

**MANASQUAN PLANNING BOARD MEETING AGENDA
CONDUCTED WITH ZOOM
DECEMBER 14, 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 December 14, 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. Regular Meeting Minutes - July 20, 2021

APPLICATION

2. #35-2021 Cinfio, Janet & Scott - 337 Beachfront/336 First Avenue - Block 185 Lot 14
3. #43-2021 - VFW Lodge 1838 - 30 Ridge Avenue - Block 43 Lot 4.01
4. #46-2021 Ricci, Robert - 451 Long Avenue - Block 175 Lot 45.01

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

June 30, 2021

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

Re: Boro File No. MSPB-R1610
Variance – Cinfio
Block 185, Lot 14
337 Beachfront/336 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 Charles Lindstrom, P.E. of Lindstrom, Diessner & Carr, P.C., dated December 31, 2020., last revised June 3, 2021
2. Architectural Floorplans and Elevations prepared by Jeff Schneider, RA, dated May 20, 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 raised two story garage dwelling on First Avenue, a two and one half story dwelling on the beachfront, and associated site improvements. This application is deemed complete as of June 30, 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 14

- a. A maximum building coverage of 35% is permitted, whereas a building coverage of 46.4% is proposed (45.4% exists).
- b. A minimum building separation of 35 feet is required, whereas a separation of approximately 22 feet is proposed.

Re: Boro File No. MSPB-R1610
Variance – Cinfio
Block 185, Lot 14

June 30, 2021
Sheet 2

- c. Standby generators are prohibited in any side yard, whereas the proposed generator is located in the northern side yard.
- d. A maximum driveway width of 20 feet is permitted, whereas a driveway width of approximately 22 feet is proposed.

Beachfront Dwelling (337 Beachfront)

- e. A minimum front yard setback of 15 feet is required, whereas a setback of 10.7 feet is proposed to the deck (15.7 feet exists).
- f. A maximum dormer length of 10 feet is permitted, whereas a dormer length of 20 feet is proposed for the stairwell dormer.

First Avenue Dwelling (336 First Avenue)

- g. A minimum front yard setback of 10 feet is required, whereas a setback of 8.7 feet is proposed (0.8 feet exists).
3. The base flood elevation for the property is 14 (Zone VE). The finish first floor of the First Avenue dwelling is proposed at elevation 14.68 and the beachfront dwelling at elevation 16.50.
 4. The air conditioning units and generator are proposed to be located on a raised platform on the north side of the First Avenue dwelling at elevation 16.50.
 5. The applicant should confirm that the required 80 square feet of storage space is proposed in the First Avenue garage.
 6. Four conforming parking spaces are provided within the First Avenue garage.
 7. A dedicated walkway to the beachfront is proposed as required.
 8. 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, however the applicant does propose a recharge system connected to a bubbler inlet near the sidewalk.
 9. Construction details for the proposed retaining walls, concrete apron, and pavers should be provided on the plans.
 10. A landscaping plan for the property must be provided. No trees will be removed as part of this application.
 11. Any new utilities should be located underground if possible. The two dwellings are proposed to be serviced by separate water and sewer lines.
 12. Any curb and sidewalk must be replaced along First Avenue as necessary.



Re: Boro File No. MSPB-R1610
Variance – Cinfo
Block 185, Lot 14

June 30, 2021
Sheet 3

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Albert Yodakis", written over a horizontal line.

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
C. Keith Henderson, esq.
52 Abe Voorhees Drive, Manasquan, NJ 08736
Charles Lindstrom, P.E.
Lindstrom, Diessner & Carr, 136 Drum Point Road, Suite 6, Brick, NJ 08723

June 30, 2021
Revised: September 14, 2021

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

Re: Boro File No. MSPB-R1610
Variance – Cinfio
Block 185, Lot 14
337 Beachfront/336 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 Charles Lindstrom, P.E. of Lindstrom, Diessner & Carr, P.C., dated December 31, 2020., last revised August 31, 2021
2. Architectural Floorplans and Elevations prepared by Jeff Schneider, RA, dated August 31, 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 raised two story garage dwelling on First Avenue, a two and one half story dwelling on the beachfront, and associated site improvements. This application was previously deemed complete on of June 30, 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 14

- a. A maximum building coverage of 35% is permitted, whereas a building coverage of 46.4% is proposed (45.4% exists).
- b. A maximum lot coverage of 50% is permitted, whereas a lot coverage of 51.1% is proposed.

Re: Boro File No. MSPB-R1610
Variance – Cinfio
Block 185, Lot 14

September 14, 2021
Sheet 2

- c. A minimum building separation of 35 feet is required, whereas a separation of 18.7 feet is proposed.

Beachfront Dwelling (337 Beachfront)

- d. A minimum front yard setback of 15 feet is required, whereas a setback of 10.7 feet is proposed to the deck (15.7 feet exists).
- e. A maximum dormer length of 10 feet is permitted, whereas a dormer length of 19 feet 4 inches is proposed for the stairwell dormer.

First Avenue Dwelling (336 First Avenue)

- f. A minimum front yard setback of 10 feet is required, whereas a setback of 8.7 feet is proposed (0.8 feet exists).

3. The following non-conformities exist on Lot 14 and are not proposed to be modified as part of this application:
 - a. A maximum driveway curb cut width of 20 feet is permitted, whereas a curb cut of approximately 20.4 feet exists.
4. The base flood elevation for the property is 14 (Zone VE). The finish first floor of the First Avenue dwelling is proposed at elevation 16.48 and the beachfront dwelling at elevation 16.50.
5. The air conditioning units and generator are proposed to be located on a raised platform and have been relocated to the south side of the First Avenue dwelling at elevation 16.50. All mechanicals are located within the building envelope and are outside of the required 5 foot setback.
6. The applicant should confirm that the required 80 square feet of storage space is proposed in the First Avenue garage.
7. Four conforming parking spaces are provided within the First Avenue garage.
8. A dedicated walkway to the beachfront is proposed as required.
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, however the applicant does propose a recharge system connected to a bubbler inlet near the sidewalk.
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.



Re: Boro File No. MSPB-R1610
Variance – Cinfio
Block 185, Lot 14

September 14, 2021
Sheet 3

12. Any new utilities should be located underground if possible. The two dwellings are proposed to be serviced by separate water and sewer lines.
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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
C. Keith Henderson, esq.
52 Abe Voorhees Drive, Manasquan, NJ 08736
Charles Lindstrom, P.E.
Lindstrom, Diessner & Carr, 136 Drum Point Road, Suite 6, Brick, NJ 08723

November 10, 2021

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

Re: Boro File No. MSPB-R1610
Variance – Cinfo
Block 185, Lot 14
337 Beachfront/336 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 Charles Lindstrom, P.E. of Lindstrom, Diessner & Carr, P.C., dated December 31, 2020., last revised October 18, 2021
2. Architectural Floorplans and Elevations prepared by Jeff Schneider, RA, dated October 22, 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 raised two story garage dwelling on First Avenue, a two and one half story dwelling on the beachfront, and associated site improvements. This application was previously deemed complete on of June 30, 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 14

- a. A maximum building coverage of 35% is permitted, whereas a building coverage of 39.9% is proposed (45.4% exists).



Re: Boro File No. MSPB-R1610
 Variance – Cinfio
 Block 185, Lot 14

November 10, 2021
 Sheet 2

- b. A minimum building separation of 35 feet is required, whereas a separation of approximately 30 feet is proposed. It should be noted that the above ground building separation is 35.8 feet.
- c. Four parking spaces are required, whereas 2 conforming parking spaces are provided in the First Avenue garage building. Two undersized spaces, approximately 15.5 feet long are available outside the cartway of First Avenue, but they are partially located within the right-of-way.

Beachfront Dwelling (337 Beachfront)

- d. A minimum front yard setback of 15 feet is required, whereas a setback of 10.7 feet is proposed to the deck (15.7 feet exists).
- e. A maximum dormer length of 10 feet is permitted, whereas a dormer length of 18 feet 10 inches is proposed for the stairwell dormer.

First Avenue Dwelling (336 First Avenue)

- f. A minimum front yard setback of 10 feet is required, whereas a setback of 6 feet is proposed (0.8 feet exists).
3. The applicant proposes to reconstruct the existing curb to provide a conforming 20 feet wide curb cut.
 4. The base flood elevation for the property is 14 (Zone VE). The finish first floor of the First Avenue dwelling is proposed at elevation 16.48 and the beachfront dwelling at elevation 16.50.
 5. The air conditioning units and generator are proposed to be located on a raised platform and have been relocated to the south side of the First Avenue dwelling at elevation 16.50. All mechanicals are located behind the building envelope and are outside of the required 5 feet setback.
 6. The applicant should confirm that the required 80 square feet of storage space is proposed in the First Avenue garage.
 7. A dedicated walkway to the beachfront is proposed as required.
 8. 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, however the applicant does propose a recharge system connected to a bubbler inlet near the sidewalk.
 9. Construction details for the proposed retaining walls, concrete apron, and pavers should be provided on the plans.



Re: Boro File No. MSPB-R1610
Variance – Cinfio
Block 185, Lot 14

November 10, 2021
Sheet 3

10. A landscaping plan for the property must be provided. No trees will be removed as part of this application.
11. Any new utilities should be located underground if possible. The two dwellings are proposed to be serviced by separate water and sewer lines.
12. 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,

A handwritten signature in black ink, appearing to read "Albert Yodakis", written over a horizontal line.

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
C. Keith Henderson, esq.
52 Abe Voorhees Drive, Manasquan, NJ 08736
Charles Lindstrom, P.E.
Lindstrom, Diessner & Carr, 136 Drum Point Road, Suite 6, Brick, NJ 08723

December 9, 2021

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

Re: Boro File No. MSPB-R1610
Variance – Cinfio
Block 185, Lot 14
337 Beachfront/336 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 Charles Lindstrom, P.E. of Lindstrom, Diessner & Carr, P.C., dated December 31, 2020., last revised November 30, 2021
2. Architectural Floorplans and Elevations prepared by Jeff Schneider, RA, dated December 2, 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 raised two story garage dwelling on First Avenue, a two and one half story dwelling on the beachfront, and associated site improvements. The building coverage has been reduced to comply with the required 35% coverage and the First Avenue dwelling has been moved back to provide an 18 feet front yard setback. This application was previously deemed complete on of June 30, 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 14

- a. A minimum building separation of 35 feet is required, whereas a separation of 30.8 feet is proposed.

