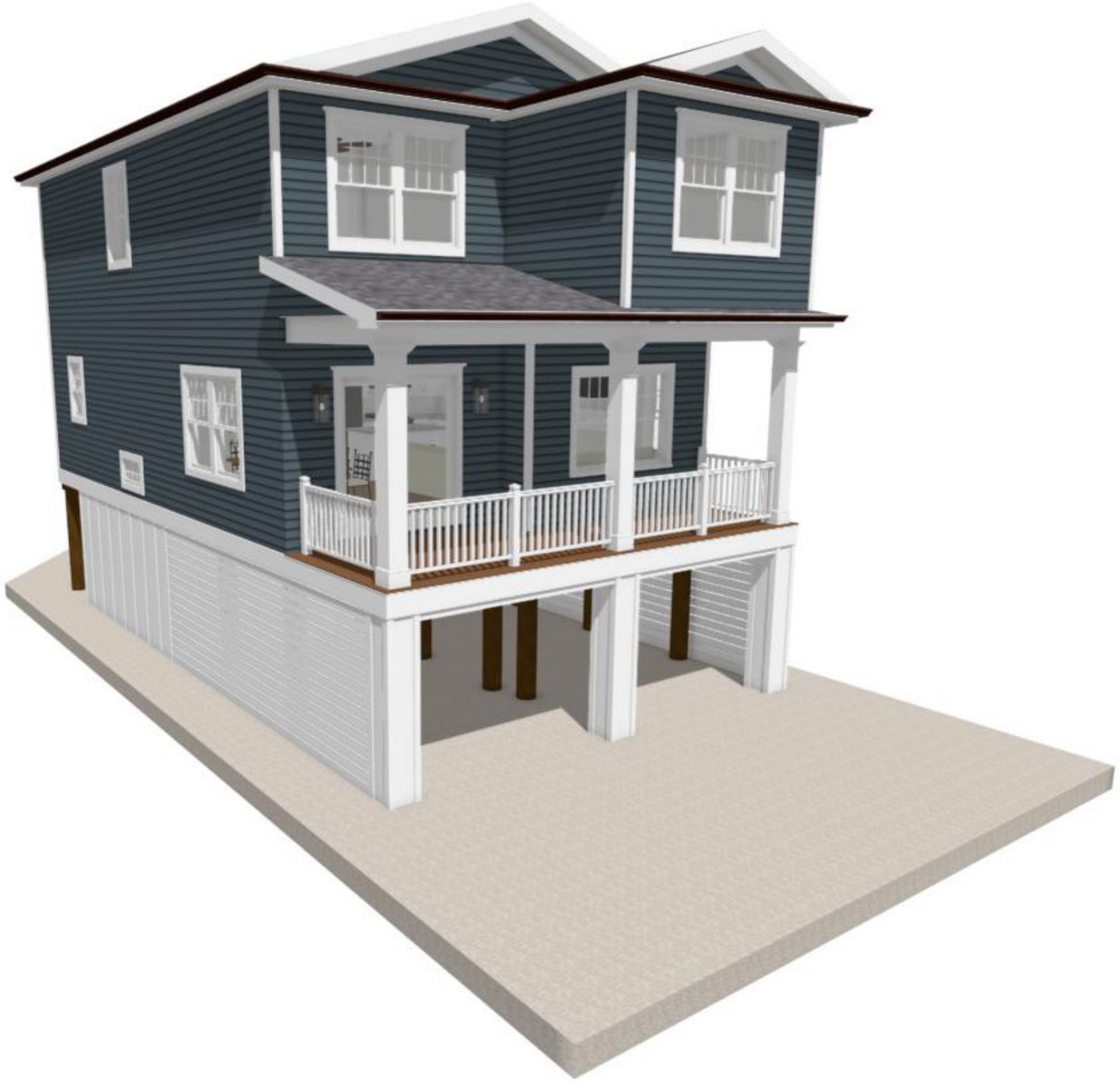
Should you have any questions or desire any additional information, please do not hesitate to contact me.

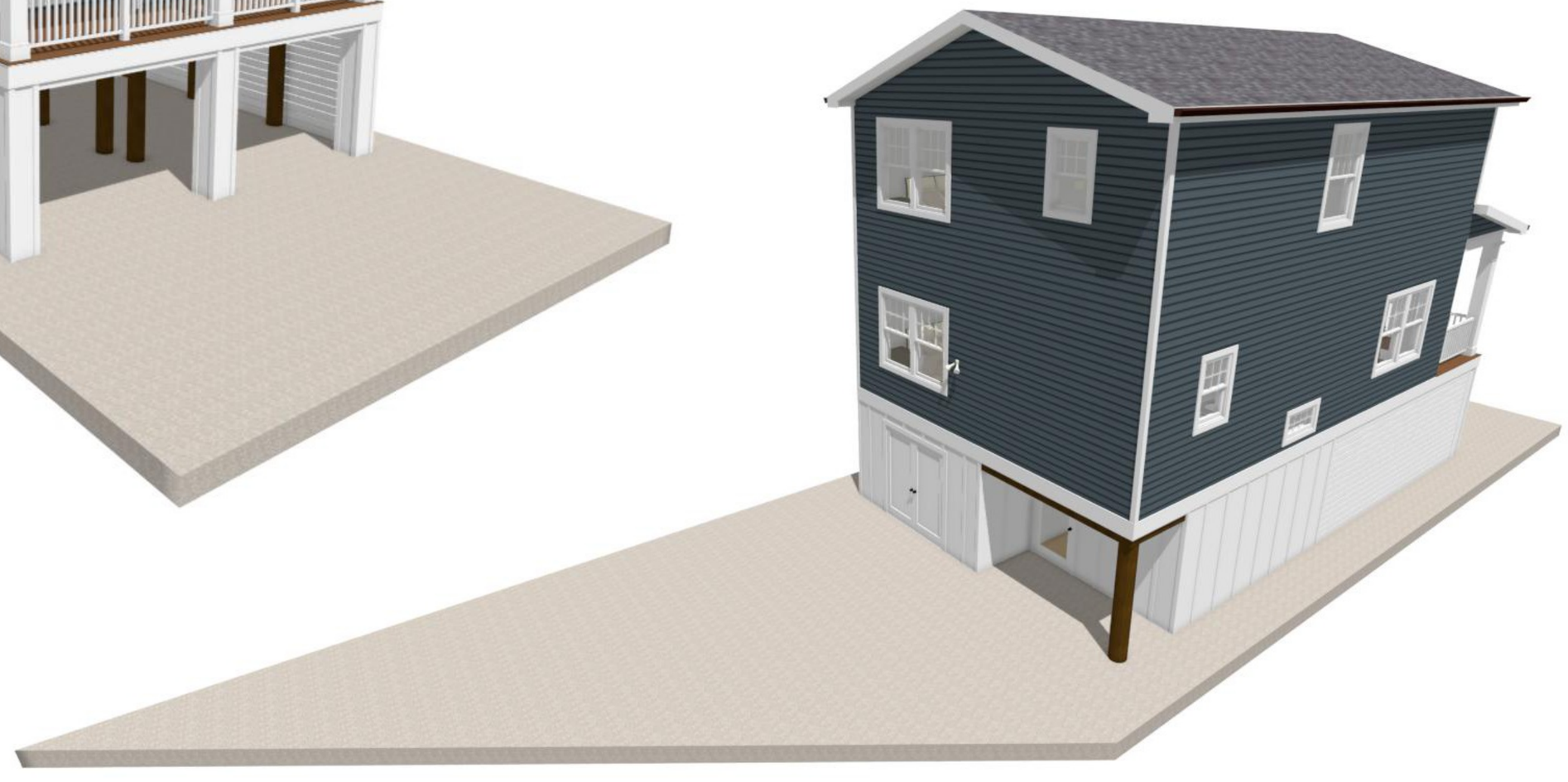
Very truly yours,

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Atlantic Modular Builders
75 Taylor Avenue, Manasquan, NJ, 08736





ATLANTIC MODULAR BUILDERS

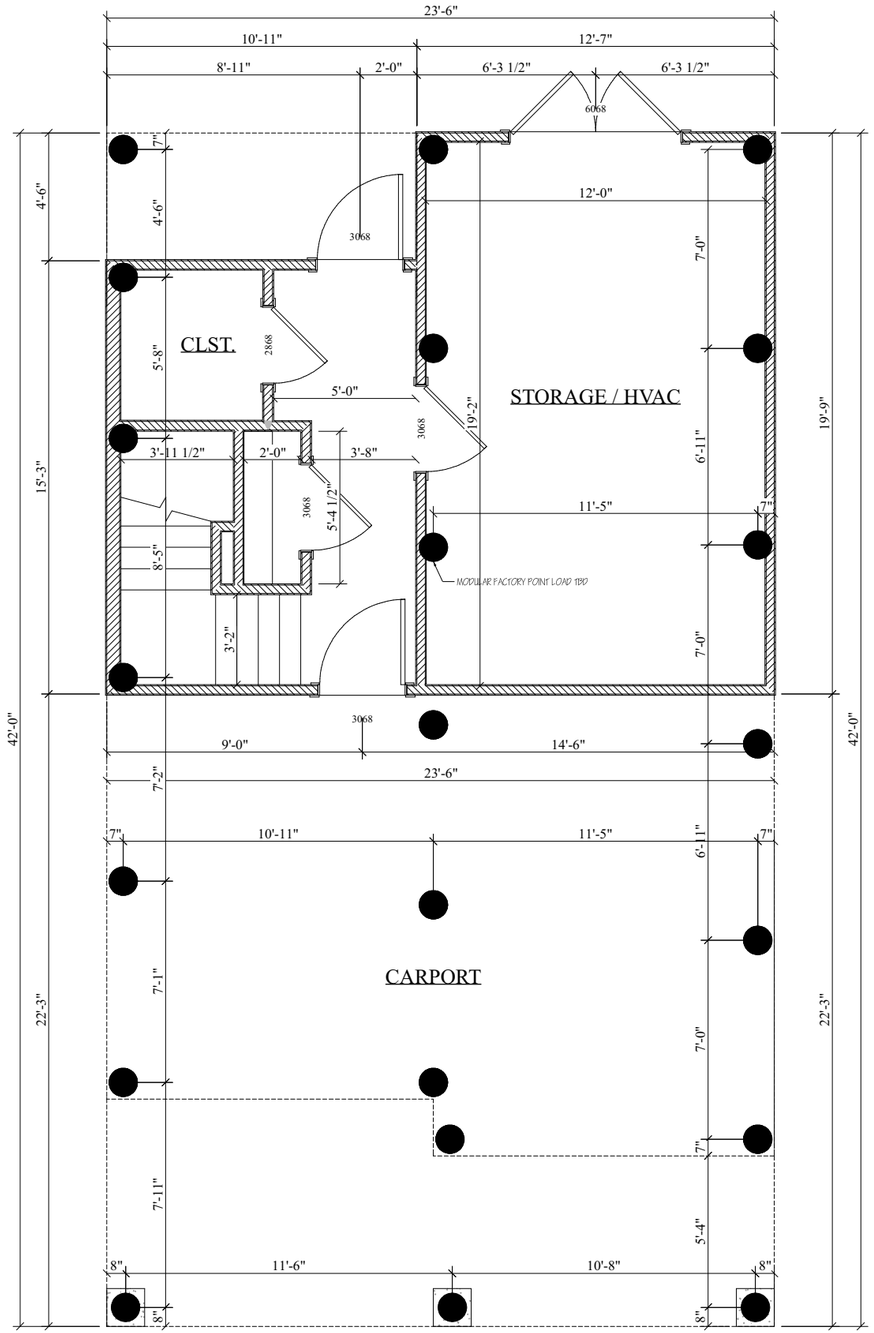
ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

KANE RESIDENCE

188 THIRD AVE, MANASQUAN
BLOCK - 177 / LOT - 30

DATE:
12/22/2020

A-13



FOUNDATION PLAN

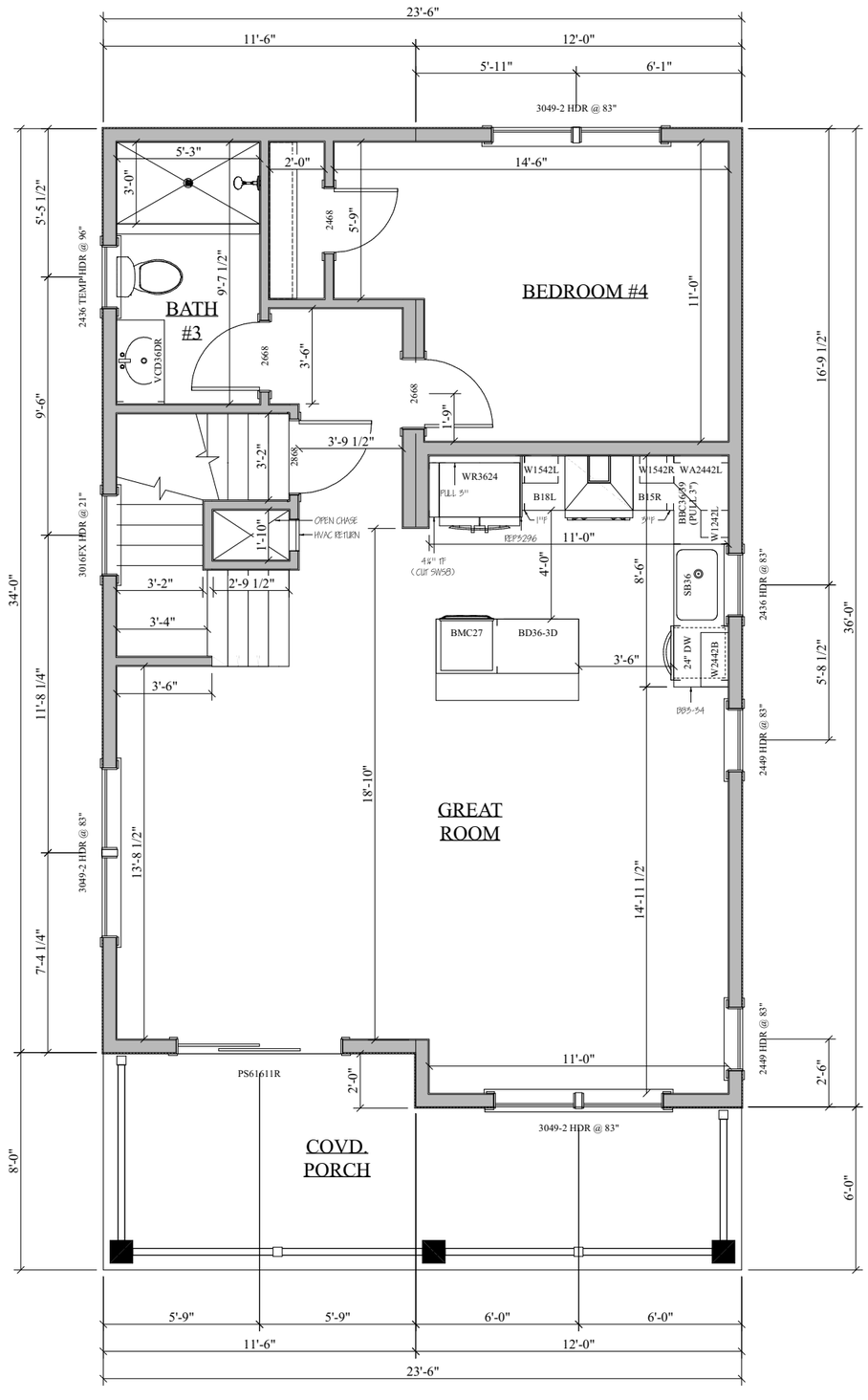
SCALE 3/16" = 1'-0"