Re: Boro File No. MSPB-R1610
 Variance – Cinfio
 Block 185, Lot 14

December 9, 2021
 Sheet 2

- b. Four parking spaces are required, whereas 2 conforming parking spaces are provided in the First Avenue garage building. Two slightly undersized spaces, 18 feet long are available on the property where 9' x 19' stalls are required.

Beachfront Dwelling (337 Beachfront)

- c. A minimum front yard setback of 15 feet is required, whereas a setback of 10.7 feet is proposed to the deck (15.7 feet exists).
- d. A maximum dormer length of 10 feet is permitted, whereas a dormer length of 18 feet 10 inches is proposed for the stairwell dormer. The applicant should be prepared to explain the necessity of the dormer length as there is a closet proposed within the stairwell dormer area.

First Avenue Dwelling (336 First Avenue)

- e. Standby generators must be located in the rear yard behind the building envelope, whereas the proposed generator is located in the southerly side yard and not behind the building envelope.
3. The applicant proposes to reconstruct the existing curb to provide a conforming 20 feet wide curb cut.
 4. The base flood elevation for the property is 14 (Zone VE). The finish first floor of the First Avenue dwelling is proposed at elevation 16.48 and the beachfront dwelling at elevation 16.50.
 5. The air conditioning units and generator are proposed to be located on a raised platform and have been relocated to the south side of the First Avenue dwelling at elevation 16.17.
 6. The required 80 square feet of storage space is now delineated the First Avenue garage.
 7. A dedicated walkway to the beachfront is proposed as required.
 8. 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, however the applicant does propose a recharge system connected to a bubbler inlet near the sidewalk.
 9. Construction details for the proposed retaining walls, concrete apron, and pavers should be provided on the plans.



Re: Boro File No. MSPB-R1610
Variance – Cinfio
Block 185, Lot 14

December 9, 2021
Sheet 3

10. A landscaping plan for the property must be provided. No trees will be removed as part of this application.
11. The two dwellings are proposed to be serviced by separate water and sewer lines.
12. 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,

A handwritten signature in black ink, appearing to read "Al Yodakis", is written over a horizontal line.

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
C. Keith Henderson, esq.
52 Abe Voorhees Drive, Manasquan, NJ 08736
Charles Lindstrom, P.E.
Lindstrom, Diessner & Carr, 136 Drum Point Road, Suite 6, Brick, NJ 08723

**PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY**

I. APPLICANT: Janet & Scott Cinfio, NJDMDC, LLC

Address: 217 Horseback Hollow, Austin, TX 78732

Phone: 650-224-1759

Property Address: 337 Beachfront/336 First Ave
Block 185, Lot 14, Zone R-4
Flood Zone: VE BFE: 14 ft DFE: 15 ft
Manasquan, New Jersey 08736

II. TYPE OF APPLICATION: Bulk Variances
Section 35-9.4

SITE			
	REQUIRED	EXISTING	PROPOSED
Area of Lot	4,200 s.f.	4,481 s.f.	4,481 s.f.
Percentage of Lot Coverage (Building)	35%	45.4%*	46.4%**
Percentage of Lot Coverage (Imp)	50%	73.8%	50%
Lot Frontage	30 ft.	32 ft	32 ft.
337 BEACHFRONT			
Front Yard Setback	15 ft	15.7 ft	15.8 ft to dwelling; 10.7 ft to the deck* *
Side Setback (N)	5ft	2.8 ft*	5 ft
Side Setback (S)	5ft	4.6 ft*	5.1 ft
Rear Setback	15 ft	78.1 ft	67.5 ft
Building Height-Stories	33 ft. 2.5 stories	19.07 ft 1.5 stories	32.58 ft 2.5 stories
336 FIRST AVE			
Front Yard Setback	10 ft	0.8 ft	8.7 ft**
Side Setback (N)	5ft	8.7 ft	5.2 ft
Side Setback (S)	5ft	3.7 ft*	5.0 ft
Rear Setback	15 ft	98.1 ft	91.2 ft
Building Height-Stories	32 ft 2 stories	21.77 ft 1.5	31.79 ft 2

Previously approved existing Non-Conformity *
Variance Requested **

Section 35-9.4- Dormer Length—10 ft permitted; 20 ft. proposed.

Section 35-11.8i- Prohibits locating standby generator in the side yard.

Section 35-7.7- Driveway Width—20 ft permitted; 22 ft. proposed.

III. SITE INFORMATION:

Street Address: 336 First Ave/337 Beachfront

Block 185, Lot 14

Zoning Districts: R-4

Present Use: Two Single Family Residential Dwellings

Proposed Use: Two Single Family Residential Dwellings

VI. ZONE REQUIREMENTS: R-4 Zone

Min. Lot Area: 4,200 SF

Min Lot Frontage: 30 ft

Front Yard Setback: 15/10 ft

Side Setback: 5ft

Rear Setback: 15 ft

Max. Bldg. Height: 35 ft (33 ft for non-conforming lot)

Max Stories: 2 ½

Max. Bldg. Coverage: 35%

Max. Lot Coverage: 50%

V. MISCELLANEOUS:

1. Is the Applicant the Landowner? Yes
2. Does the Applicant own any adjoining land? No
3. Are the property taxes paid to date? Yes

- 4. Have there been any previous applications to the Planning Board or Board of Adjustment concerning this property? No.
- 5. Are there any deed restrictions, easements or covenants affecting the property?

VI. COMMENT:

Applicant seeks to remove all the existing buildings and structures on the property and construct a new single family dwelling fronting on the Beachfront and a new garage apartment fronting on First Avenue.

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

6/18/21
Date



MICHAEL D. HENDERSON, ESQ
Attorney for Applicant

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

May 27, 2021

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

Re: Block: 185 Lot: 14 Zone: R-4 Flood Zone: VE BFE: 14ft. DFE: 15ft.
Cinfio – 337 Beachfront, 336 First Avenue

Dear Sir:

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

Remove all of the existing buildings and structures on the property and construct a new single family dwelling fronting on the beachfront and a new garage apartment fronting on First Avenue.

Plot plan prepared by Charles Lindstrom on December 31, 2020. Conceptual building plans prepared by Jeff Schneider on May 20, 2021.

Application denied for the following reason(s):

Lot:

Section 35-9.4 – Building Coverage – 35% Permitted
46.4% Proposed

337 Beachfront:

Section 35-9.4 – Front Setback – 15ft Required
10.7ft Proposed

“ - Dormer Length – 10ft Permitted
20ft. Proposed

336 First Avenue:

Section 35-9.4 – Front Setback – 10ft. Required
8.7ft. Proposed

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

Section 35-7.7 – Driveway Width – 20ft. Permitted
22ft. Proposed

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

June 15, 2021

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

Re: Block: 185 Lot: 14 Zone: R-4 Flood Zone: VE BFE: 14ft. DFE: 15ft.
Cinffio – 337 Beachfront, 336 First Avenue

Dear Sir:

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

Remove all of the existing buildings and structures on the property and construct a new single family dwelling fronting on the beachfront and a new garage apartment fronting on First Avenue.

Plot plan prepared by Charles Lindstrom on December 31, 2020. Conceptual building plans prepared by Jeff Schneider on May 20, 2021.

Application denied for the following reason(s):

Lot:

Section 35-9.4 – Building Coverage – 35% Permitted
46.4% Proposed

337 Beachfront:

Section 35-9.4 – Front Setback – 15ft Required
10.7ft Proposed

“ - Dormer Length – 10ft Permitted
20ft. Proposed

“ - Half Story – 60% Permitted
64% Proposed

336 First Avenue:

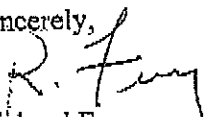
Section 35-9.4 – Front Setback – 10ft. Required
8.7ft. Proposed

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

Section 35-7.7 – Driveway Width – 20ft. Permitted
22ft. Proposed

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



732-223-0544
Fax 732-223-1

Item 2.

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

June 16, 2021

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

Re: Block: 185 Lot: 14 Zone: R-4 Flood Zone: VE BFE: 14ft. DFE: 15ft.
Cinfio – 337 Beachfront, 336 First Avenue

Dear Sir:

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

Remove all of the existing buildings and structures on the property and construct a new single family dwelling fronting on the beachfront and a new garage apartment fronting on First Avenue.

Plot plan prepared by Charles Lindstrom on December 31, 2020. Conceptual building plans prepared by Jeff Schneider on May 20, 2021.

Application denied for the following reason(s):

Lot:

Section 35-9.4 – Building Coverage – 35% Permitted
46.4% Proposed

337 Beachfront:

Section 35-9.4 – Front Setback – 15ft Required
10.7ft Proposed

“ - Dormer Length – 10ft Permitted
20ft. Proposed

336 First Avenue:

Section 35-9.4 – Front Setback – 10ft. Required
8.7ft. Proposed

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

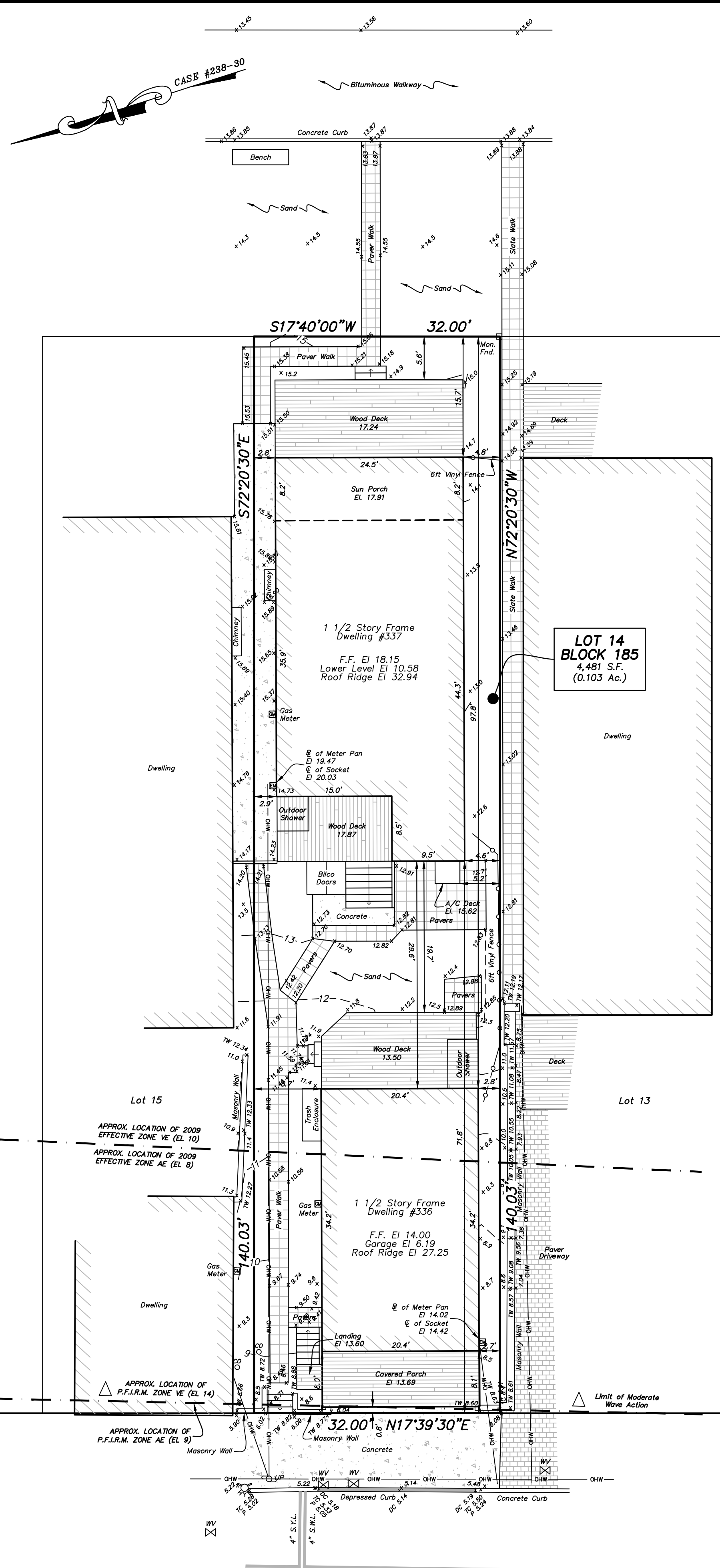
Section 35-7.7 – Driveway Width – 20ft. Permitted
22ft. Proposed

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

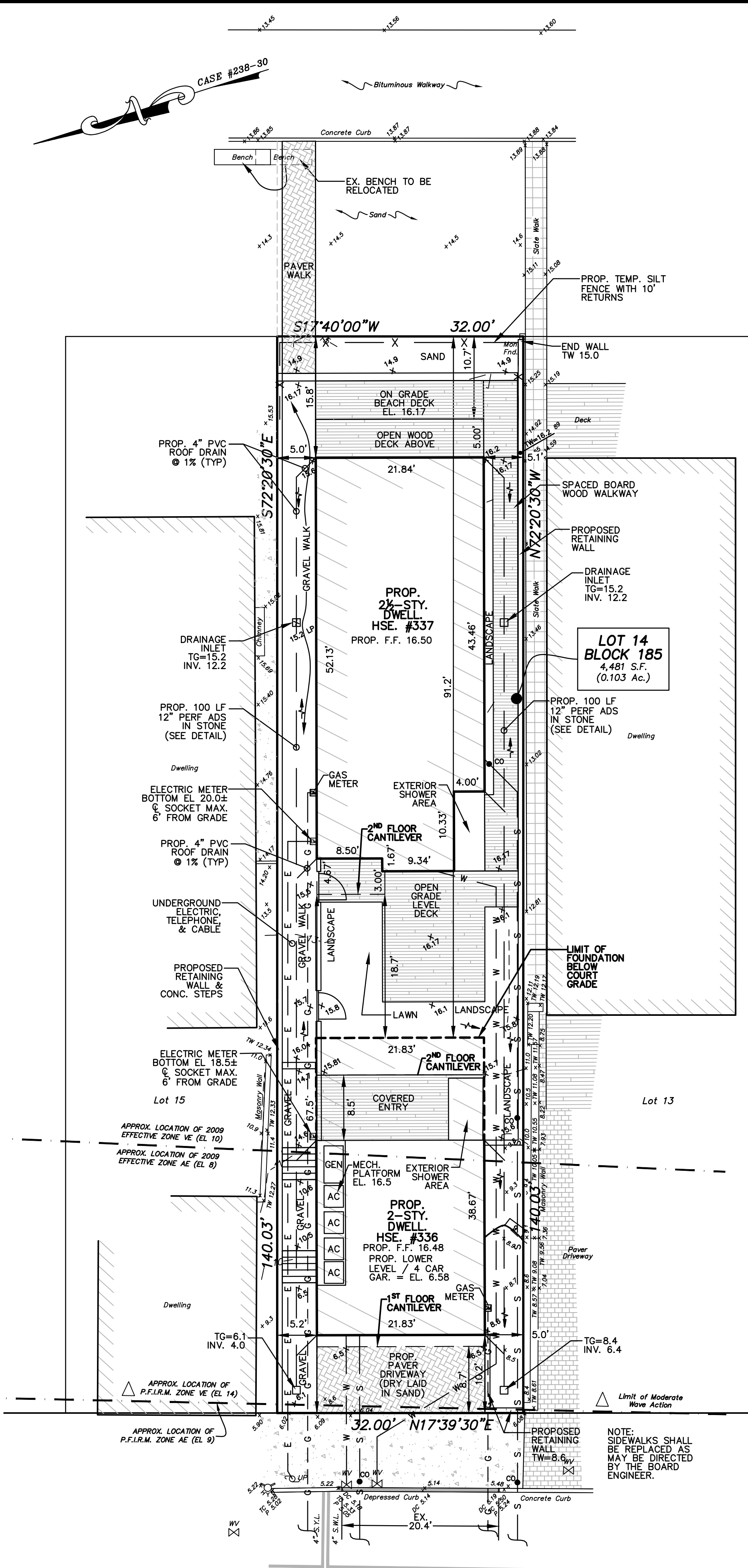
Sincerely,



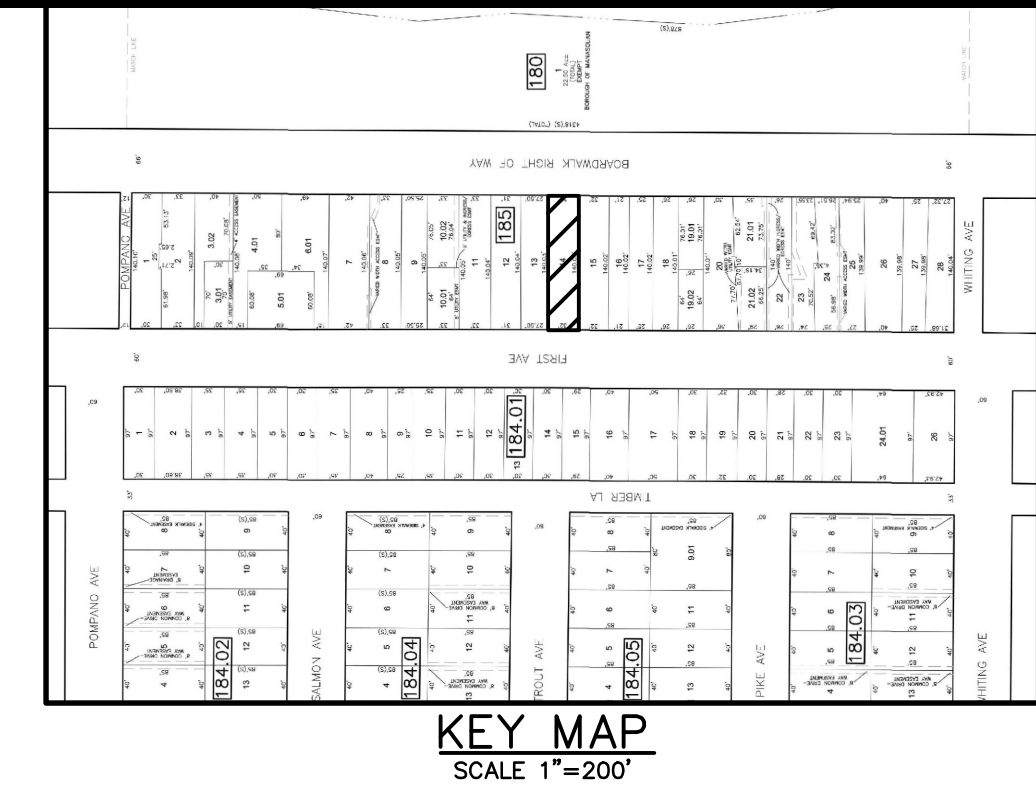
Richard Furey
Zoning/Code Enforcement Officer



EXISTING CONDITIONS PLAN
SCALE 1"=10'



PROPOSED DEVELOPMENT PLAN
SCALE 1"=10'



- GENERAL NOTES:**
- SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY LOT 14 BLOCK 185 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY." PREPARED BY LINDSTROM, DIESSNER AND CARR P.C. DATED 7/20/2020. WILLIAM H. DOOLITTLE P.L.S. FOR JANET & SCOTT CINFIO.
 - ELEVATIONS BASED ON NAVD 1988 DATUM AND GPS RTK OBSERVATIONS.
 - PROPERTY LOCATED IN FLOOD ZONES AE (EL 8) & VE (EL 10). COMMUNITY NUMBER 345303 MAP NUMBER 34025004567, EFFECTIVE DATE SEPTEMBER 25, 2009. PROPERTY LOCATED IN FLOOD ZONES AE (EL 9) & VE (EL 14) LIMWA, BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS REVISED JANUARY 31, 2014.
 - UTILITIES ARE EXISTING AND SHALL REMAIN AND BE RECONNECTED TO PROPOSED DWELLING IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND UTILITY COMPANY REQUIREMENTS. LOCATION OF EX. UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION.
 - FOR COMPLETE BUILDING DIMENSIONS AND INFORMATION SEE ARCHITECTURAL PLANS.
 - THERE ARE NO WETLANDS ON SITE.
 - THERE IS NO BELOW GRADE BASEMENT PROPOSED.
 - A FLOOR WITH A FLOOR THAT IS NOT 1 FOOT ABOVE THE BFE IS NOT PERMITTED.
 - ANY AND ALL IMPORTED EARTHEN MATERIAL SHALL BE CERTIFIED CLEAN.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND EACH DWELLING SHALL HAVE SEPARATE UTILITIES.