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

KANE RESIDENCE
188 THIRD AVE, MANASQUAN
BLOCK - 177 / LOT - 30

DATE:
12/22/2020

A-14



FIRST FLOOR PLAN

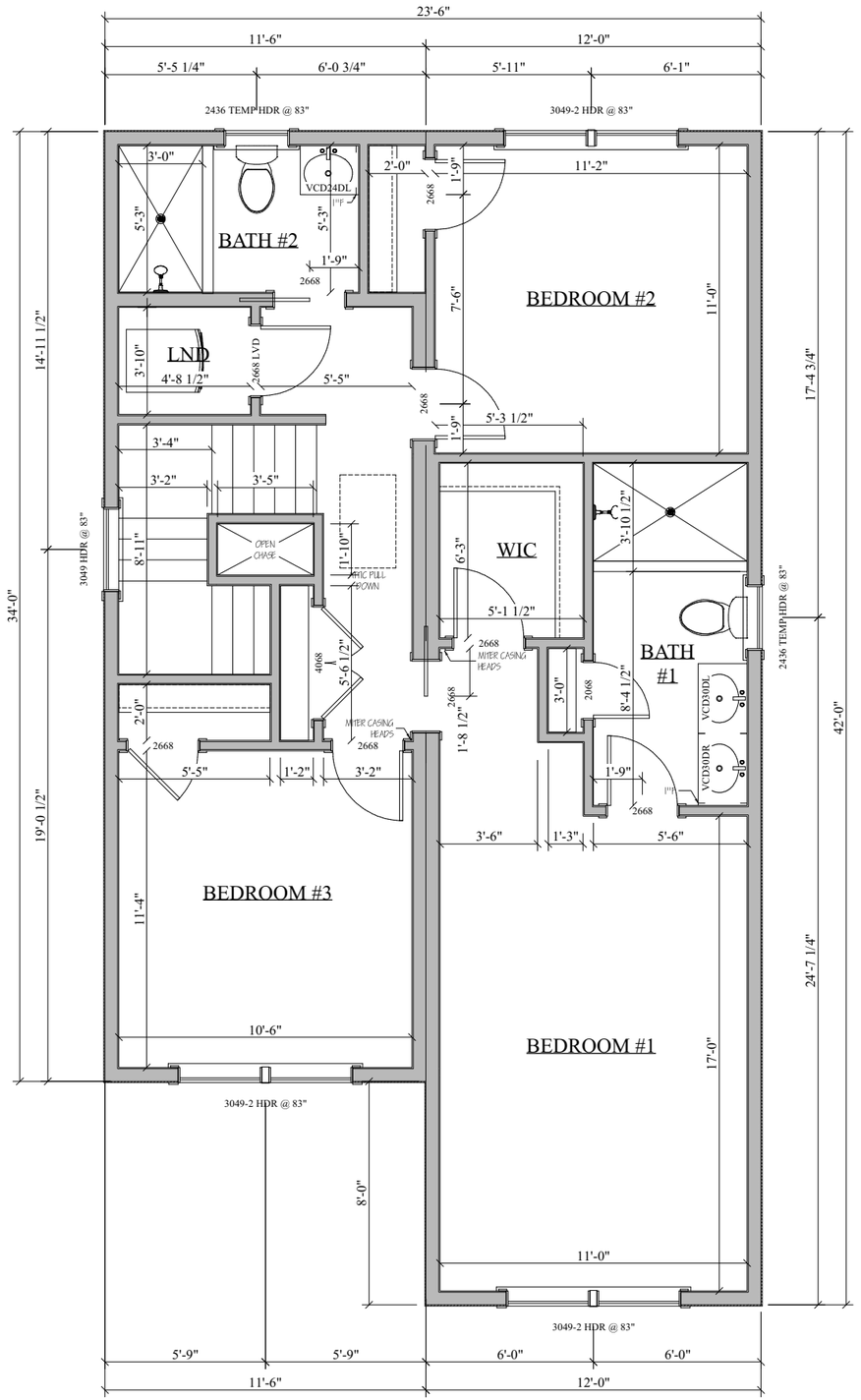
SCALE 3/16" = 1'-0"

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

KANE RESIDENCE
188 THIRD AVE, MANASQUAN
BLOCK - 177 / LOT - 30

DATE:
12/22/2020

A-15



SECOND FLOOR PLAN

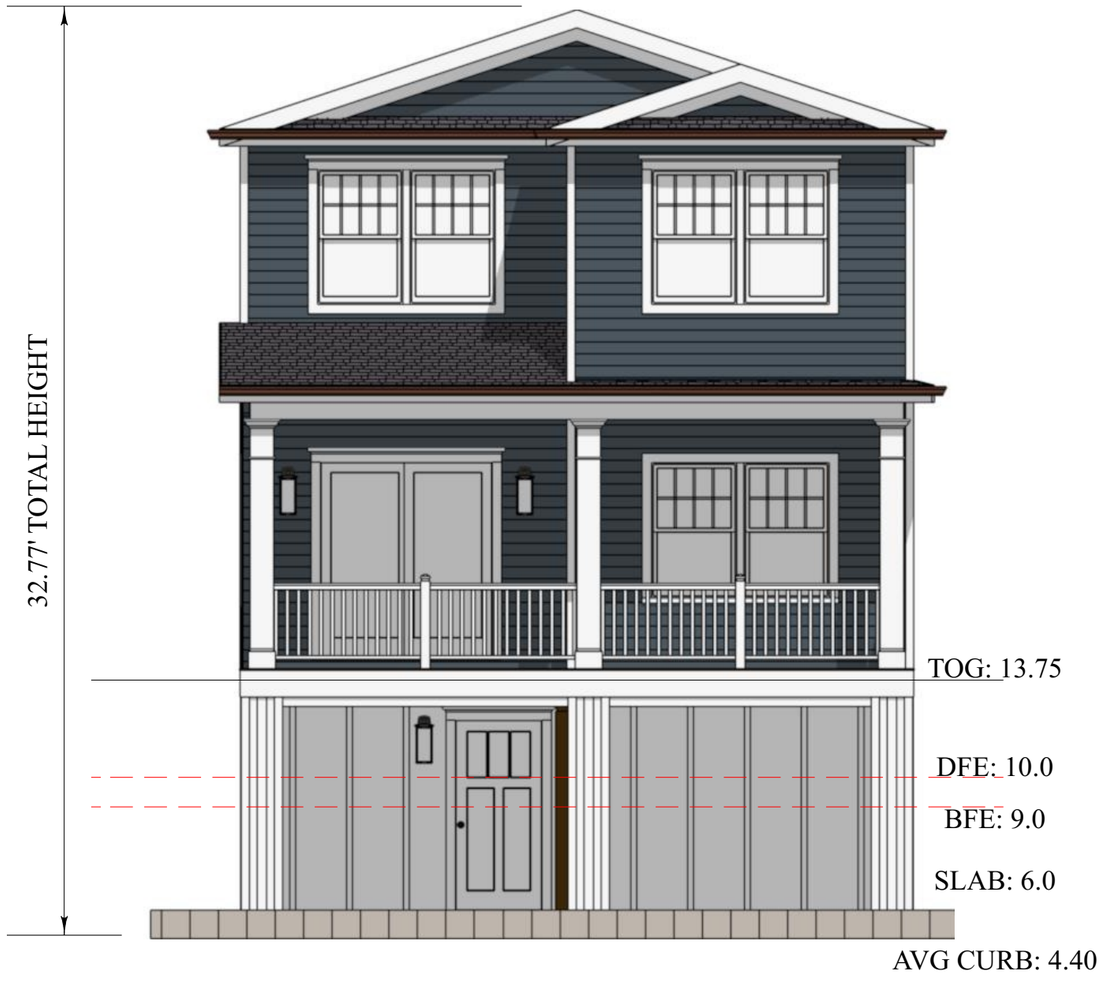
SCALE 3/16" = 1'-0"

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

KANE RESIDENCE
188 THIRD AVE, MANASQUAN
BLOCK - 177 / LOT - 30

DATE:
12/22/2020

A-16



FRONT ELEVATION

SCALE 3/16" = 1'-0"

REAR ELEVATION

SCALE 3/16" = 1'-0"

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RYAN@AMBMODULAR.COM

KANE RESIDENCE
188 THIRD AVE, MANASQUAN
BLOCK - 177 / LOT - 30

DATE:
12/22/2020

A-17

RIGHT ELEVATION

SCALE 3/16" = 1'-0"

ATLANTIC MODULAR BUILDERS
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75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

KANE RESIDENCE
188 THIRD AVE, MANASQUAN
BLOCK - 177 / LOT - 30

DATE:
12/22/2020

A-18

LEFT ELEVATION

SCALE 3/16" = 1'-0"

ATLANTIC MODULAR BUILDERS
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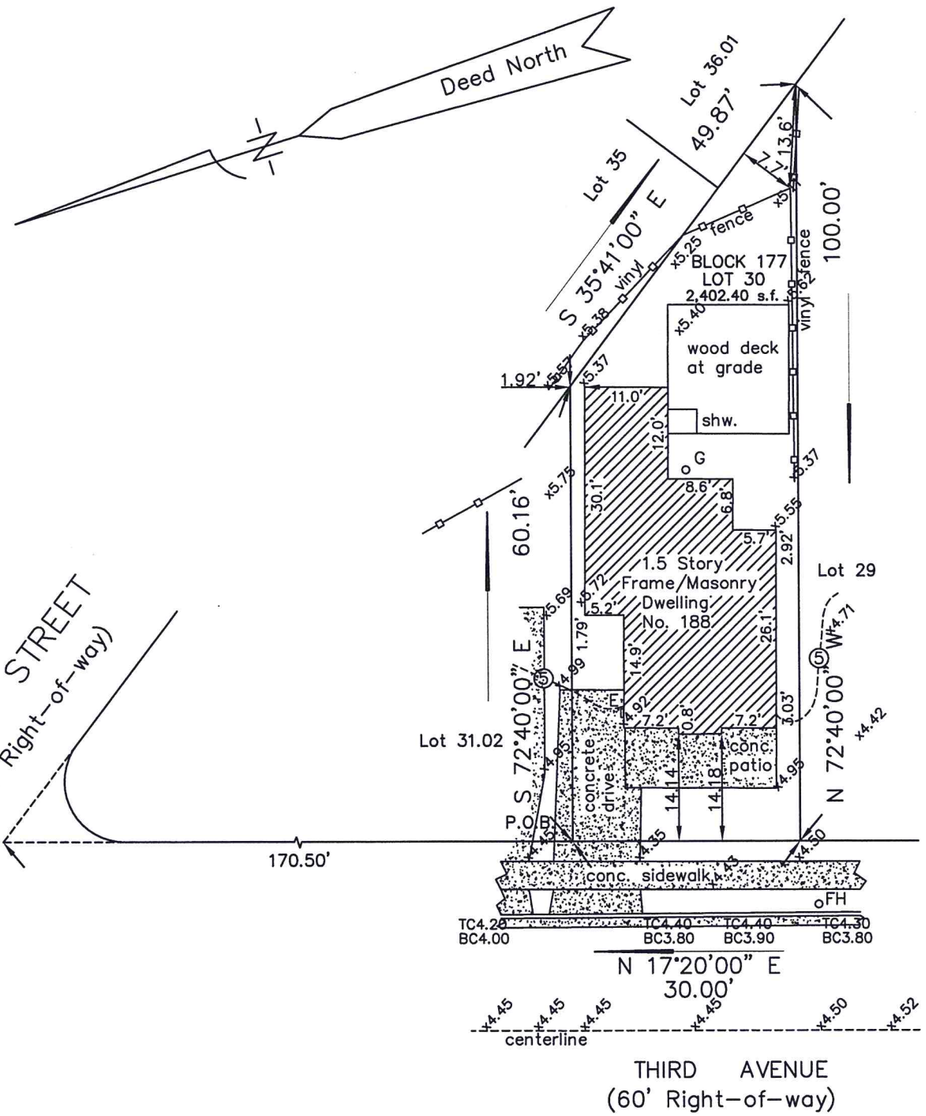
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

KANE RESIDENCE
188 THIRD AVE, MANASQUAN
BLOCK - 177 / LOT - 30

DATE:
12/22/2020

A-19

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR THE PURCHASE AND/OR MORTGAGE OF THE HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASERS. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THE SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY HAS BEEN ACCURATELY PREPARED ON THE GROUND AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN HEREON. A WRITTEN WAIVER AND DIRECTION NOT TO SET PROPERTY 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).



AVERAGE FRONT SETBACKS WITHIN 200 FEET

Lot No.	Front Setback
33.01	14.19'
31.02	9.60'
29	25.90'
28	15.79'
27	6.83'
25.03	6.45'
25.01	6.46'

85.22'/7 = 12.17' Average

NOTES:

x5.37 indicates existing spot elevation

(5) indicates existing grade contour

Elevations shown on this plan are based on the North American Vertical Datum (NAVD) of 1988.