OWNER/APPLICANT:
 JANET & SCOTT CINFIO
 NJDMDC, LLC
 217 HORSEBACK HOLLOW
 AUSTIN, TX 78732

PROPERTY IS LOCATED IN THE R-4 DISTRICT

FIRST AVENUE HOUSE #336			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	10 FT.	0.8 FT.**	8.7 FT.**
SIDE SETBACK NORTH	5 FT.	8.7 FT.**	5.0 FT.
SIDE SETBACK SOUTH	5 FT.	3.7 FT.**	5.0 FT.
REAR SETBACK	15 FT.	97.8 FT.*	91.2 FT.
DIST. TO BLDG.	35 FT.	29.6 FT.*	18.7 FT.**
MAX. HEIGHT ⁽¹⁾	33 FT.	21.77 FT.	31.79 FT.
			2 Sty

VARIANCE REQUESTED FOR STANDBY GENERATOR IN SIDE YARD (SECT. 35-11.8)

PROPERTY IS LOCATED IN THE R-4 DISTRICT

TOTAL LOT ZONING CRITERIA			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	4,200 S.F.	4,481 S.F.	4,481 S.F.
LOT FRONTAGE	30 FT.	32.0 FT.	32.0 FT.
LOT WIDTH	30 FT.	32.0 FT.	32.0 FT.
BUILDING COVERAGE	35%	45.4%*	46.4%*
LOT COVERAGE	50%	73.8%*	50.0%

* EXISTING NON-CONFORMING
 ** VARIANCE REQUESTED

VARIANCE REQUESTED FOR DRIVEWAY CURB CUT (SECT 35-7.7c)
 REQUIRED 20 FEET MAX - EXISTING 20.4 FT. AT CURB LINE **
 DRIVEWAY WIDTH 22' PROP. **

PROPERTY IS LOCATED IN THE R-4 DISTRICT

OCEAN FRONT HOUSE #337			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	15 FT.	15.7 FT.	15.8 FT. DWELL; 10.7 FT. DECK**
SIDE SETBACK NORTH	5 FT.	2.8 FT.**	5.0 FT.
SIDE SETBACK SOUTH	5 FT.	4.6 FT.	5.1 FT.
REAR SETBACK	15 FT.	71.8 FT.	67.5 FT.
DIST. TO BLDG.	35 FT.	29.6 FT.*	18.7 FT.**
MAX. HEIGHT ⁽²⁾	33 FT.	19.07 FT.	32.58 FT.
			2 1/2 Sty.

* EXISTING NON-CONFORMING
 ** VARIANCE REQUESTED

(1) MEASURED FROM TC OF FIRST AVENUE 5.48
 (2) MEASURED FROM TC 13.87 AT THE BOARDWALK

- LEGEND:**
- 47- EXISTING CONTOUR
 - 48- PROPOSED CONTOUR
 - 49- EXISTING SPOT GRADE
 - 50- PROPOSED SPOT GRADE
 - 51- EXISTING INLET
 - 52- PROPOSED INLET
 - 53- EXISTING FIRE HYDRANT
 - 54- PROPOSED FIRE HYDRANT
 - 55- EXISTING M.H.
 - 56- PROPOSED M.H.
 - 57- EXISTING UTILITY POLE
 - 58- PROPOSED UTILITY POLE
 - 59- SOIL BORING LOCATION
 - 60- EXISTING VALVE
 - 61- PROPOSED VALVE
 - 62- EXISTING WOODS LINE
 - 63- PROPOSED WOODS LINE
 - 64- TOP OF BLOCK

REFERENCES USED:
 - FILED MAP, CASE #238-30
 - DEED BOOK 9358, PAGE 2093

PROPERTY DESCRIPTION:
 BEING KNOWN AS LOT 14 IN BLOCK 185 AS SHOWN ON A MAP ENTITLED "FINAL MAP OF BLOCK 185, LANDS OF AMERICAN TIMBER COMPANY, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J." FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON NOVEMBER 9, 1990 AS MAP CASE #238-30.

ALSO BEING KNOWN AS LOT 14 IN BLOCK 185 ON THE OFFICIAL TAX MAP SHEET 31 OF BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

Lindstrom, Diessner & Carr, P.C.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel. (732)477-8900 • Fax. (732)477-9026

PLOT PLAN
LOT 14 BLOCK 185

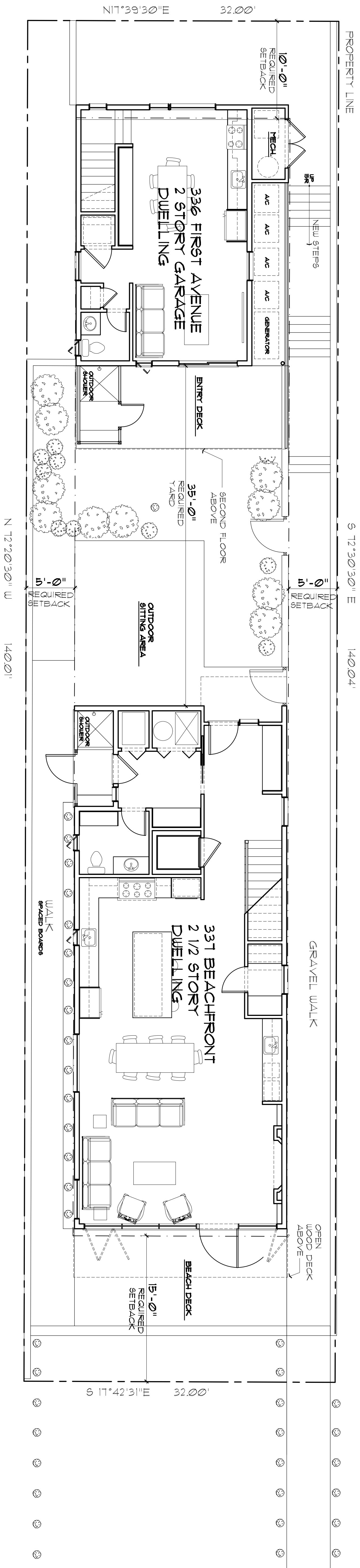
BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY

CHARLES E. LINDSTROM
 PROFESSIONAL ENGINEER N.J. LIC. NO. 246E02473900
 PROFESSIONAL PLANNER N.J. LIC. NO. 33U00233300

NO.	DATE	REVISION DESCRIPTION	BY
2	6/3/21	REVISED PER ZONING OFFICER DENIAL LETTER 5/27/21	JAR
1	3/31/21	REVISED PER ARCHITECT REVISIONS	JAR

DRAWN BY: JAR
 SCALE: 1"=20'
 DATE: 12/31/2020
 SHEET: 1 OF 2
 PROJECT: 20075

CONCRETE CURB



Site Plan
SCALE: 3/16" = 1'-0"

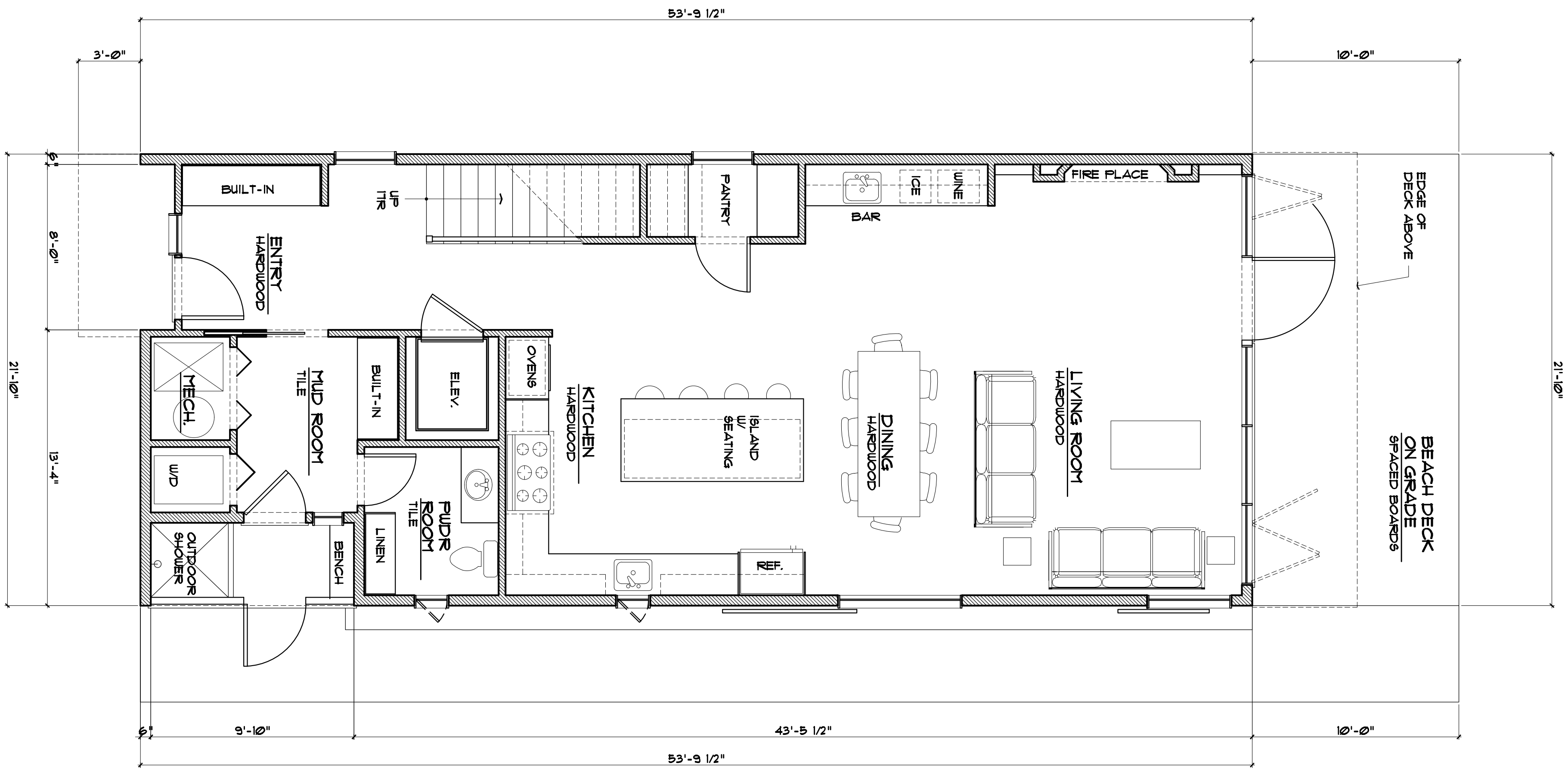
Site Plan Legend:	
	PROPERTY LINE
	SETBACK LINE
Plan North:	True North:

New Construction:
CINFIO RESIDENCE
336 First Avenue
Borough of Manasquan, New Jersey

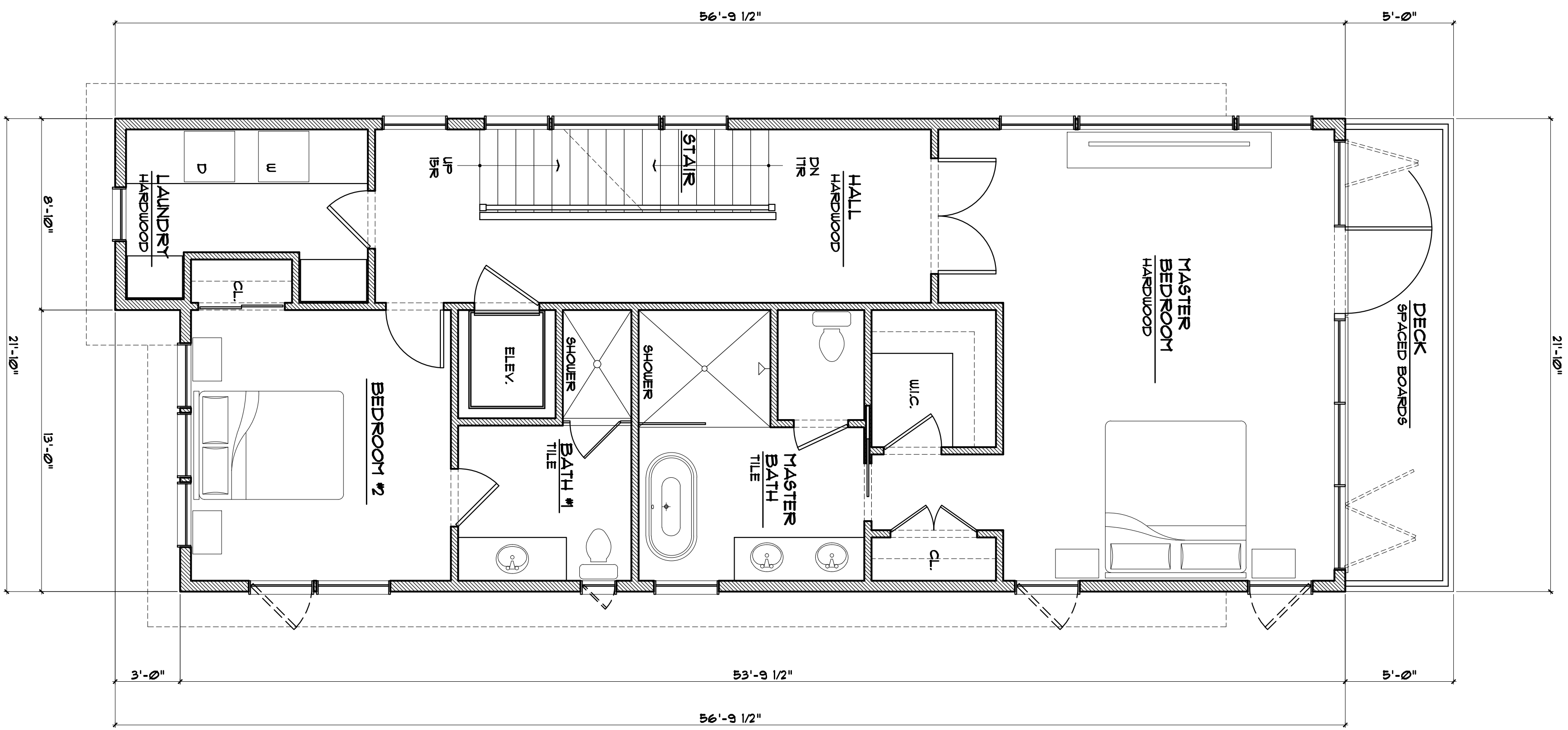
May 20, 2021	
revisions	date
1.	
2.	
3.	
4.	
project number	2021

Jeffrey G. Schneider
New Jersey Architect
A1015418

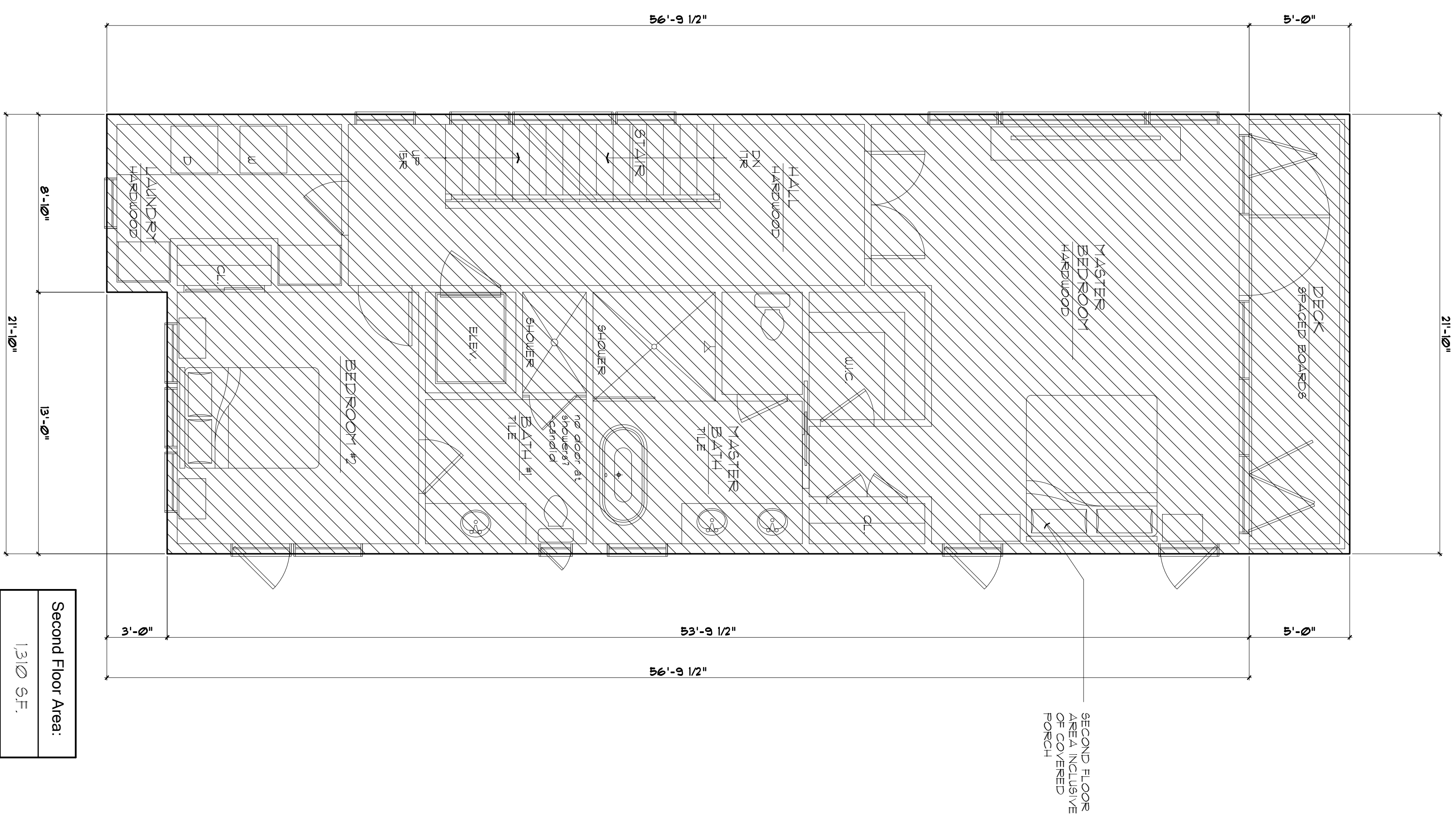
JEFF SCHNEIDER ARCHITECT
P.O. BOX 356
BAY HEAD, NJ 08742
(732) 892-8155 (T)
(732) 892-4331 (F)
JEFF@JEFFSCHNEIDERARCHITECT.COM



1
337 Beachfront
First Floor Plan
SCALE: 1/4" = 1'-0"



2
337 Beachfront
Second Floor Plan
SCALE: 1/4" = 1'-0"