This plan is certified to:

ATLANTIC MODULAR BUILDERS

ROBERT M. RAGAN

NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 38977

REVISIONS NO.	DATE

PLAN OF TOPOGRAPHIC SURVEY MADE FOR ATLANTIC MODULAR BUILDERS

TAX BLOCK 177 LOT 30
BOROUGH OF MANASQUAN
MONMOUTH COUNTY NEW JERSEY

RAGAN LAND SURVEYING P.C.
1913 Cottage Place
Wall Township New Jersey
Ph. 732-280-7000 Fax 732-280-6900

Scale:	Date:	Deed Reference:	File No.:
1" =20'	Sept. 1, 2020	DB- Pg.	S20-035

APPLICATION TO THE PLANNING BOARD

Applicant's Name Frank Tackett

Applicant's Address 75 Beachfront Manasquan

Telephone Number 732-261-2675
(Home and Cell)

Property Location 75 Beachfront Manasquan
Block: 165 **Lot** 30

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

Date of Zoning Officer's Denial Letter _____
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? No
Are the property Taxes paid to date? Yes

Have there been any previous applications to the Planning Board concerning this property? Yes
(Attach copies)

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

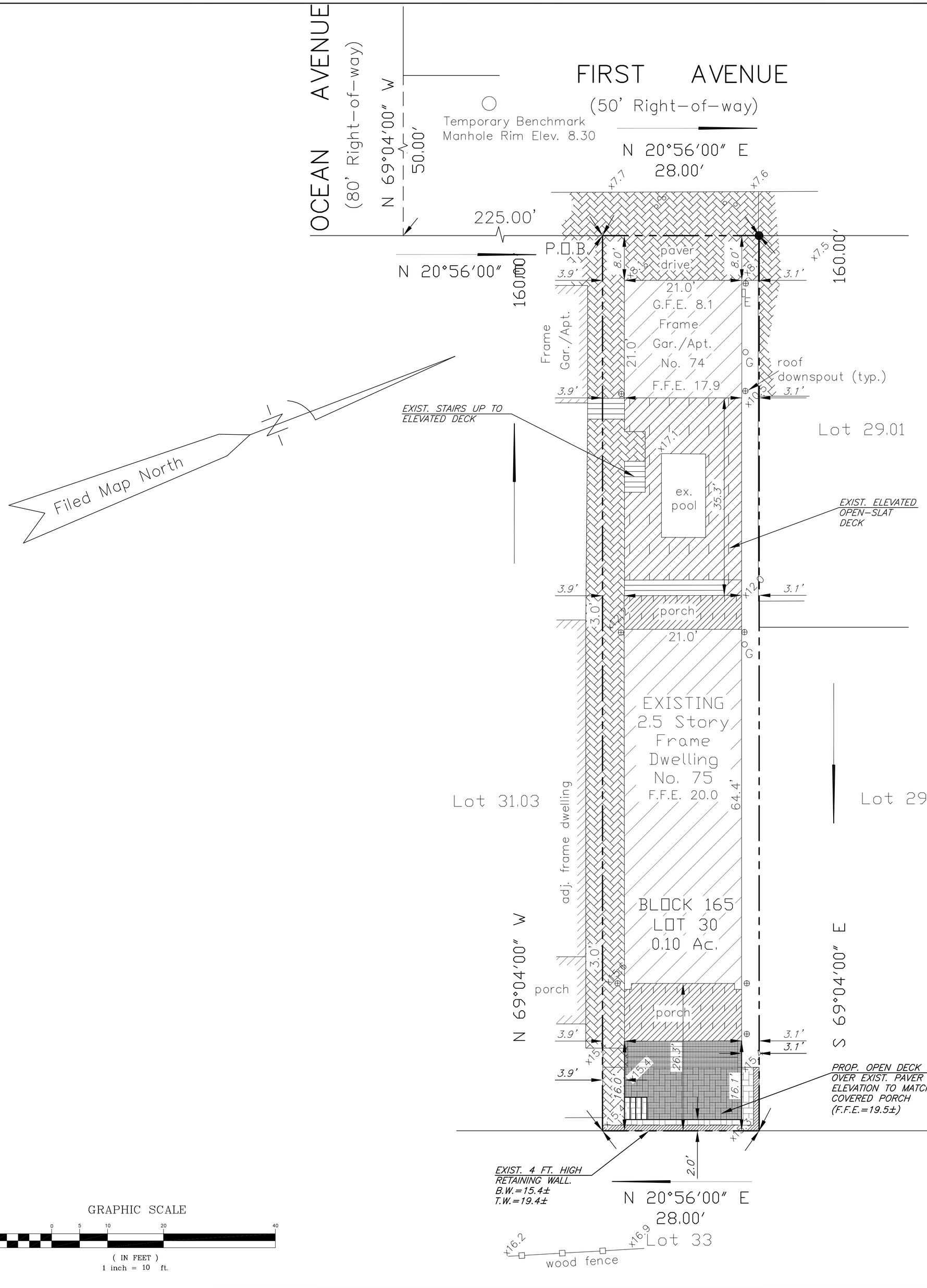
Revised 1/15/2014

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 _____

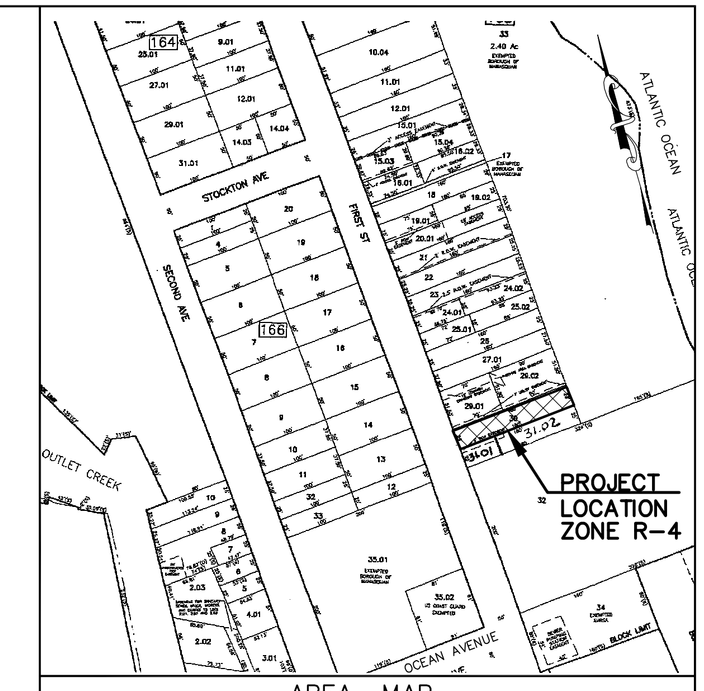
Date _____



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



AREA MAP
SCALE 1" = 100±

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 165 LOT 30 AS SHOWN ON SHEET 26 OF 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 0.1028± ACRES.

OWNER/APPLICANT: FRANCIS & DANIELLE TACKETT
2 VICTORIAN HILL
MANALAPAN, NJ 07726

APPLICANT PROPOSES TO CONSTRUCT AN OPEN DECK

ZONE R-4

DESCRIPTION	REQUIRED/PERMITTED		PROPOSED		PROPOSED
BUILDING USE	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL
LOT AREA	4,200 S.F.		4,480 S.F.		4,480 S.F.
MIN. LOT FRONTAGE (BEACHFRONT)	30 FT.		* 28 FT.		* 28 FT.
MIN. LOT FRONTAGE (FIRST AVE.)	30 FT.		* 28 FT.		* 28 FT.
FRONT YARD SETBACK (FIRST AVE.)	10 FT.		* 8 FT.		* 8 FT.
SIDE YARD SETBACK (GARAGE APT.)	5 & 5 FT.		* 3.9 & 3.1 FT.		* 3.9 & 3.1 FT.
(DWELLING)	5 & 5 FT.		* 3.9 & 3.1 FT.		* 3.9 & 3.1 FT.
(DECK)	5 & 5 FT.		* 3.9 & 3.1 FT.		** 3.9 & 3.1 FT.
REAR YARD SETBACK (BEACHFRONT)(DWELLING)	15 FT.		26.3 FT.		26.3 FT.
(OPEN DECK)	10 FT.		16.1 FT.		** 2 FT.
FRONT+REAR COMBINED SETBACK	30 FT.		34.3 FT.		34.3 FT.
MAX. BUILDING COVERAGE	35 % (1,568 S.F.)		* 39.38 % (1,764 S.F.)		* 39.38 % (1,764 S.F.)
MAX. LOT COVERAGE	50 % (2,240 S.F.)		42.05 % (1,884 S.F.)		42.05 % (1,884 S.F.)
MAX. BLDG. HEIGHT	33 FT.(2.5 STY.)		32.8 FT.(2.5 STY.)		32.8 FT.(2.5 STY.)
MIN. STORAGE	80 S.F.		> 80 S.F.		> 80 S.F.
MIN. DECK	80 S.F. or 10% 1st. FLOOR (132.3 S.F.)		651 S.F.		945 S.F.
MAX. GAR. APARTMENT HEIGHT	32 FT.		31.5 FT.		31.5 FT.
MIN. ACCESS. SETBACK	5/5 FT. (SIDE/REAR)		N/A		N/A
MIN. DISTANCE BETWEEN BUILDINGS	35 FT.		35.3 FT.		35.3 FT.
MIN. PARKING	2 SPACES		2 SPACES		2 SPACES

* – INDICATES VARIANCE PREVIOUSLY GRANTED BY PLANNING BOARD
** – INDICATES VARIANCE REQUIRED

EXIST./PROP. IMPERVIOUS COVERAGES

EXIST. DWELLING =	1,323 S.F.
EXIST. GARAGE APT =	441 S.F.
EXIST. SWIMMING POOL =	120 S.F.
TOTAL =	1,884 S.F.

– GRADES SHOWN BASED ON NAVD 88 DATUM.
– PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES
– NO TREES WILL BE REMOVED FOR DEVELOPMENT

FIRM FLOOD ZONE 'AE' – ELEV 9.0 – COMMUNITY PANEL NUMBER 34025C0456F, MONMOUTH COUNTY, N.J. – DATED SEPT. 25, 2009. (EXIST. GARAGE)

FIRM FLOOD ZONE 'VE' – ELEV 10.0 – COMMUNITY PANEL NUMBER 34025C0456F, MONMOUTH COUNTY, N.J. – DATED SEPT. 25, 2009. (EXIST. HOUSE)

FEMA PRELIMINARY FIRM BASE FLOOD ELEVATION ZONE 'VE' – ELEV. 16, JANUARY 30, 2015 (ENTIRE PROPERTY)

TOPOGRAPHIC & BOUNDARY INFORMATION TAKEN FROM A SURVEY ENTITLED "PLAN OF FINAL AS-BUILT SURVEY, TAX BLOCK 165, LOT 30, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ROBERT M. RAGAN, PROFESSIONAL LAND SURVEYOR, NJ LIC No. 38977, ON BEHALF OF RAGAN LAND SURVEYING P.C., DATED 11/9/17.

CAFRA NOTES:

1 PROPOSED DECK SHALL RESIST IMPACT FROM WATER AND DEBRIS DURING THE FLOOD HAZARD AREA DESIGN FLOOD.

2 PROPOSED DECK SHALL RESIST UPLIFT, FLOTATION, COLLAPSE AND DISPLACEMENT DUE TO HYDROSTATIC AND HYDRODYNAMIC FORCES RESULTING FROM THE FLOOD HAZARD AREA DESIGN FLOOD,

3. PROPOSED PATIO SHALL BE DESIGNED TO V-ZONE STANDARDS.

TACKETT GRADING PLAN
BLOCK 165 – LOT 30
74 FIRST AVE – 75 BEACHFRONT
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
Consulting, Inc.
Valley Park Professional Center
2517 Route 35 Building P Suite 101
Manasquan, New Jersey, 08736
Ph. 732-528-0141 • Fax 732-528-1060
RAY CARPENTER P.E.
N.J.P.E. Llc. No. 23223

C.A.	#24GA28108800
DRN BY:	WAM
DATE:	11/11/20
SCALE:	AS SHOWN
JOB #:	2015.173A
SHEET:	1 OF 1

BOROUGH OF MANASQUAN
ZONING PERMIT APPLICATION

DATE RECEIVED RECEIVED JAN 29 2021

REQUIRED DOCUMENTATION:
- ACCURATE SURVEY OF THE PROPERTY
- AFFIDAVIT RE: ACCURACY OF SURVEY
- APPLICATION MUST BE FULLY COMPLETED & SIGNED
- SITE PLAN FOR THE PROPOSED PROJECT
- BUILDING OR CONCEPTUAL PLANS FOR THE PROPOSED PROJECT
- EMAIL MUST BE PROVIDED

FEE: $_____

CASH/CHECK: _____ CK

4 Victoria Place Manasquan 08736

BLOCK 165 LOT 30 ZONE R-4

EMAIL REQUIRED: fatcars@aol.com

WORK SITE ADDRSS: 75 Beachfront Manasquan NJ 08736

OWNER/APPLICANT Frank/Danielle Tackett EMAIL REQ'D fatcars@aol.com

ADDRESS 75 Beachfront Manasquan NJ 08736

TEL: HOME 732-921-0507 CELL 732-261-2675

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

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

DOG RUN _____ OTHER _____

PROPOSED USE: _____

DESCRIPTION OF PROPOSED WORK: Deck on beach side

PREVIOUS ZONING APPLICATION: YES X NO _____ DATE _____

BRIEF DESCRIPTION: Single family home - Non conforming lot

BORO ENGINEERING

March 1, 2021

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

Re: Boro File No. MSPB-R1480
Variance – Tackett
Block 165, Lot 30
75 Beachfront
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. Grading Plan prepared by Ray Carpenter, PE, PP, of R.C. Associates Consulting, Inc., dated November 11, 2020.

2. Architectural Floorplan and Elevations prepared by Christopher Rice, RA, of Rice and Brown Associates, dated January 21, 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 construct a raised first floor deck on the beachfront dwelling on the east side of the existing dwelling. The application is deemed complete as of March 1, 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 existing and proposed residential use is permitted in the zone.

2. The following bulk ('c') variances are required as part of this application:

   a. A minimum front yard setback of 15 feet is required, whereas a setback of 2 feet is proposed to the beachfront (16.1 feet exists).

   b. A minimum side yard setback of 5 feet is required, whereas a setback of 3.9 feet exists and is proposed (south).

   c. A minimum side yard setback of 5 feet is required, whereas a setback of 3.1 feet exists and is proposed (north).

BORO ENGINEERING

Re: Boro File No. MSPB-R1480
Variance – Tackett
Block 165, Lot 30

March 1, 2021
Sheet 2

3. The following non-conformities exist and will not be modified as part of this application:

Lot 30

a. A maximum building coverage 35% is permitted, whereas a building coverage of 46.8% exists.

b. A minimum lot frontage of 30 feet is required, whereas a frontage of 28 feet exists.

First Avenue Dwelling

c. A minimum front yard setback of 10 feet is required, whereas a setback of 8 feet exists.

d. A minimum side yard setback of 5 feet is required, whereas a setback of 3.9 feet exists (south).

e. A minimum side yard setback of 5 feet is required, whereas a setback of 3.1 feet exists (north).

4. The proposed deck will be located at the same elevation as the existing first floor covered porch.

5. The applicant should clarify if pavers will be extended to the proposed steps from the new deck.

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
R.C. Associates, Inc.
2517 Route 35, Bldg 'P', Suite 101, Manasquan, NJ 08736
Chris Rice, RA
Rice & Brown Architects, 544 Washington Boulevard, Sea Girt, NJ 08750
Francis Tackett
4 Victorian Lane, Manalapan, NJ 07726

State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

Department of Environmental Protection
Bureau of Coastal and Land Use Compliance and Enforcement
Toms River Office
1510 Hooper Avenue, Suite 140
Toms River, New Jersey 08753
Telephone: (732) 255-0787 Fax: (732) 255-0877

CATHERINE R. McCABE
Commissioner

January 22, 2020

Frank & Danielle Tackett
4 Victorian Trail
Manalapan, New Jersey 07726

Re: Resolution and Case Closure
Block 165, Lot 30;
Manasquan Borough, Monmouth County
EA ID #: PEA170001 - 1327-16-0001.1

Dear Mr. & Mrs. Tackett:

On January 14, 2020, a Representative of the Bureau of Coastal and Land Use Compliance and Enforcement conducted an inspection of the above referenced site. The purpose of the inspection was to assess the outcome of the restoration performed at the Department's request. The inspection revealed that the restoration work has been completed as required by removal of the paver patio.

You have satisfied the requirements contained in the Department's October 13, 2017 & June 22, 2018 Notices of Violation. As a result, the violations are resolved, and this matter has been closed.

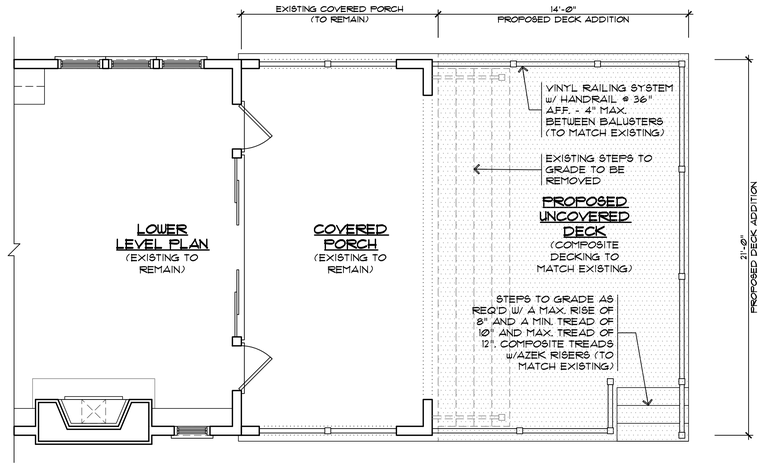
Please be advised that any future disturbance or alteration of this area may constitute a regulated activity and require a permit from the Department. In addition, the Department reserves the right to take enforcement action should a regulated activity occur on the site without the necessary approvals.

Should you have any questions regarding this matter, please contact Mr. John J. Hanf Jr., Environmental Specialist III, at the telephone number or address at the top of this correspondence.

Sincerely,

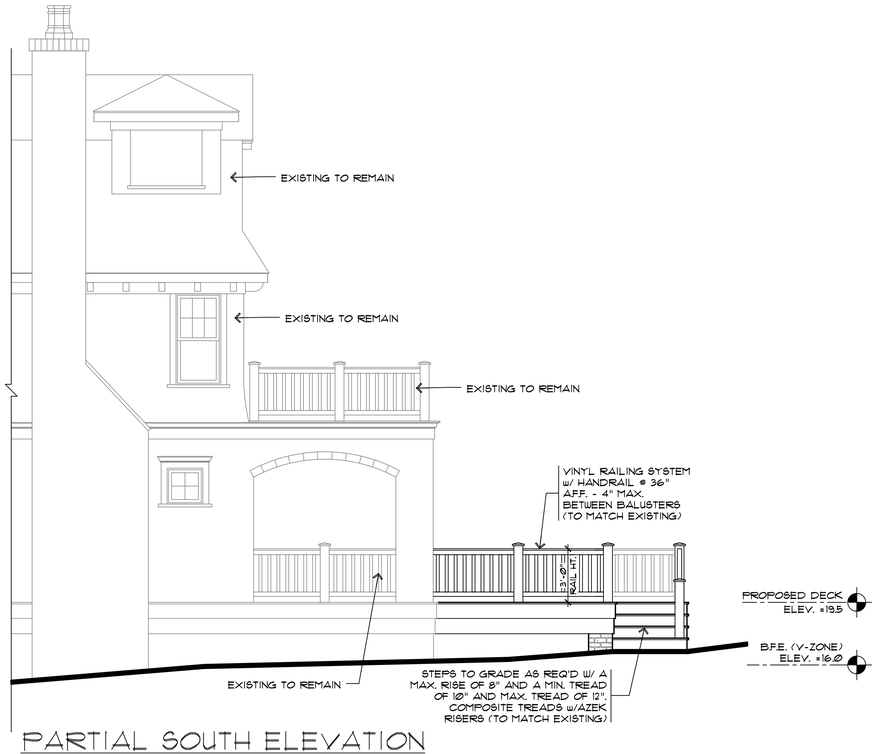
Michele Kropilak, Region Supervisor
Bureau of Coastal and Land Use Compliance and Enforcement

c: Borough of Manasquan, Construction & Code Enforcement Officials



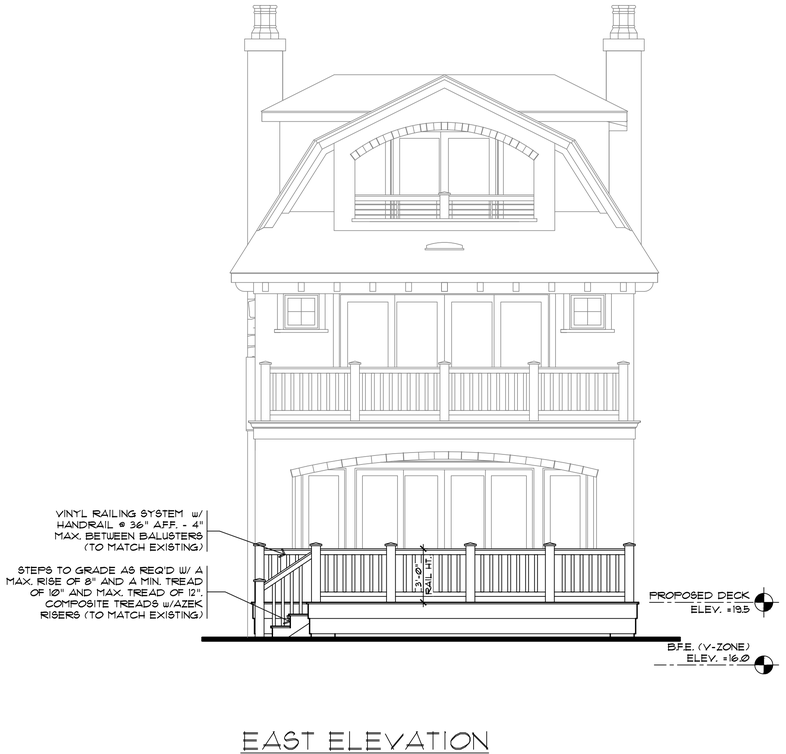
PROPOSED REAR DECK PLAN

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



PARTIAL SOUTH ELEVATION

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



EAST ELEVATION

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

RICE AND BROWN ARCHITECTS
544 Washington Boulevard
Sea Girt, New Jersey 08750
732.449.9055
www.shorearchitect.com

CHRISTOPHER RICE
NJ. LIC. NO. 14432
NY. LIC. NO. 026745

DUSTIN C. BROWN
CO. LIC. NO. 402474

PROPOSED DECK ADDITION
TACKETT RESIDENCE

75 BEACHFRONT MANASQUAN, NJ
BLOCK: 165
LOT: 30

Rice and Brown Architects, professional corporation expressly reserves its common law copyright and other property rights in these plans. These documents are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining the expressed written permission of Rice and Brown Architects, PC.

REVISIONS:

COMM. 1523

DRAWN BY: SMD

DATE: 1/21/21

A-1

SHT. 1 OF 1

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

February 4, 2021

Francis Tackett
4 Victorian Lane
Manalapan, NJ 07726

Re: Block: 165 Lot: 30 Zone: R-4 Flood Zone: VE BFE: 16ft. DFE: 17ft.
75 Beachfront – 74 First Avenue

Dear Sir:

Construct a raised deck in the front yard of the single family dwelling facing the beachfront.

Plot Plan prepared by Ray Carpenter on November 11, 2020. Conceptual plan prepared by Christopher Rice on January 21, 2021.

Application denied for the following reason(s):

Site:

Section 35-9.4 – Lot Frontage – 30ft. Required
28ft. Existing

" - Building Coverage – 35% Permitted
46.8% Existing

75 Beachfront:

Section 35-9.4 – Front Setback – 15ft. Required
16.1ft. Existing
2ft. Proposed

" - Side Setback (Left) - 5ft. Required
3.9ft. Existing and proposed

" - Side Setback (Right) – 5ft. Required
3.1ft. Existing and proposed

74 First Avenue:

Section 35-9.4 – Front Setback – 10ft. Required
8ft. Existing

" - Side Setback (Left) – 5ft. Required
3.9ft. Existing

" - Side Setback (Right) – 5ft. Required
3.1ft. Existing

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

Sincerely,

Richard Furey
Zoning Officer

From: **Turner, Kara** Kara.Turner@dep.nj.gov
Subject: RE: Tackett NOV - Dune 1327-16-0001.1 CZM 190001
Date: December 26, 2019 at 12:36 PM
To: Patrick Lyman Pat@envirotactics.com
Cc: Danielle Tackett danil06@aol.com, Hanf, John John.Hanf@dep.nj.gov

KT

Hi Patrick,
I have the modification for this site, based on my review of the rules this does not appear to qualify for a modification. Since the applicant is proposing new impacts to a special area (ie dune), it would require a new permit in accordance with NJAC 7:7-27.5(f). As you know this area is already deed restricted for the dune, the applicant would have to request a formal lifting, and go through a lengthy process, with a public hearing, demonstrating that it is in public interest to lift the deed. All lifting requests are to be addressed to our Director and the Commissioner has the final decision on if one is approved or not. Please note that the Division cannot issue a permit in a deed restricted area.

The original permit called the dune at the eastern façade of the dwelling. It is going to be difficult to receive approval to remove the dune on site for the construction of a patio and retaining wall. They could build an elevated deck which would not be regulated. At this time I would recommend withdrawing the modification, they can request a refund of fees if they choose to purse a non-regulated activity.

If you have any questions or want to discuss this further let me know.
Sincerely,
Kara

Kara Turner
Environmental Specialist 2
Bureau of Coastal Regulation
Division of Land Use Regulation
New Jersey Department of Environmental Protection
Phone: (609) 633-2289
Fax: (609) 292-5399

https://www.nj.gov/dep/landuse/

BORO ENGINEERING

March 1, 2021

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

Re: Boro File No. MSPB-R1480
Variance – Tackett
Block 165, Lot 30
75 Beachfront
R-4 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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1. Grading Plan prepared by Ray Carpenter, PE, PP, of R.C. Associates Consulting, Inc., dated November 11, 2020.

2. Architectural Floorplan and Elevations prepared by Christopher Rice, RA, of Rice and Brown Associates, dated January 21, 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 construct a raised first floor deck on the beachfront dwelling on the east side of the existing dwelling. The application is deemed complete as of March 1, 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 existing and proposed residential use is permitted in the zone.

2. The following bulk ('c') variances are required as part of this application:

   a. A minimum front yard setback of 15 feet is required, whereas a setback of 2 feet is proposed to the beachfront (16.1 feet exists).

   b. A minimum side yard setback of 5 feet is required, whereas a setback of 3.9 feet exists and is proposed (south).

   c. A minimum side yard setback of 5 feet is required, whereas a setback of 3.1 feet exists and is proposed (north).

BORO ENGINEERING

Re: Boro File No. MSPB-R1480
Variance – Tackett
Block 165, Lot 30

March 1, 2021
Sheet 2

3. The following non-conformities exist and will not be modified as part of this application:

   Lot 30

   a. A maximum building coverage 35% is permitted, whereas a building coverage of 46.8% exists.

   b. A minimum lot frontage of 30 feet is required, whereas a frontage of 28 feet exists.

   First Avenue Dwelling

   c. A minimum front yard setback of 10 feet is required, whereas a setback of 8 feet exists.

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4. The proposed deck will be located at the same elevation as the existing first floor covered porch.

5. The applicant should clarify if pavers will be extended to the proposed steps from the new deck.

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
R.C. Associates, Inc.
2517 Route 35, Bldg 'P', Suite 101, Manasquan, NJ 08736
Chris Rice, RA
Rice & Brown Architects, 544 Washington Boulevard, Sea Girt, NJ 08750
Francis Tackett
4 Victorian Lane, Manalapan, NJ 07726

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

APPLICATION TO THE PLANNING BOARD

Applicant's Name Michael J. Conforti

Applicant's Address 62 Pearce Ave

Telephone Number 908-256-0837
(Home and Cell)

Property Location 62 Pearce Ave
Block: 63 **Lot** 25

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

Date of Zoning Officer's Denial Letter 1/6/2021
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? No
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 Michael Grabati

Date 1/20/2021

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

January 6, 2021

Michael Conforti
62 Pearce Avenue
Manasquan, NJ 08736

Re: Block: 63 Lot: 25 Zone: R-2

Dear Sir:

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

Remove a portion of the existing concrete driveway and install an inground pool, outdoor fireplace, outdoor kitchen, paver driveway, outdoor shower and paver patio in the rear yard.

Plot plan prepared by William Jensen on November 16, 2020. Pool plans prepared by John Petroccione on October 21, 2020. Soil boring prepared by William Jensen on October 14, 2020.

Application denied for the following reason(s):

Section 35-9.4 – Front Setback – 25ft. Required
24.9ft. Existing

" - Building Coverage – 30% Permitted
46.3% Existing

" - Lot Coverage – 45% Permitted
58.9% Proposed

Section 35-5.2b – Accessory Use (Garage) – Building Area – 600s.f. Permitted
1,435sf. Existing

Section 35-11.8k – Requires that a patio must be setback a minimum of 5ft. from the side property line.

Additional required documentation:

- Prior approval from the Shade Tree Committee for the removal of any trees on the property.