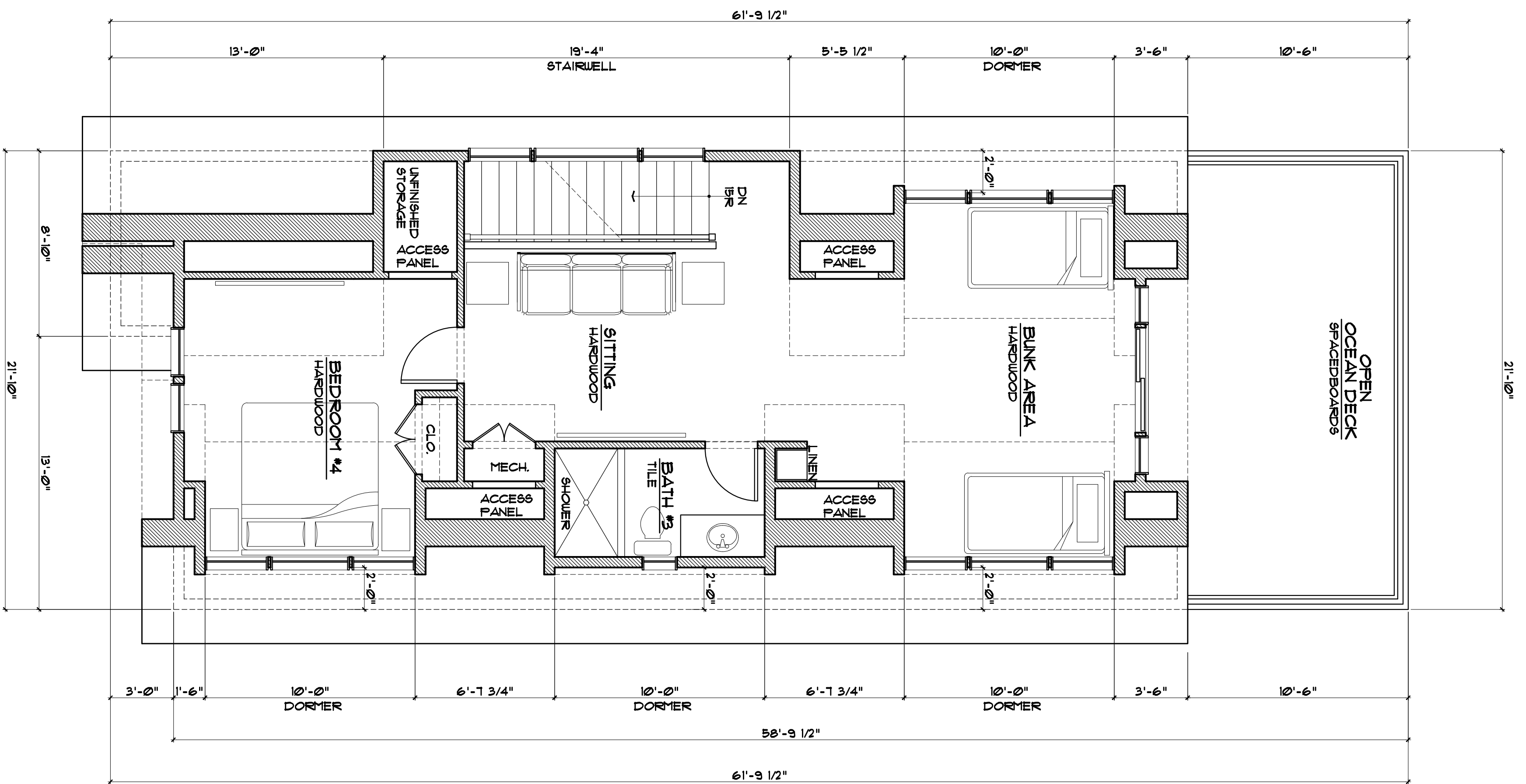
3
337 Beachfront
Second Floor Plan Area Diagram
SCALE: 1/4" = 1'-0"

Second Floor Area:
1310 SF.

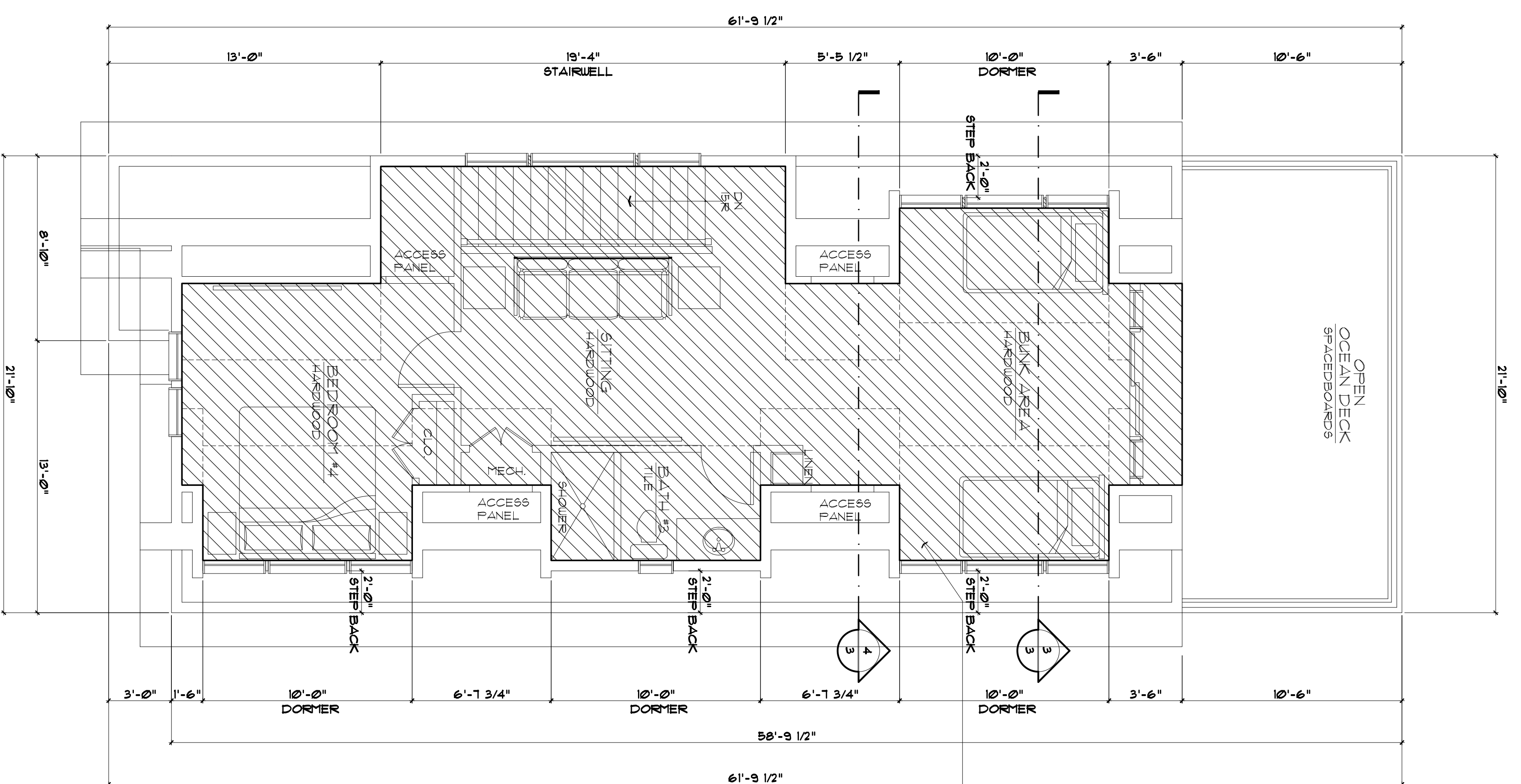
SECOND FLOOR
AREA INCLUSIVE
OF COVERED
PORCH

revisions	date
1.	
2.	
3.	
4.	
project number	2021

May 20, 2021



1
337 Beachfront
Finished Attic Floor Plan
SCALE: 1/4" = 1'-0"

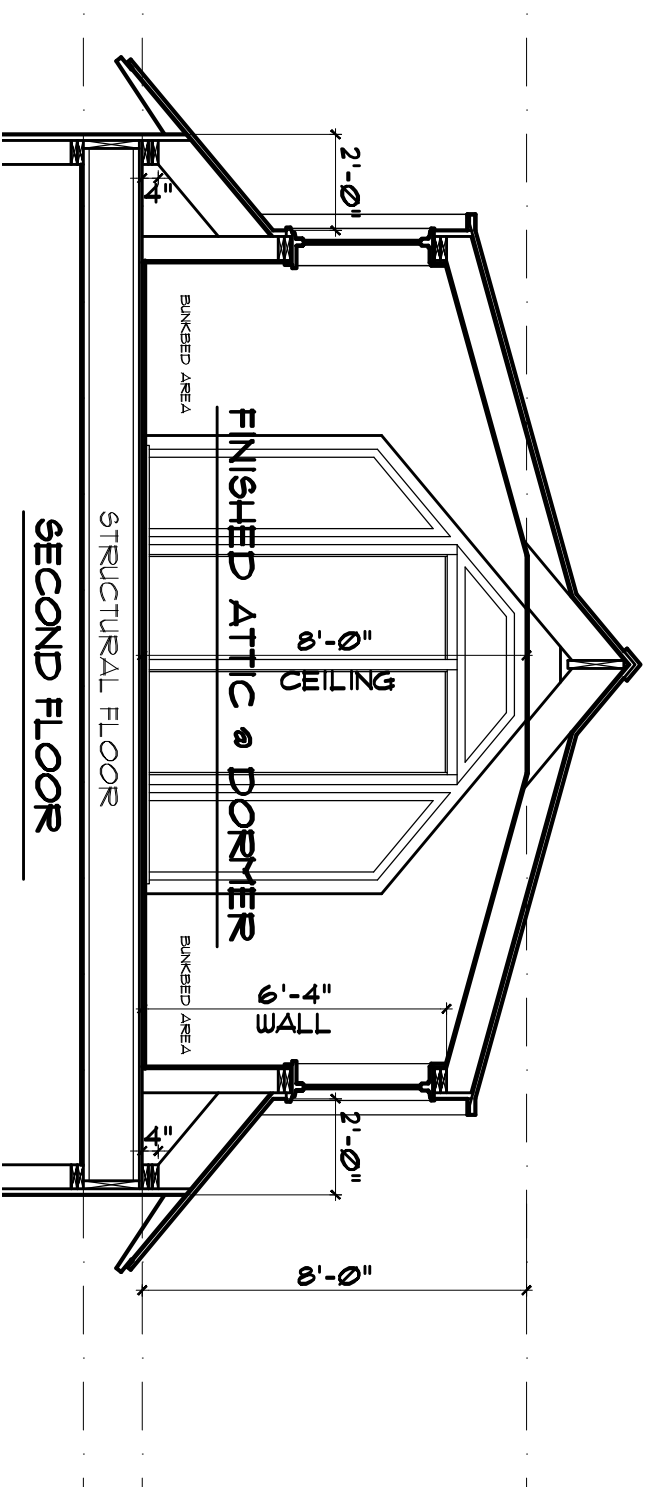


2
337 Beachfront
Finished Attic Floor Plan Showing
Area of Five Feet or Greater Headroom
SCALE: 1/4" = 1'-0"