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

BLOCK 63 LOT 25 QUALIFICATION CODE _____ ADDRESS (SITE) 62 Pearce Ave PERMIT NO. _____

CONSTRUCTION PERMIT APPLICATION

NEW JERSEY UNIFORM CONSTRUCTION CODE

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 62 Pearce Ave, Manasquan 08736
2. Name of Owner in Fee: Conforti, Mike
   Tel. 908-256-0837 e-mail Conforti.Mike@gmail.com
   Address 62 Pearce Ave, Manasquan 08736
   (street / municipality / zip code)
3. Ownership in Fee: Public _____ Private ✓
4. Principal Contractor: Fortunato Concrete Pools Inc. Tel. 732-363-3889
   Address 2362 Rt 9 So. Suites 647 e-mail fortunatepools@gmail.com
   Howell, NJ 07731
   License No. OR, if new home, Builder Reg. No. 13HV01016800 Exp. Date 3/31/21
   Home Improvement Contractor Registration No. or Exemption Reason _____
   Federal Emp. ID No. 22-3801259 FAX: 732-364-9137
5. Architect or Engineer _____ Contact _____
   Address _____ e-mail _____
   Tel. _____ FAX: _____
6. Responsible Person in Charge once Work has Begun Joseph Fortunato
   Tel. 732-363-3889 FAX: 732-364-9137

V. FEE SUMMARY (for office use only)

		Update	Update
1. Building	$		
2. Electrical			
3. Plumbing			
4. Fire Protection			
5. Elevator Devices			
6. Subtotal			
7. Less 20% for State Plan Review	$		
8. Subtotal	$		
9. State Permit Surcharge Fee			
10. Subtotal	$		
11. Cert. of Occupancy			
12. Other			
13. TOTAL	$		

VI. BUILDING/SITE CHARACTERISTICS

	(office use only)
1. Number of Stories	
2. Height of Structure ____ ft.	
3. Area — Largest Floor ____ sq. ft.	
4. New Building Area ____ sq. ft.	
5. Volume of New Structure ____ cu. ft.	
6. Max. Live Load	
7. Max. Occupancy Load	
8. If Industrialized Building: State Approved ____ HUD ____	
9. Total Land Area Disturbed ____ sq. ft.	
10. Flood Hazard Zone	
11. Base Flood Elevation ____ ft.	
12. Wetlands yes ____ no ____	

IIa. PROPOSED WORK

- ☐ Minor Work
- ☐ New Building
- ☐ Addition
- ☐ Demolition
- ☐ Repair
- ☐ Alteration
- ☐ Renovation
- ☐ Reconstruction
- ☐ Asbestos Abat. -Subch. 8
- ☐ Lead Hazard Abatement
- ☐ Radon Remediation
- ☐ Annual Permit

IIb. SUBCODES

(Check all that apply)

FOR OFFICE USE ONLY (Optional)

	Est. Cost	Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates Approval	Resubmission Dates Rejection	Re-viewer
☐ Building	10,000								
☐ Electrical	2,500								
☐ Plumbing	2,500								
☐ Fire Protection									
☐ Elevator									
TOTAL COST	15,000 $0								

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL *(primary use)*

1. State Specific Use:
2. Use Group, Proposed: Select Group
3. Change in Use Group, Indicate Present: Select Group
4. No. of dwelling units: *Total Units* *Income-restricted*
   - Gained, Sale
   - Gained, Rental
   - Lost, Sale
   - Lost, Rental

B. NON-RESIDENTIAL *(primary use)*

1. State Specific Use:
2. Use Group, Proposed: Select Group
3. Change in Use Group, Indicate Presen Select Group

C. MIXED USE -List secondary use(s): _____

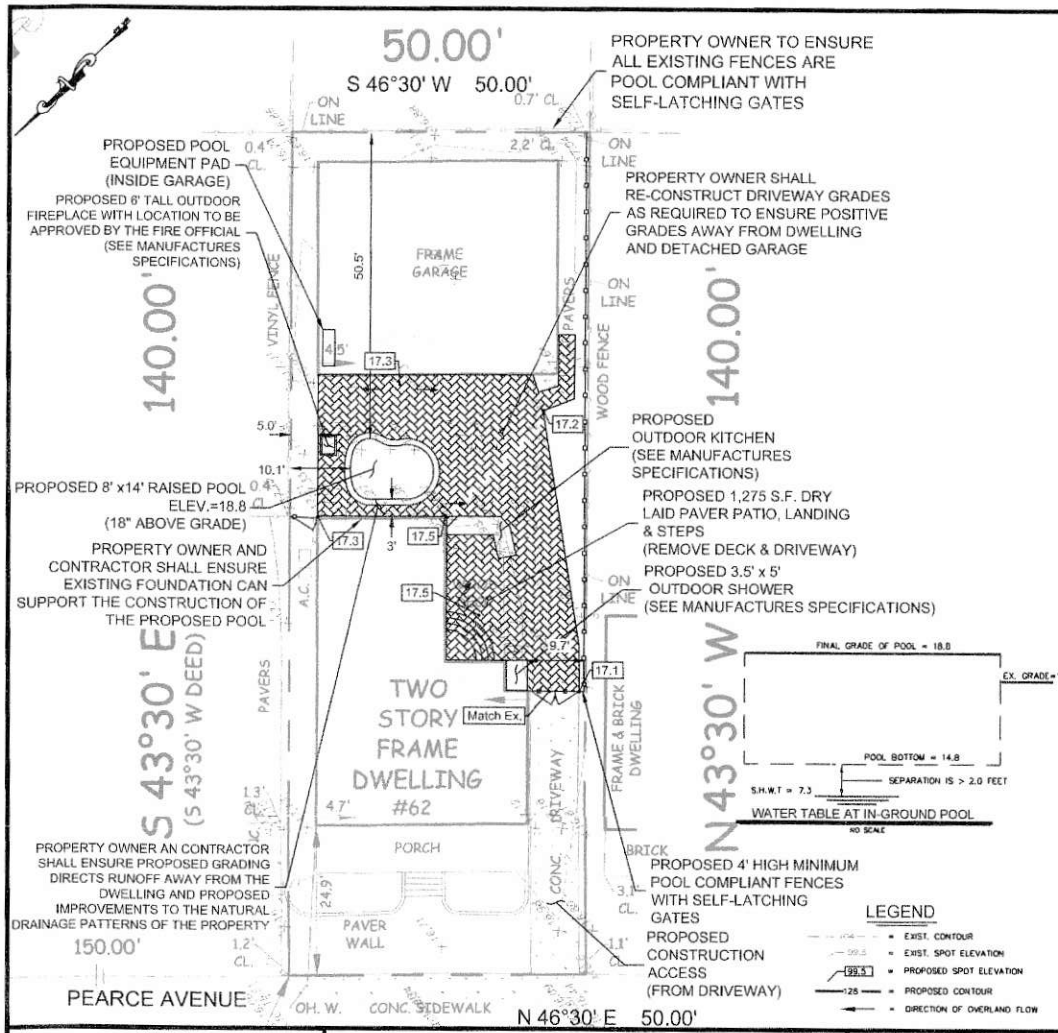
D. Construct. Classification: Present _____ Proposed _____

III. PLAN REVIEW (optional)

DO YOU WANT:
1. ☐ Partial Releases
2. ☐ Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/Lifts/Dumbwaiters/Moving Walks
2. ☐ High Pressure Boilers
3. ☐ Pressure Vessels
4. ☐ Refrigeration Systems
5. ☐ Cross-Connections/Backflow Preventers
6. ☐ Hazardous Uses/Places of Assembly
7. ☐ Sprinklers/Standpipes
8. ☐ Smoke Control Systems in Open Wells
9. ☐ Underground Storage Tanks
10. ☐ Swimming Pools, Spas and Hot Tubs
11. ☐ LPGas Tanks
12. ☐ Fire Alarm



GENERAL NOTES:

1. PROPERTY BEING KNOWN AS BLOCK 63, TAX LOT 25 WITHIN THE BOROUGH OF MANASQUAN.
2. BOUNDARY AND EXISTING CONDITIONS INFORMATION ARE BASED UPON A PLAN ENTITLED "PLAN OF SURVEY, MICHAEL J. CONFORTI, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY, BLOCK 63, LOT 25" PREPARED BY BRUNSWICK WEST, INC., SIGNED BY RICHARD S. ZINN, PLS #34888, DATED 2-5-20, WHICH WAS PROVIDED BY THE PROPERTY OWNER. THE PROPERTY OWNER WILL HOLD JENSEN DESIGN GROUP, LLC AND ITS CONSULTANTS HARMLESS FOR ANY INACCURACIES IN THE SURVEY. PROPERTY OWNER WILL ASSUME ALL RESPONSIBILITY AND COSTS FOR DURING ANY INACCURACIES.
3. TOPOGRAPHIC INFORMATION WAS OBTAINED BY THE SURVEYOR AT INSITE SURVEYING DURING THE WEEK OF 10-5-20 WITH ELEVATIONS BASED ON NAVD 88 DATUM
4. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONE CALL AS REQUIRED BY LAW. ANY UTILITIES SHOWN ARE PER VISUAL OBSERVATION OF PHYSICAL FEATURES AND/OR EXISTING MARK-OUT AND LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO EXCAVATION.
6. POOL TO BE SECURED BY A MINIMUM 4' HIGH FENCE WITH SELF-LATCHING AND CLOSING GATE FENCE AND ALL OTHER CONSTRUCTION SHALL COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
7. ALL ELECTRICAL EQUIPMENT MUST COMPLY WITH AND BE LOCATED IN COMPLIANCE WITH THE CURRENT NATIONAL ELECTRICAL CODE.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES FROM DAMAGE AND/OR FAILURE BY ACCEPTABLE METHODS, AS MAY BE REQUIRED BY OSHA OR OTHER REGULATORY AGENCIES.
9. THE POOL CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE POOL LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
10. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY NECESSARY ENVIRONMENTAL AND/OR TREE CLEARING PERMITS.
11. BY USE OF THIS POOL GRADING PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT, THE PROPERTY OWNER AND POOL COMPANY AGREE TO THE PROPOSED POOL LOCATION, CONCRETE, OPERATING EQUIPMENT AND GRADING ASSOCIATED WITH THE PROPOSED SWIMMING POOL. ANY DEVIATION FROM THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
12. EXISTING FENCING, PATIOS, PONDS OR OTHER IMPROVEMENTS IF ANY, SHALL NOT BE UTILIZED TO LOCATE THE PROPOSED POOL.
13. IT IS THE INTENT OF THESE PLANS TO PROVIDE 1% MINIMUM AND 3:1 MAXIMUM GRADING PROVIDED IN AREAS THAT ARE TO BE DISTURBED BY THE POOL CONSTRUCTION. IT SHOULD BE NOTED THAT THE EXISTING PROPERTY IS FLAT WITH NO DRAINAGE PATTERN.
14. POOL PROTECTIVE FENCING SHALL BE OWNED BY THE PROPERTY OWNER AND COMPLY WITH THE TOWNSHIP REQUIREMENTS AND BUILDING CODES. FENCE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FENCE PURSUANT TO THE MANUFACTURE'S SPECIFICATIONS.
15. THIS POOL GRADING PLAN IS TO BE UTILIZED ONLY FOR THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL.
16. CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
17. THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
18. ANY DEVIATION FROM THIS PLAN, REQUESTED OR PERFORMED, BY THE HOMEOWNER, IS SOLELY THE HOMEOWNER'S RESPONSIBILITY AND COST.
19. THE PUBLIC SIDEWALK AT THE STREET MUST BE REPLACED WITH 4,500 PSI CONCRETE IF DAMAGED DURING THE POOL CONSTRUCTION ACTIVITIES.
20. THE POOL FILTER WILL HAVE A CARTRIDGE SYSTEM AND NO BACKWASH WILL OCCUR.
21. THE PROPOSED IMPROVEMENTS WILL NOT IMPACT ADJACENT PROPERTIES AND ALL DISTURBANCE AND GRADING WILL BE LIMITED TO WITHIN THE BOUNDARIES OF THE PROPERTY.
22. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY WETLANDS OR ENVIRONMENTALLY SENSITIVE AREAS ON OR ADJACENT TO THE SITE.
23. ALL CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND NO CONSTRUCTION MATERIAL SHALL BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY.
24. ALL DISTURBED AREAS OF THE SITE SHALL BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD DISTRICT'S SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
25. ANY EXISTING UTILITIES IN CONFLICT WITH THE PROPOSED IN-GROUD POOL SHALL BE LOCATED BY THE HOMEOWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.
26. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FLOW AROUND THE POOL AND AWAY FROM THE ALL FOUNDATION.
27. THE CONTRACTOR SHALL PROVIDE THE MEANS AND METHODS REQUIRED TO PROTECT THE UTILITIES AND FOUNDATION WALLS DURING CONSTRUCTION OF THE POOL.
28. IT IS RECOMMENCED THE HOMEOWNER HAVE THE POOL LOCATION STAKED OUT BY A LICENSED SURVEYOR TO ENSURE THE POOL IS NOT LOCATED WITHIN ANY SETBACKS OR EASEMENTS.
29. A TEST PIT WAS PERFORMED ON 10-14-20 BY JENSEN DESIGN GROUP, LLC WHICH INDICATED THE ESTIMATED SEASONAL HIGH WATER TABLE TO BE APPROXIMATELY 120" BELOW GRADE (APPROXIMATE ELEVATION 7.3)
30. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE FIRM MAP 34025C0343G, PRELIMINARY DATED 1-31-14.
31. JENSEN DESIGN GROUP IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR CONSTRUCTION OVERSIGHT OF THE PROPOSED DESIGN IMPROVEMENTS SHOWN ON THESE PLANS.

PROPOSED POOL COPING ELEV. = 18.8
(SLOPE SIDEWALK AWAY FROM POOL AT 1/4" PER FOOT)
BENCH MARK AT THE FINISHED FLOOR ELEV.= 21.5
(POOL COPING SHALL BE 2'-0" BELOW THE FINISHED FLOOR ELEVATION)

-NOTICE-
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.
THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JENSEN DESIGN GROUP, LLC
COPYRIGHT 2020 JENSEN DESIGN GROUP, LLC ALL RIGHTS RESERVED

SCALE: (1 Inch = 20 Feet)
20 0 20 40 60

WILLIAM E. JENSEN, JR.
N.J. PROFESSIONAL ENGINEER, LIC. No. 44521

NO.	DATE	REVISION
1	11-16-20	REVISED PER HOMEOWNER

JENSEN DESIGN GROUP
2150 Route 35 • Suite 250 • Sea Girt • New Jersey 08750
732-256-9358
www.JENSENDG.com
Certificate of Authorization No. 24GA28251100

CONFORTI
POOL GRADING PLAN
62 PEARCE AVENUE
BLOCK 63 - LOT 25
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ

PROJECT NO	20101-N
SCALE	1"=20'
DATE	10-14-20
CHECKED BY	HJR
SHEET NO.	1 of 1

JENSEN DESIGN GROUP
ENGINEERING · PERMITTING · FIELD SERVICES · FORENSIC INVESTIGATION

CONFORTI
62 Pearce Avenue
Manasquan, New Jersey

Lot 25 - Block 63

(Calculations Based on Pool Grading Plan, dated 10-14-20)

Lot Area:	7,000 ± s.f.
Max Lot Coverage:	3,150 ± s.f. (45%)
Existing Lot Coverage:	
Dwelling & Porch:	1,770 ± s.f.
Driveway:	1,575 ± s.f.
Detached Garage:	1,500 ± s.f.
Front Walkway & Steps:	130 ± s.f.
Rear Pavers:	100 ± s.f.
Total of Existing:	**5,075 ± s.f. (72.5%)**
Proposed Lot Coverage:	
Pool & Coping:	160 ± s.f.
Pool Equipment (In Garage):	0 ± s.f.
Paver Patio Dry Laid (1,275 ± s.f.)	0 ± s.f.
Outdoor Shower:	18 ± s.f.
Outdoor Kitchen:	40 ± s.f.
Outdoor Fireplace:	10 ± s.f.
Removed Driveway:	- 1,183 ± s.f.
Total of Proposed:	**- 955 ± s.f.**
Total Lot Coverage Proposed:	**4,120 ± s.f. (58.9%)**

11-16-20

William E. Jensen, Jr., PE
New Jersey Professional Engineer License #44521

2150 Route 35 • Suite 250 • Sea Girt • New Jersey 08750
Phone: 732-256-9358
www.JENSENDG.com

JENSEN DESIGN GROUP
ENGINEERING • PERMITTING • FIELD SERVICES • FORENSIC INVESTIGATION

CONFORTI
62 Pearce Avenue
Manasquan, New Jersey

(Soil Log #1 Performed on 10-14-20)

(Elevation at Log was Approximately 17.3)

Depth:	**Soil Description:**
0" - 6"	Stone / Fill
6" - 42"	Yellowish Red 5YR 5/8, Sandy Clay Loam, Subangular Blocky, Friable
42" - 53"	Strong Brown 7.5YR 5/8, Sandy Loam, Subangular Blocky, Friable
53" - 110"	Yellow 10YR 8/8, Sandy Loam, Subangular Blocky, Friable, with 5% Gravel at 100"
110" - 120"	Brownish Yellow 10YR 6/8, Sand, Single Grain, Loose, with 15% Gravel

Estimated Seasonal High Water Table greater than 120" Below Grade (Elevation = 7.3)

No Water Encountered

10-14-20

William E. Jensen, Jr., PE
New Jersey Professional Engineer License #44521
WJensen@JensenDG.com

Joseph Fortunato Concrete Pool Restoration Inc.
2362 Route 9
Bldg 3, Suite 6 & 7
Howell, NJ 07731
732-363-3889

PNC BANK

2106

11/30/2020

PAY TO THE ORDER OF BOROUGH OF MANASQUAN

$ **75.00

Seventy-Five and 00/100********** DOLLARS

BOROUGH OF MANASQUAN
201 East Main Street
Manasquan, New Jersey 08736

MEMO: zoning block 63 lot 25 62 Pearce Ave

Julienne A Fortunato
AUTHORIZED SIGNATURE

⑈002106⑈ ⑆031207607⑆ 8059969964⑈

Joseph Fortunato Concrete Pool Restoration Inc.

2106

BOROUGH OF MANASQUAN		11/30/2020	
	zoning block 63 lot 25 62 Pearce Ave		75.00

Joe PNC	zoning block 63 lot 25 62 Pearce Ave	75.00

Joseph Fortunato Concrete Pool Restoration Inc.

2106

BOROUGH OF MANASQUAN		11/30/2020	
	zoning block 63 lot 25 62 Pearce Ave		75.00

Joe PNC	zoning block 63 lot 25 62 Pearce Ave	75.00

BOROUGH OF MANASQUAN
ZONING PERMIT APPLICATION

DATE RECEIVED_____

FEE: $ 75.00

CASH/CHECK:_____

REQUIRED DOCUMENTATION:
- ACCURATE SURVEY OF THE PROPERTY
- AFFIDAVIT RE: ACCURACY OF SURVEY
- APPLICATION MUST BE FULLY COMPLETED & SIGNED
- SITE PLAN FOR THE PROPOSED PROJECT
- BUILDING OR CONCEPTUAL PLANS FOR THE PROPOSED PROJECT
- EMAIL MUST BE PROVIDED

BLOCK 63 LOT 25 ZONE R2

EMAIL REQUIRED: fortunatopools@gmail.com

WORK SITE ADDRSS: 62 Pearce Avenue Manasquan NJ 08736

OWNER/APPLICANT Fortunato Concrete Pools EMAIL REQ'D fortunatopools@gmail.com

ADDRESS 2362 Route 9 Suites 6+7 Howell NJ 07731

TEL: HOME 7323633889 CELL 7326162729

PRESENT USE: SINGLE FAMILY ✓ MULTI FAMILY_____ COMMERCIAL_____ OTHER_____

EXISTING ACCESSORY BUILDINGS: DETACHED GARAGE ✓ SHED_____ POOL_____ CABANA_____

DOG RUN_____ OTHER_____

PROPOSED USE: backyard improvement, renove driveway

DESCRIPTION OF PROPOSED WORK: pool + coping 160 sqft
outdoor shower 18 sqft
outdoor kitchen 40 sqft
outdoor fireplace 10 sqft
renaring driveway -1,183 sqft

PREVIOUS ZONING APPLICATION: YES_____ NO ✓ DATE_____

BRIEF DESCRIPTION:_____

LOT

	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONTAGE:				
DEPTH:				
AREA:				
WIDTH:				

PRINCIPAL BUILDING

	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONT SETBACK:				
REAR SETBACK:				
SIDE SETBACK:				
SIDE SETBACK:				
BUILDING HEIGHT:				
NO. STORIES:				

ACCESSORY BUILDING OR STRUCTURE

	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONT SETBACK:				
REAR SETBACK:				
SIDE SETBACK:				
SIDE SETBACK:				
BUILDING HEIGHT:				
AREA:				
CURB CUT:				
PARKING:				

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

LOT COVERAGE: PERMITTED: 7000 EXISTING: 5075 PROPOSED: 4120 VARIANCE: _____

APPLICANT SIGNATURE: Joseph Fortunato DATE 11/30/2020

ZONING OFFICER: APPROVED/ DENIED _____ DATE _____

NOT AN ELECTRICIAN'S OR PLUMBER'S LICENSE

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Home Improvement Contractors

HAS REGISTERED

JOSEPH FORTUNATO CONCRETE POOL RESTORATION, II
Debra S Fortunato
2362 Route 9 Unit #83 Box 8
Howell NJ 07731

FOR PRACTICE IN NEW JERSEY AS A(N): Home Improvement Contractor

03/13/2020 TO 03/31/2021
VALID

13VH01016800
LICENSE/REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

ACTING DIRECTOR

BUILDING SUBCODE
TECHNICAL SECTION

Date Received
Control #

Date Issued
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 25 Qualification Code

Work Site Location 62 Pearce Ave
Manasquan, NJ 08736

Owner in Fee: Conforti, Mike

Tel. 908-256-0837 e-mail conforti.mike@gmail.com

Address 62 Pearce Ave. Manasquan 08736
street municipality zip code

Contractor: Fortunato Concrete Pools, Inc Tel. 732-363-3889

Address 2362 Rt 9, South, Suites 6+7 e-mail fortunatopools@gmail.com
Howell, NJ 07731

Contractor License No. or Builder Registration No. 13VH01616800 Exp. Date 3/31/21

Home Improvement Contractor Registration No. or Exemption Reason

Federal Emp. ID No. 22-3501259 FAX: 732-364-9137

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial
[ ] No Plans Required		
[ ] All		
[ ] Footings/Foundations		
[ ] Structural/Framework		
[ ] Exterior		
[ ] Interior		

Joint Plan Review Required:
[ ] Elec. [ ] Plumb. [ ] Fire [ ] Elevator

SUBCODE APPROVAL for PERMIT
Date:
Approved by:

SUBCODE APPROVAL for CERTIFICATE
[ ] CO [ ] CCO [ ] CA
Date:
Approved by:

INSPECTIONS Type:	Failure	Failure	Approval	Initial
	Dates (Month/Day)			
Footing				
Footing Bonding				
Foundation				
Slab				
Frame				
Truss Sys./Bracing				
Barrier-Free				
Insulation				
Finishes -Base Layer				
Finishes -Final				
Energy				
Mechanical				
TCO				
Other				
Final				
Barrier-Free				

B. BUILDING CHARACTERISTICS

Use Group Present Proposed
No. of Stories
Height of Structure ft.
Area — Largest Floor sq. ft.
New Bldg. Area/All Floors sq. ft.
Volume of New Structure cu. ft.
Max. Live Load
Max. Occupancy Load

Constr. Class Present Proposed

If Industrialized Building:
State Approved HUD

Est. Cost of Bldg. Work:
1. New Bldg. $10,000.00
2. Rehabilitation $
3. Total (1+ 2) $

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here:

Print name here: Joseph Fortunato

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

In-ground concrete swimming pool with 48" self-latching, pool compliant fence

TYPE OF WORK:
[ ] New Building
[ ] Addition
[ ] Rehabilitation
[ ] Roofing
[ ] Siding
[✓] Fence 48" Height (exceeds 6')
[ ] Sign Sq. Ft.
[✓] Pool
[ ] Retaining Wall Sq. Ft.
[ ] Asbestos Abatement Subchapter 8
[ ] Lead Haz. Abatement NJAC 5:17
[ ] Radon Remediation
[ ] Other
[ ] Demolition

FEE (Office Use Only)
$

Administrative Surcharge $
Minimum Fee $
State Permit Surcharge Fee $
TOTAL FEE $

U.C.C. F110 (rev. 11/09)
Internet version

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.

Jerith

ALUMINUM FENCES OF DISTINCTION™

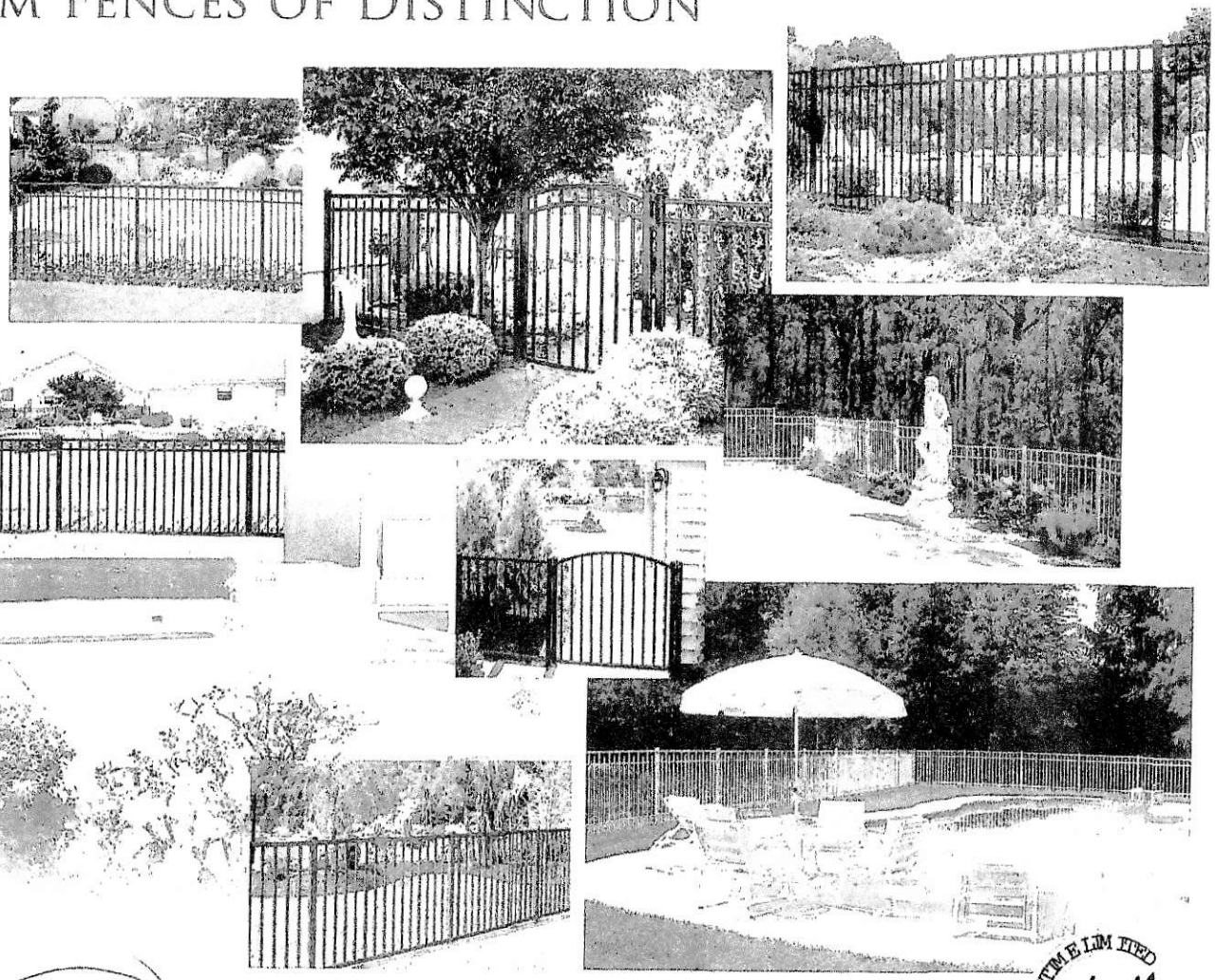
ASSA ABLOY

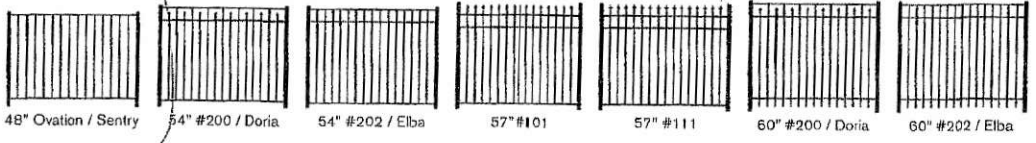
Rest Easy with a Jerith Fence Around Your Pool

A Jerith fence and matching gate is the perfect choice to surround your swimming pool. Its aluminum construction eliminates rust while its durable FenceCoat™ finish withstands the moisture and chemicals found in a pool environment.

The fences shown in this brochure are our best selling styles used around swimming pools. They are designed to meet a Swimming Pool Enclosure Code developed by the U.S. Consumer Product Safety Commission. This Code requires a fence to have 45" between the tops of two consecutive horizontal rails, less than 4" of space between the pickets, and self-closing and self-latching gate hardware. All of this is designed to limit the possibility of a small child gaining unauthorized access to a swimming pool.

Be sure to verify the requirements for swimming pool fencing in your area before ordering, since you may have to meet different restrictions than the ones listed above. There is a Jerith fence to meet nearly every code though. Select the one that's right for you!





LIFETIME LIMITED Jerith WARRANTY

PLUMBING SUBCODE
TECHNICAL SECTION

Date Received
Control #

Date Issued
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 25 Qualification Code _____

Work Site Location 62 Pearce Ave
Manasquan, NJ 08736

Owner in Fee: Confetti, Mike

Tel. 908 256-0537 e-mail confetti.mike@gmail.com

Address 62 Pearce Ave, Manasquan 08736
street municipality zip code

Contractor: Fortunato Concrete Pools, Inc. Tel. 732-363-3889

Address _____ e-mail fortunatopools@gmail.com
2362 Rt 9, Suite 6+7, Howell, NJ 07731

Contractor License No. 13VH01016800 Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 22-3801259 FAX: _____

B. PLUMBING CHARACTERISTICS

Use Group Present _____ Proposed _____

Building Sewer Size _____ Public Sewer _____ Private Septic _____

Water Service Size _____ Public Water _____ Private Well _____

Est. Cost of Plumbing Work $ 1,000.00

JOB SUMMARY (Office Use Only)

PLAN REVIEW
[ ] No Plans Required
[ ] Partial -Underslab Utilities Approved
Date: _____ Approved by: _____
[ ] Plumbing Plans Approved
Date: _____ Approved by: _____
Joint Plan Review Required:
[ ] Bldg. [ ] Elec. [ ] Fire. [ ] Elev.

SUBCODE APPROVAL for PERMIT
Date: _____
Approved by: _____

SUBCODE APPROVAL for CERTIFICATE
[ ] CO [ ] CCO [ ] CA
Date: _____
Approved by: _____

INSPECTIONS Type:	Dates (Month/Day) Failure	Failure	Approval	Initial
Slab				
Rough				
Water				
Sewer				
Fixtures				
Gas Equipment				
Gas Piping				
LPGas Tank				
Fuel Oil Piping				
Solar				
TCO				
Final				

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here: _____

Print name here: _____

[ ] Licensed Plumbing Contractor [ ] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

main drains

QTY.	FIXTURE/EQUIPMENT	FEE (Office Use Only)
	Water Closet	$
	Urinal/Bidet	
	Bath Tub	
	Lavatory	
	Shower	
2	Floor Drain	
	Sink	
	Dishwasher	
	Drinking Fountain	
	Washing Machine	
	Hose Bibb	
	Water Heater	
	Fuel Oil Piping	
	Gas Piping	
	LPGas Tank	
	Steam Boiler	
	Hot Water Boiler	
	Sewer Pump	
	Interceptor/Separator	
	Backflow Preventer	
	Greasetrap	
	Sewer Connection	
	Water Service Connection	
	Stacks _____	
	Other _____	

Administrative Surcharge	$
Minimum Fee	$
State Permit Surcharge Fee	$
TOTAL FEE	$

1 White = Inspector Copy 2 Canary = Office Copy 3 Pink = Office Copy 4 Gold = Applicant Copy

U.C.C. F130 (rev. 11/09)
Internet version

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.