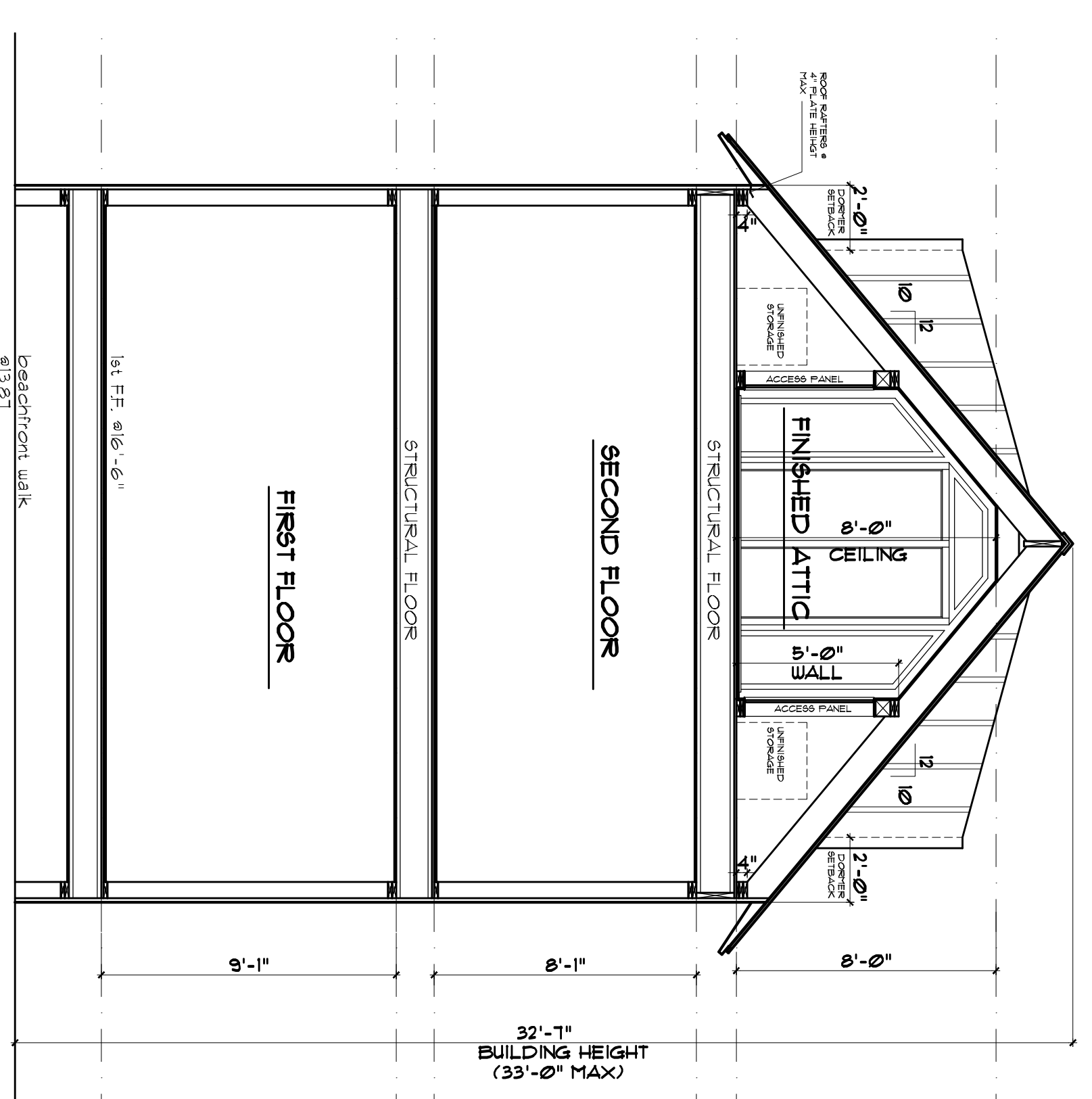
Half Story Calculation	
113 S.F.	

THE FINISHED AREA OF THE ATTIC WHERE THE INTERSECTION OF THE ROOF RAFTERS AND THE EXTERIOR WALL OCCURS WITHIN FOUR INCHES OF THE FLOOR/CEILING SYSTEM, AND IN WHICH THE MAXIMUM FLOOR AREA AT A CEILING HEIGHT OF FIVE FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES, (113 SF.) OCCUPIES 54.4% OF THE SQUARE FOOTAGE DIRECTLY BELOW (130 SF.) INCLUSIVE OF ROOFED OVER PORCHES. 60% IS THE MAXIMUM ALLOWABLE.

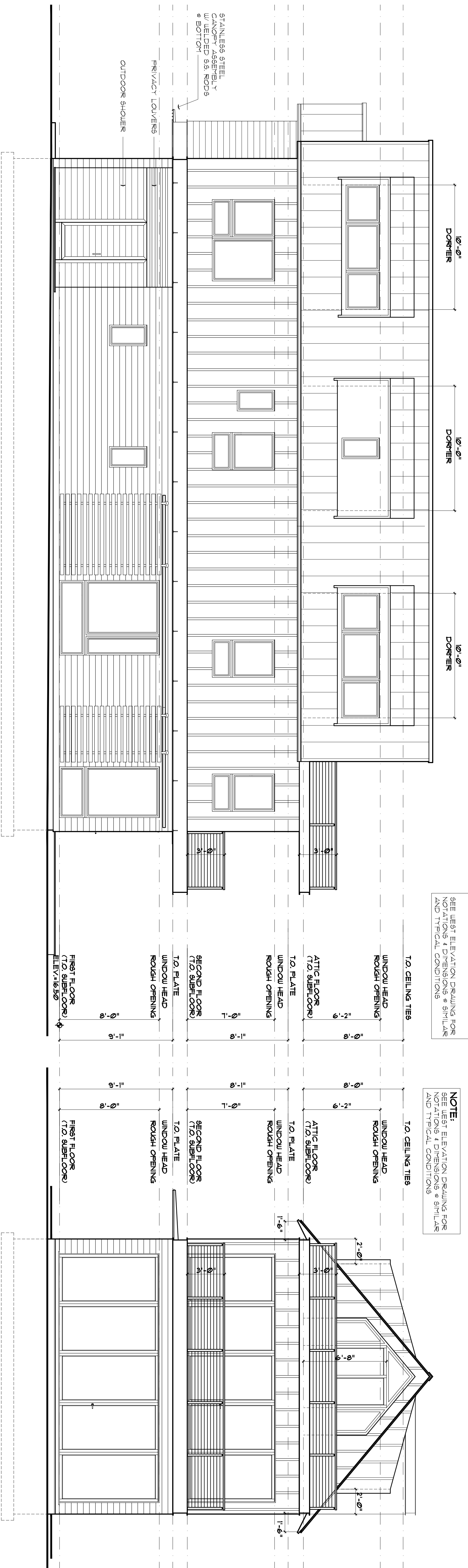
HATCH REPRESENTS THE FINISHED AREA OF ATTIC IN WHICH HEIGHT OF FIVE FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES



3
337 Beachfront
Section @ Garret Dormer
SCALE: 1/4" = 1'-0"

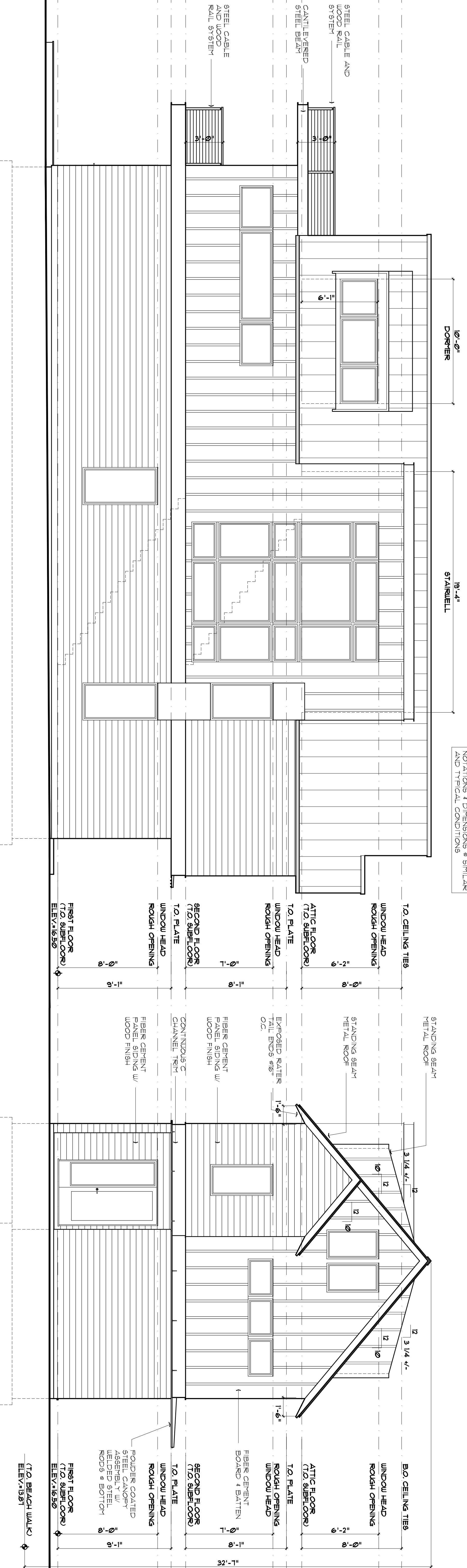


4
337 Beachfront
Building Section
SCALE: 1/4" = 1'-0"