20" FULL CIRCLE® SUCTION OUTLET COVER AND ONE-PORT MANUFACTURED SUMP

FEATURES

For concrete pools and spas

One port:
Bottom 2 1/2" spigot x 2" socket x 2" NPT

All components meet or exceed ANSI/APSP 16-2011 and NSF/ANSI 50-2009a national standards and ASTM G154 UV testing exposure

Disposable plaster shield prevents debris from entering sump and retains shape during pool finish

Waterstop around edges prevents water leaks

Unique circle design is filled with plaster/pebble to blend into pool finish

Manufactured superior UV-resistant PVC sump

#316 stainless steel screws

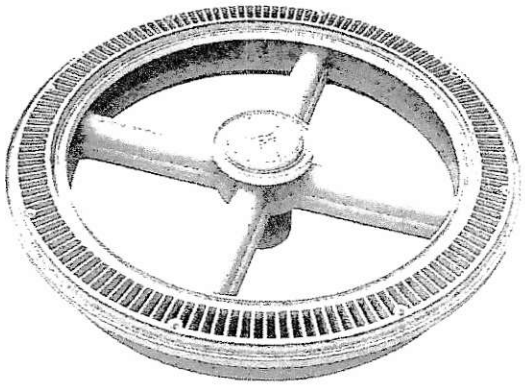
Online product support including downloadable CAD files, certificate of conformity, third-party certificate, installation instructions and more

Replace the 20" Round Anti-Entrapment Suction Outlet Cover, Screws, and Round Center Cap every five years.

1 per case

Unblockable!

No second drain or SVRS required – two drains in one

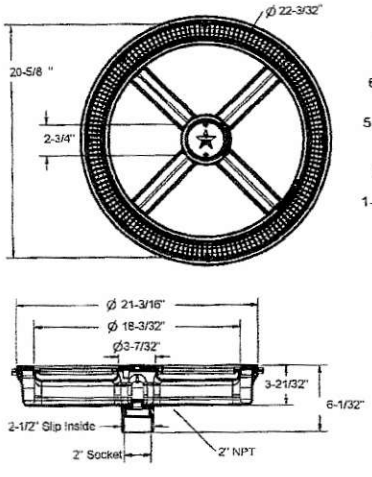


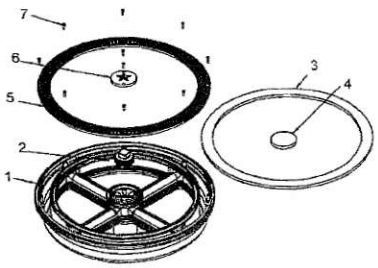
Optional T-Wrench p/n FC16102

Part # FCxxx

STANDARD COLORS

- FC101 – White
- FC102 – Black
- FC103 – Light Gray
- FC104 – Blue
- FC105 – Dark Gray
- FC108 – Tan

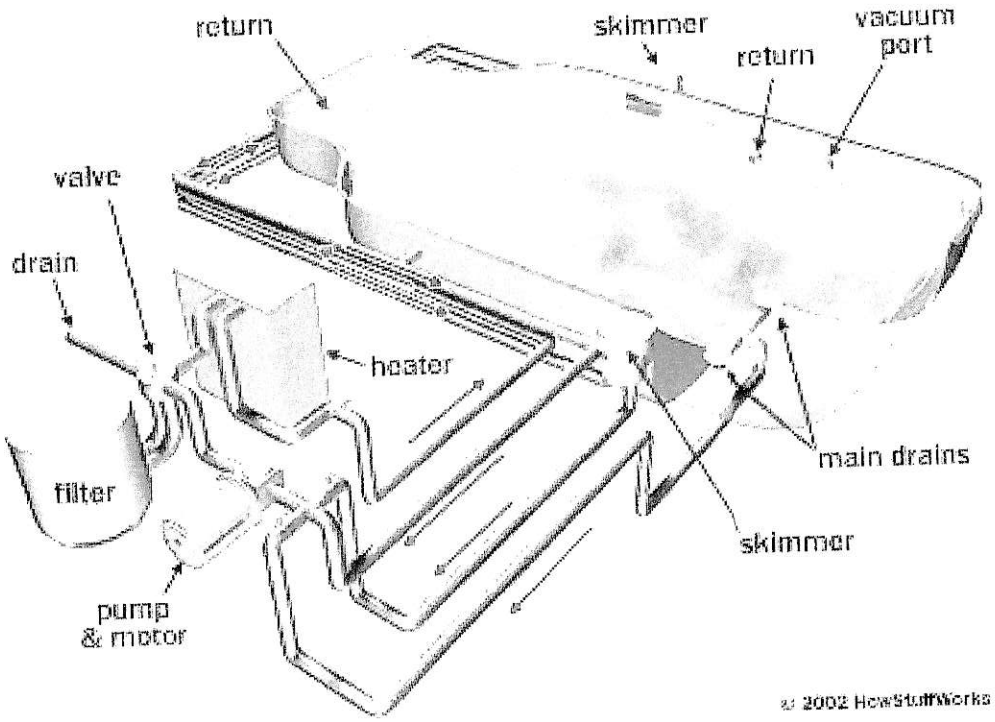




1. 20" Round PVC Sump
2. 2" Tapered Threaded Pipe Plug
3. 20" Round Outlet Cover Plaster Shield
4. Round Center Cap Plaster Shield
5. 20" Round Anti-Entrapment Suction Outlet Cover
6. Round Center Cap
7. 10-32 x 3/4 Flat Head Phillips, 316 SS, Qty 10

VGB 2008 Compliant

Block 63
Lot 25
62 Pearce Ave.
Manasquan, NJ 08736



PLUMBING SUBCODE
TECHNICAL SECTION

Date Received
Control #

Date Issued
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 25 Qualification Code

Work Site Location 62 Pearce Ave Manasquan 08736

Owner in Fee: J Conforti, Mike

Tel. (908) 256-0837 e-mail conforti.mike@gmail.com

Address

Contractor: Tenervia Plumbing + Heating LLC (street / municipality) Tel. (732) 367-3502 (zip code)

Address 330 Mounts Corner DR. Suite 245 e-mail
Freehold, NJ 07728

Contractor License No NJ Master Plumber 10945 Master HVACR 163

Home Improvement Contractor Registration No. or Exemption Reason (if applicable):

Federal Emp. ID No. 27-054-2356 FAX: ( )

B. PLUMBING CHARACTERISTICS

Use Group Present Proposed

Building Sewer Size Public Sewer Private Septic

Water Service Size Public Water Private Well

Est. Cost of Plumbing Work $ 1,500.00

JOB SUMMARY (Office Use Only)

PLAN REVIEW
[ ] No Plans Required
[ ] Partial -Underslab Utilities Approved
Date: Approved by:
[ ] Plumbing Plans Approved
Date: Approved by:
Joint Plan Review Required:
[ ] Bldg. [ ] Elec. [ ] Fire. [ ] Elev.

SUBCODE APPROVAL for PERMIT
Date:
Approved by:

SUBCODE APPROVAL for CERTIFICATE
[ ] CO [ ] CCO [ ] CA
Date:
Approved by:

INSPECTIONS Type:	Dates (Month/Day) Failure	Failure	Approval	Initial
Slab				
Rough				
Water				
Sewer				
Fixtures				
Gas Equipment				
Gas Piping				
LPGas Tank				
Fuel Oil Piping				
Solar				
TCO				
Final				

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here:

Print name here: Vincent Tinervia

[✓] Licensed Plumbing Contractor [ ] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Gas Piping for 400,000 BTU Pool Heater

QTY.	FIXTURE/EQUIPMENT	FEE (Office Use Only)
	Water Closet	$
	Urinal/Bidet	
	Bath Tub	
	Lavatory	
	Shower	
	Floor Drain	
	Sink	
	Dishwasher	
	Drinking Fountain	
	Washing Machine	
	Hose Bibb	
	Water Heater	
	Fuel Oil Piping	
1	Gas Piping	
	LPGas Tank	
	Steam Boiler	
	Hot Water Boiler	
	Sewer Pump	
	Interceptor/Separator	
	Backflow Preventer	
	Greasetrap	
	Sewer Connection	
	Water Service Connection	
	Stacks	
1	Other Pool Heater	

Administrative Surcharge	$
Minimum Fee	$
State Permit Surcharge Fee	$
TOTAL FEE	$

UCC F130 (rev. 11/09)
For reorder call: (609) 390-1400 Allegra Marketing • Print • Mail

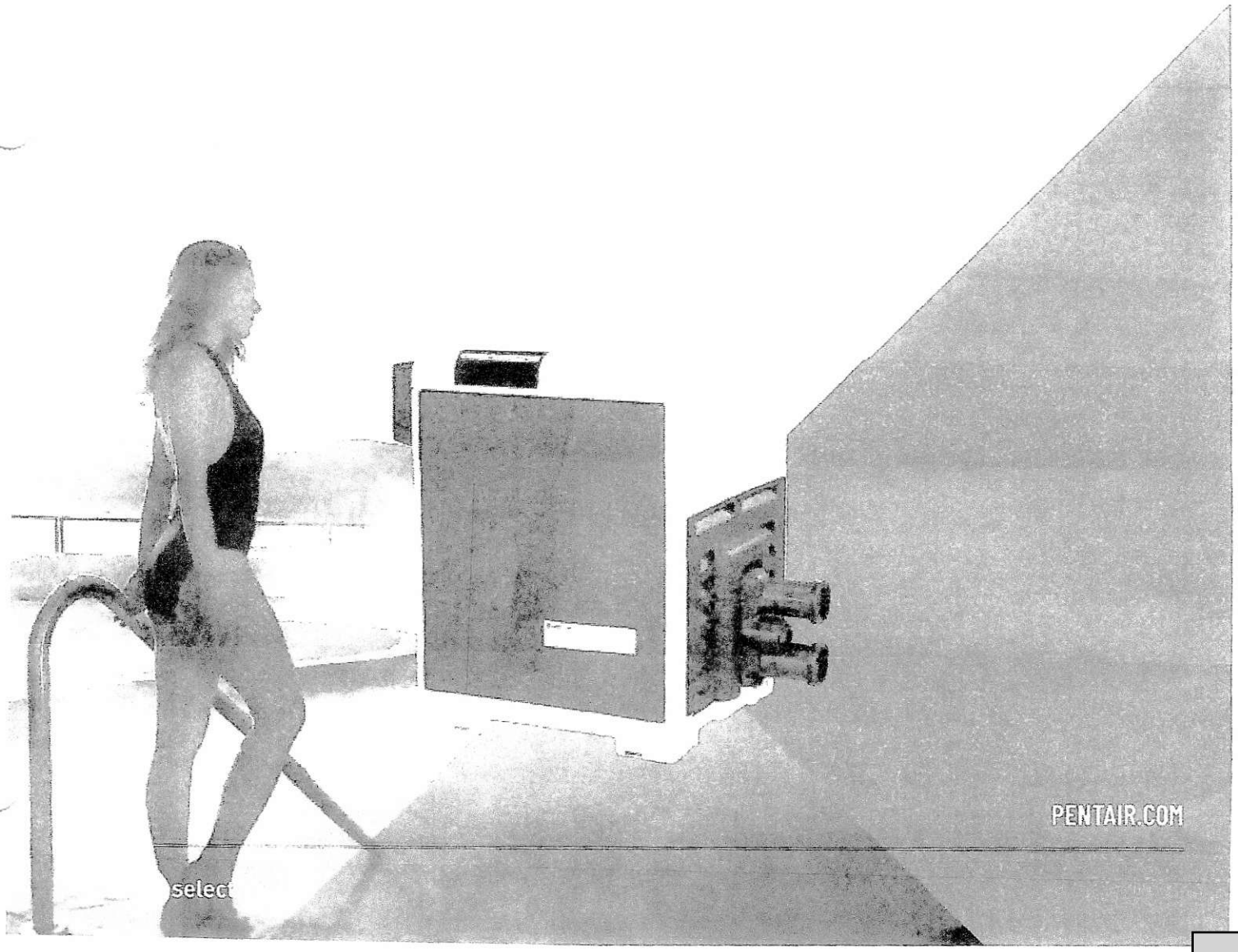
PENTAIR

MASTERTEMP®

MASTERTEMP®

HIGH PERFORMANCE HEATER

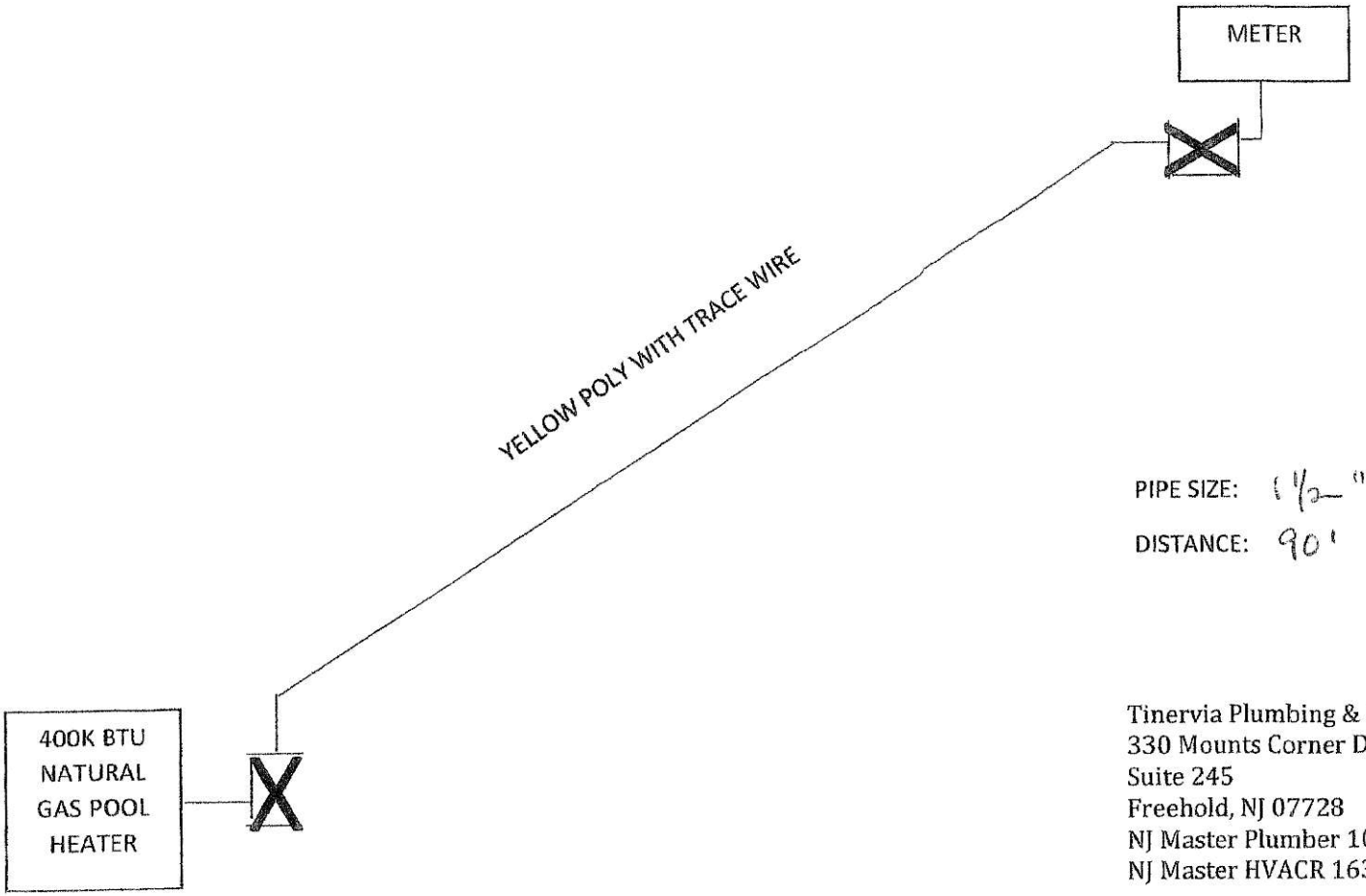
Fast, efficient and built to enhance your pool enjoyment.



BLOCK: 63

LOT: 25

ADDRESS: 62 Pearce Ave, Manasquan, NJ 08736



PIPE SIZE: 1 1/2"

DISTANCE: 90'

Tinervia Plumbing & Heating, LLC
330 Mounts Corner Drive
Suite 245
Freehold, NJ 07728
NJ Master Plumber 10945
NJ Master HVACR 163

ELECTRICAL SUBCODE
TECHNICAL SECTION

NEW JERSEY UNIFORM CONSTRUCTION CODE

Date Received
Control #
Date Issued
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 25 Qualification Code

Work Site Location 62 Pearce Ave
Manasquan, NJ 08736

Owner in Fee: Confetti, Mike

Tel. 908 256-0837 e-mail confetti.mike@gmail.com

Address

Contractor: BDS Electric
Address – 45 Hilltop Road
Howell, NJ 07731
Contractor No.: 16606

Tel: 732-534-4300
email: bdselectric@gmail.com

Contractor I e-

Home Impr. ason

Federal Emp. ID No. FAX:

B. ELECTRICAL CHARACTERISTICS

Use Group Present Proposed

[ ] Pole/Pad # [ ] Temporary [ ] Other

Building Occupied as Utility Co.

Est. Cost of Elec. Work $ 2,500.00

JOB SUMMARY (Office Use Only)

PLAN REVIEW

[ ] No Plans Required

[ ] Partial -Underslab Utilities Approved
Date: Approved by:

[ ] Electric Plans Approved
Date: Approved by:

Joint Plan Review Required:
[ ] Bldg. [ ] Plumb. [ ] Fire. [ ] Elev.

SUBCODE APPROVAL for PERMIT
Date:
Approved by:

SUBCODE APPROVAL for CERTIFICATE
[ ] CO [ ] CCO [ ] CA
Date:
Approved by:

INSPECTIONS Type:	Failure	Failure	Approval	Initial
	Dates (Month/Day)			
Rough				
Barrier-Free				
Trench				
Temp. Serv.				
Constr. Serv.				
TCO				
Other				
Service				
Final				
Barrier-Free				

Temp. Cut-in-Card Date Issued

Final Cut-in-Card Date Issued

Annual Pool Inspection

Date of Grounding and Bonding Certification

1 White = Inspector Copy 2 Canary = Office Copy 3 Pink = Office Copy 4 Gold = Applicant Copy

U.C.C. F120 (rev. 11/09)
Internet version

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here:

Print name here: Bryan Sipilo

[ ] Licensed Elec. Contractor [ ] Certif'd Landscape Irrigation Cont'r [ ] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK: Service for pool equipment, 2 lights, electric for gas heater

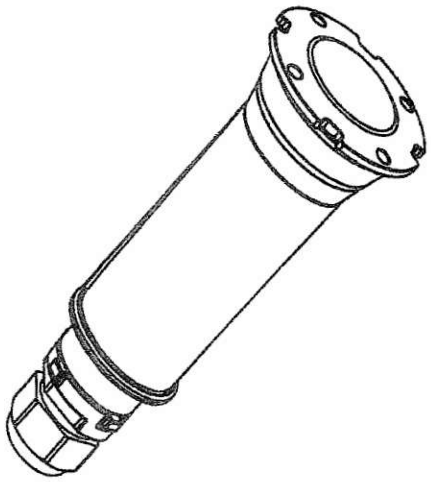
QTY.	SIZE	ITEMS	FEE (Office Use Only)
		Lighting Fixtures	
		Receptacles	
		Switches	
		Detectors	
		Light Poles	
		Motors—Fract. HP	
		Emergency & Exit Lights	
		Communications Points	
		Alarm Devices/F.A.C. Panel	
		TOTAL NUMBERS	$
2		Pool Permit/with UW Lights	
		Storable Pool/Spa/Hot Tub	
		KW Elec. Range/Receptacle	
		KW Oven/Surface Unit	
		KW Elec. Water Heater	
		KW Elec. Dryer/Receptacle	
		KW Dishwasher	
		HP Garbage Disposal	
		KW Central A/C Unit	
		HP/KW Space Heater/Air Handler	
		KW Baseboard Heat	
3	1 1/2	HP Motors 1/+ HP	
		KW Transformer/Generator	
		AMP Service	
1	60	AMP Subpanels	
		AMP Motor Control Center	
		KW Elec. Sign/Outline Light	

Administrative Surcharge $
Minimum Fee $
State Permit Surcharge Fee $
TOTAL FEE $

PENTAIR

GLOBRITE™ COLOR CHANGING UNDERWATER LED LIGHT

FOR POOL AND SPA



INSTALLATION AND USER'S GUIDE

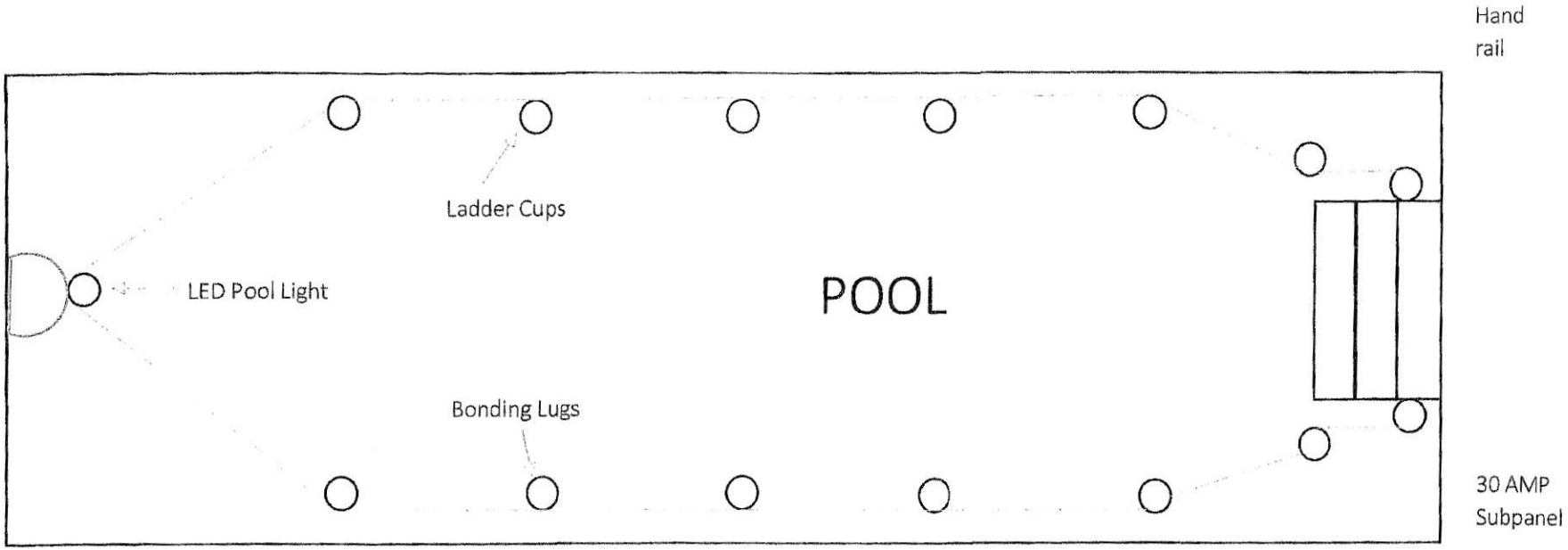
IMPORTANT SAFETY INSTRUCTIONS
READ AND FOLLOW ALL INSTRUCTIONS
SAVE THESE INSTRUCTIONS

Name: Comfort, Mike

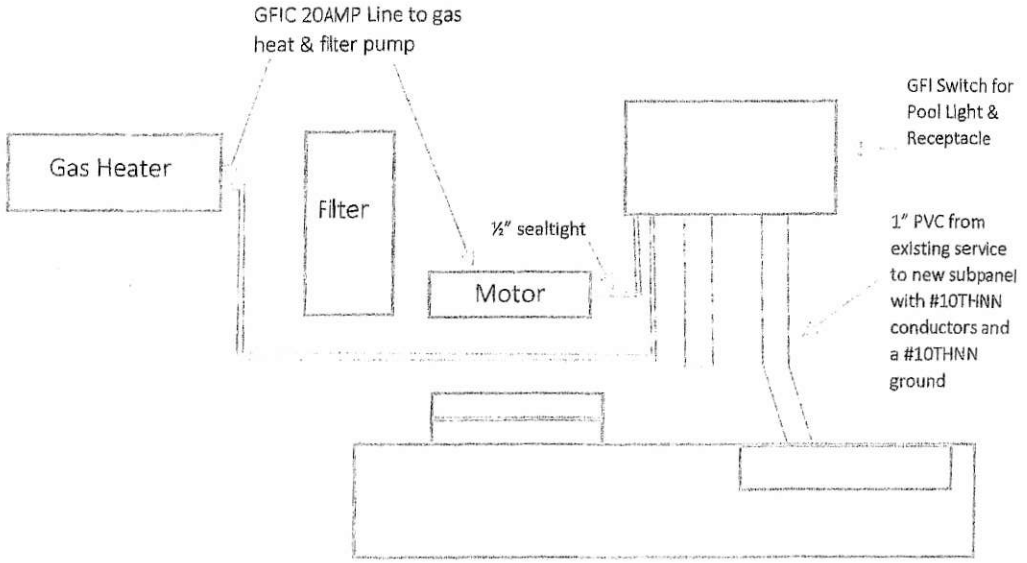
Address: 62 Pearce Ave Hasbrouck NJ 08736

Block: 63 Lot: 25

Note: All conduits will be kept at burial depth of 18 inches. Minimum size wire pulled to all devices and equipment shall be #12 THHN, all installation and wiring methods shall meet 2017 NEC.



Equipotential bonding grid to comply with the 2017 NEC, 680.26(B)(2)(B). Where a 8 AWG bare solid copper conductor shall follow the contour of the perimeter surface and shall be 18" to 24" from inside walls of the pool and under the perimeter surface 4" to 6" below grade.



BDS Electric Inc.
45 Hilltop Road
Howell, NJ 07731
732-534-4300

BORO ENGINEERING

March 1, 2021

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

Re: Boro File No. MSPB-R1470
Variance – Conforti
Block 63, Lot 25
62 Pearce Avenue
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. Pool Grading Plan prepared by William Jensen, Jr, PE, of the Jensen Design Group, dated October 14, 2020, last revised November 16, 2020.

The property is located in the R-2 Residential Zone with frontage on Pearce Avenue. With this application, the applicant is proposing to construct a new in-ground pool in the rear yard, paver patio, and associated site improvements. The application is deemed complete as of March 1, 2021.

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 use is permitted.

2. The following variances are required as part of this application:

   a. A maximum lot coverage of 45% permitted, whereas a lot coverage of 58.9% is proposed (72.5% exists).

   b. A minimum patio setback of 5 feet is required, whereas a setback of approximately 1 foot is proposed.

3. The following non-conformities exist and will not be modified as part of this application:

   a. A maximum building coverage 30% is permitted, whereas a building coverage of 46.3% exists.

BORO ENGINEERING

Re: Boro File No. MSPB-R1470
Variance – Conforti
Block 63, Lot 25

March 1, 2021
Sheet 2

b. A minimum front yard setback of 25 feet is required, whereas a setback of 24.9 feet exists.

c. A maximum accessory building of 600 square feet is permitted, whereas a building of approximately 1,435 square feet exists.

4. The proposed bottom of the pool is at elevation 14.8. The applicant's engineer has provided test pit data which shows the existing groundwater is at or below elevation 7.3. The proposed pool coping is to be raised approximately 1.5 feet to allow for the 4 feet deep pool.

5. The plan indicates that pool compliant safety fencing will be provided around the entire yard.

6. It does not appear that any existing trees on the property will be removed as part of the application.

7. Any curb and sidewalk must be replaced along Pearce 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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
William Jensen,, Jr, PE
Jensen Design Group, 2150 Route 35, Suite 250, Sea Girt, NJ 08750
Michael Conforti
62 Pearce Avenue, Manasquan, NJ 08736

LORTECH INC.
CONSTRUCTION ENGINEERING

March 15, 2021

Mr. Mike Conforti
62 Pearce Avenue
Manasquan, NJ 08736

Re: Pool Grading Plan / Foundation
Block 63 Lot 25
Manasquan, NJ

Dear Mr. Conforti:

Lortech, Inc. was retained to investigate what, if any negative impacts a proposed pool at the rear of the above referenced home would have on the rear foundation of the home. I offer the following.

I was provided with a Pool Grading Plan, last revised on 11/16/20 as prepared by the Jensen Design Group. The plan indicates a proposed 8' x 14' pool three (3') behind the home. The bottom of the proposed pool is approximately 3' below surrounding grade (Elev. 17.3 – Elev. 14.8 - 0.5' minimum Gunite thickness = 3').

The rear foundation wall of the home is constructed of 12" CMU block and was found to be in good condition with no observable bowing, cracking, etc. at the time of my March 5, 2021 inspection. The basement slab at the rear of the home is at Elev. 11.4 or approximately 2.9' below bottom of pool.

Utilizing a conservative approach to soil classification for the area, the zone of influence for the pool is such that it will not negatively impact the foundation wall of the home.

In summary, the Gunite pool may be constructed at the elevations depicted on the Jensen plan with no need to reinforce the rear foundation wall of the home. Increasing the depth of the pool an additional foot as discussed would not create any concerns with the foundation.

Should you have any questions please feel free to contact this office.

Sincerely,

William C. Longo, P.E.
N.J.P.E. #35284

182 South Street • Freehold, NJ 07728
P: 732-863-1403 • F: 732-863-1405
email: longo@lortechengineering.com
www.lortechengineering.com