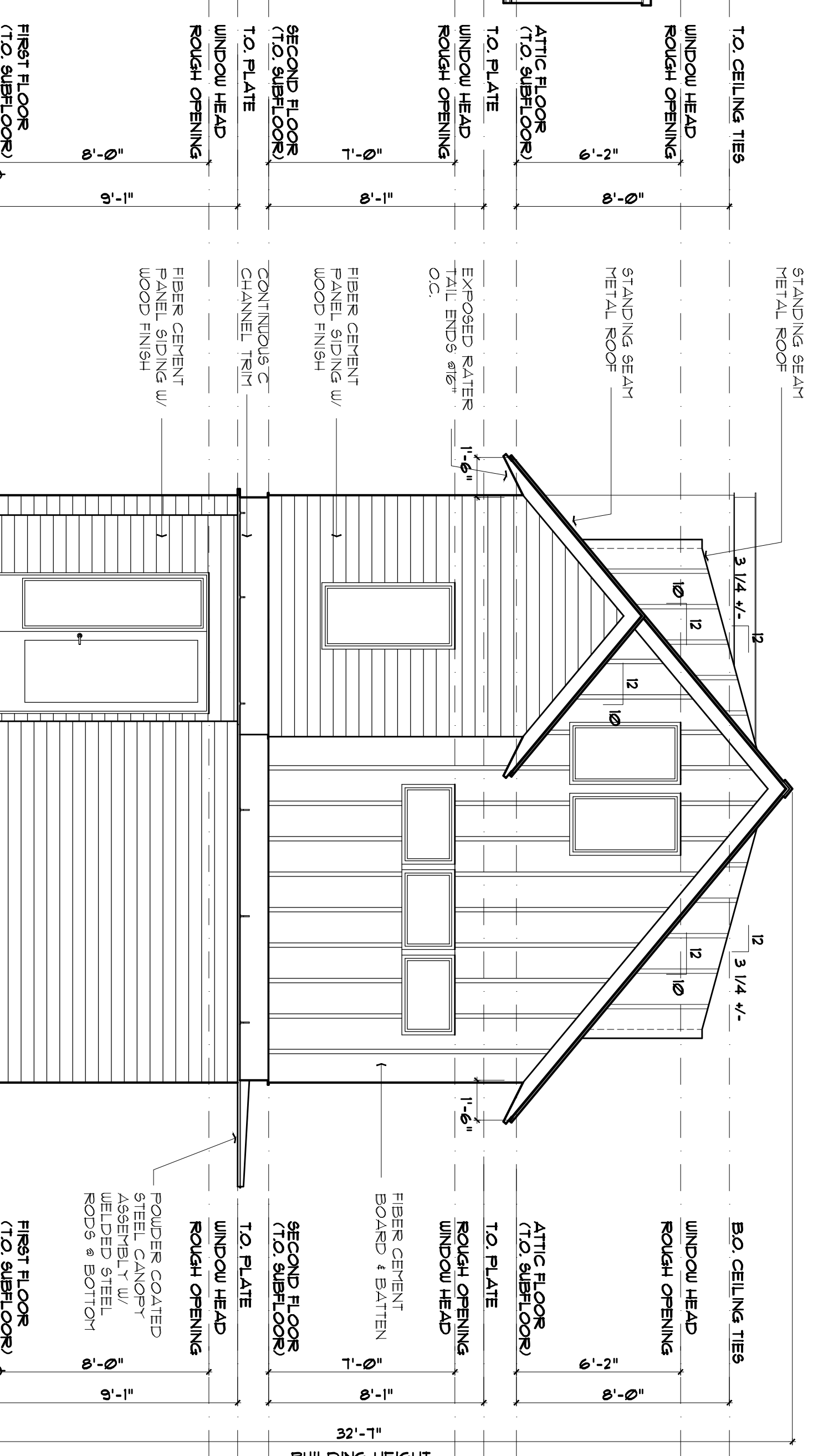
4
337 Beachfront
South Elevation
SCALE: 1/4" = 1'-0"

3
337 Beachfront
East Elevation
SCALE: 1/4" = 1'-0"



2
337 Beachfront
North Elevation
SCALE: 1/4" = 1'-0"

1
337 Beachfront
West Elevation
SCALE: 1/4" = 1'-0"

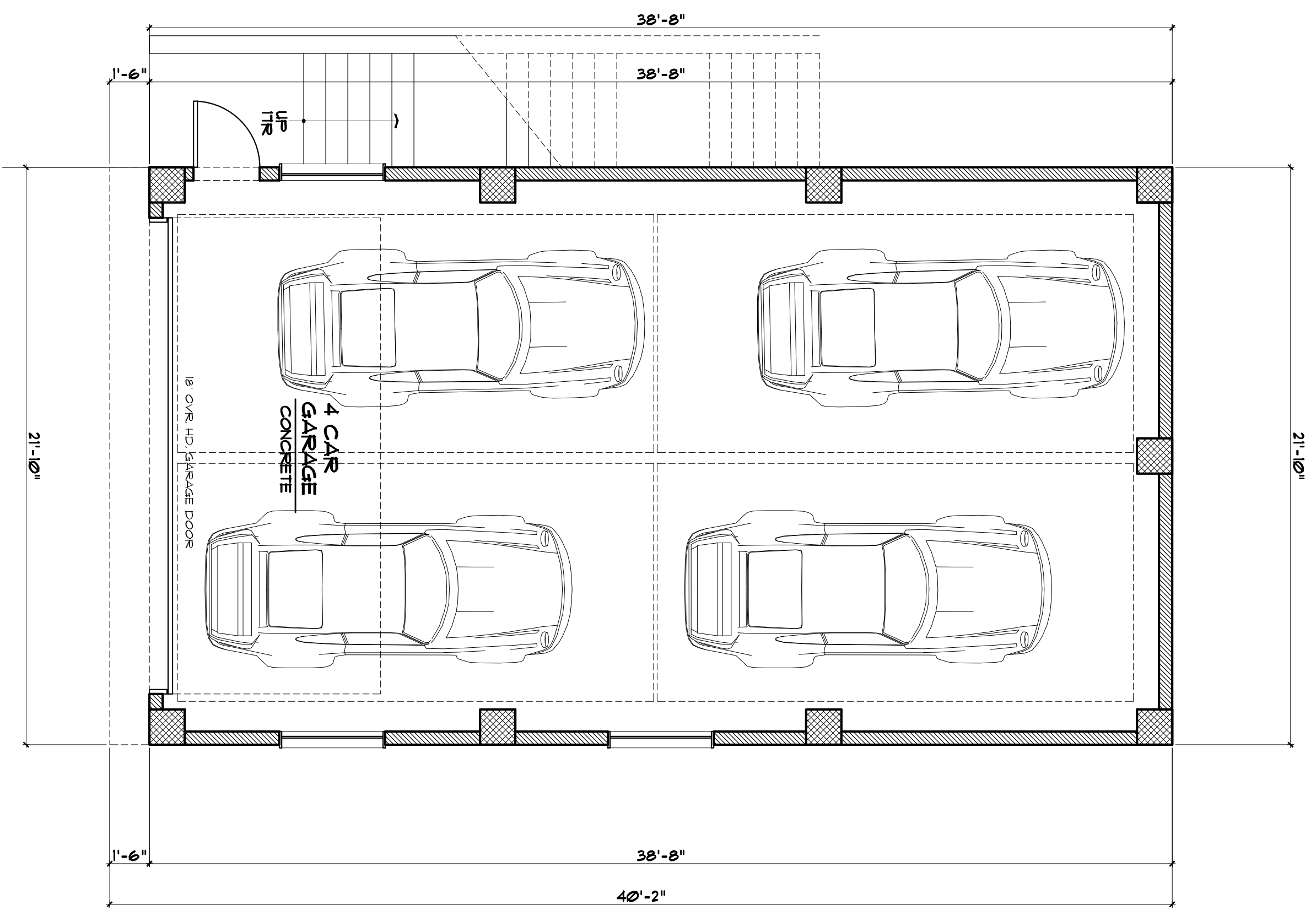


revisions	date
1.	
2.	
3.	
4.	

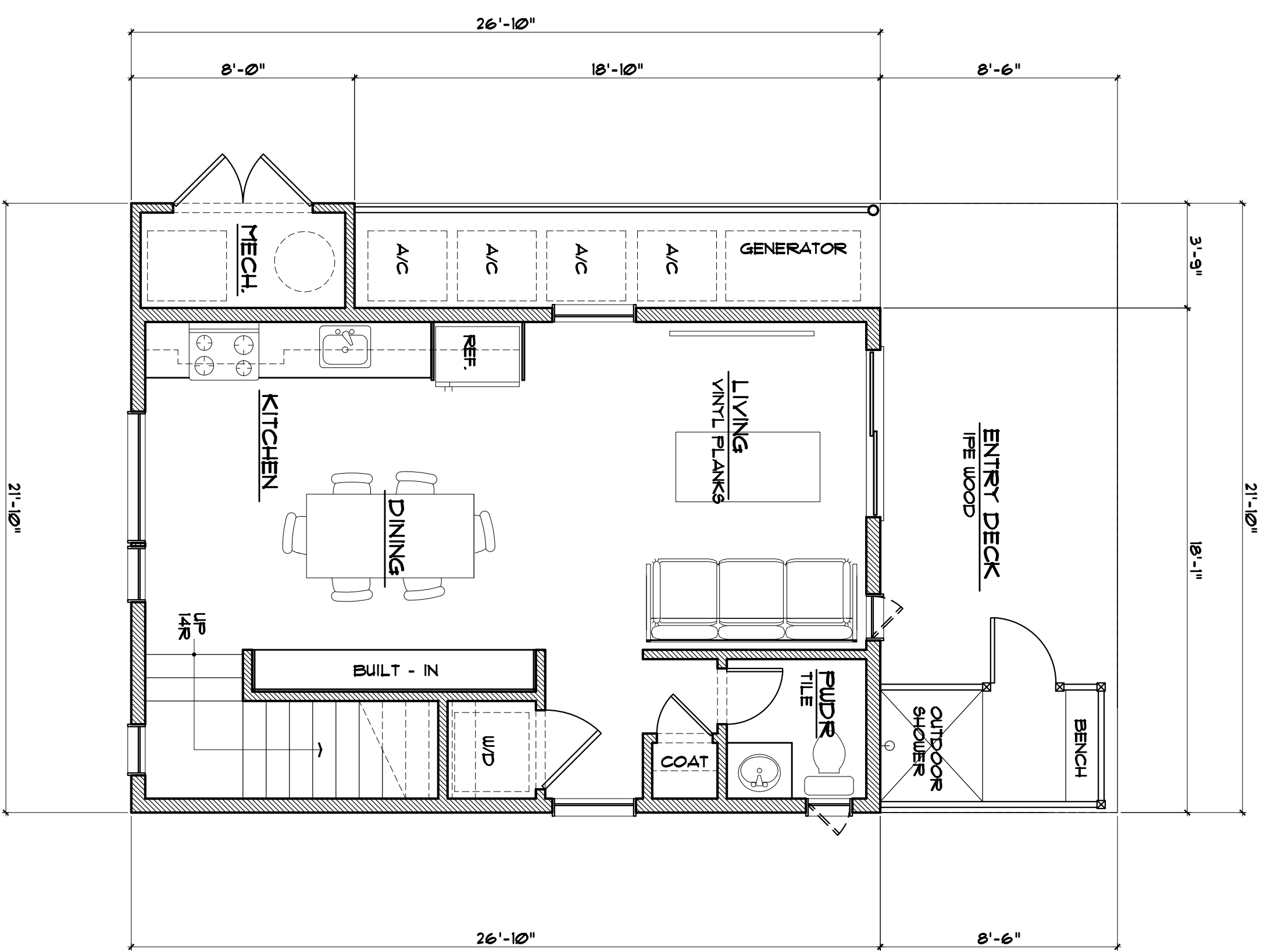
project number
2021

New Construction:
CINFIO RESIDENCE
336 First Avenue
Borough of Manasquan, New Jersey

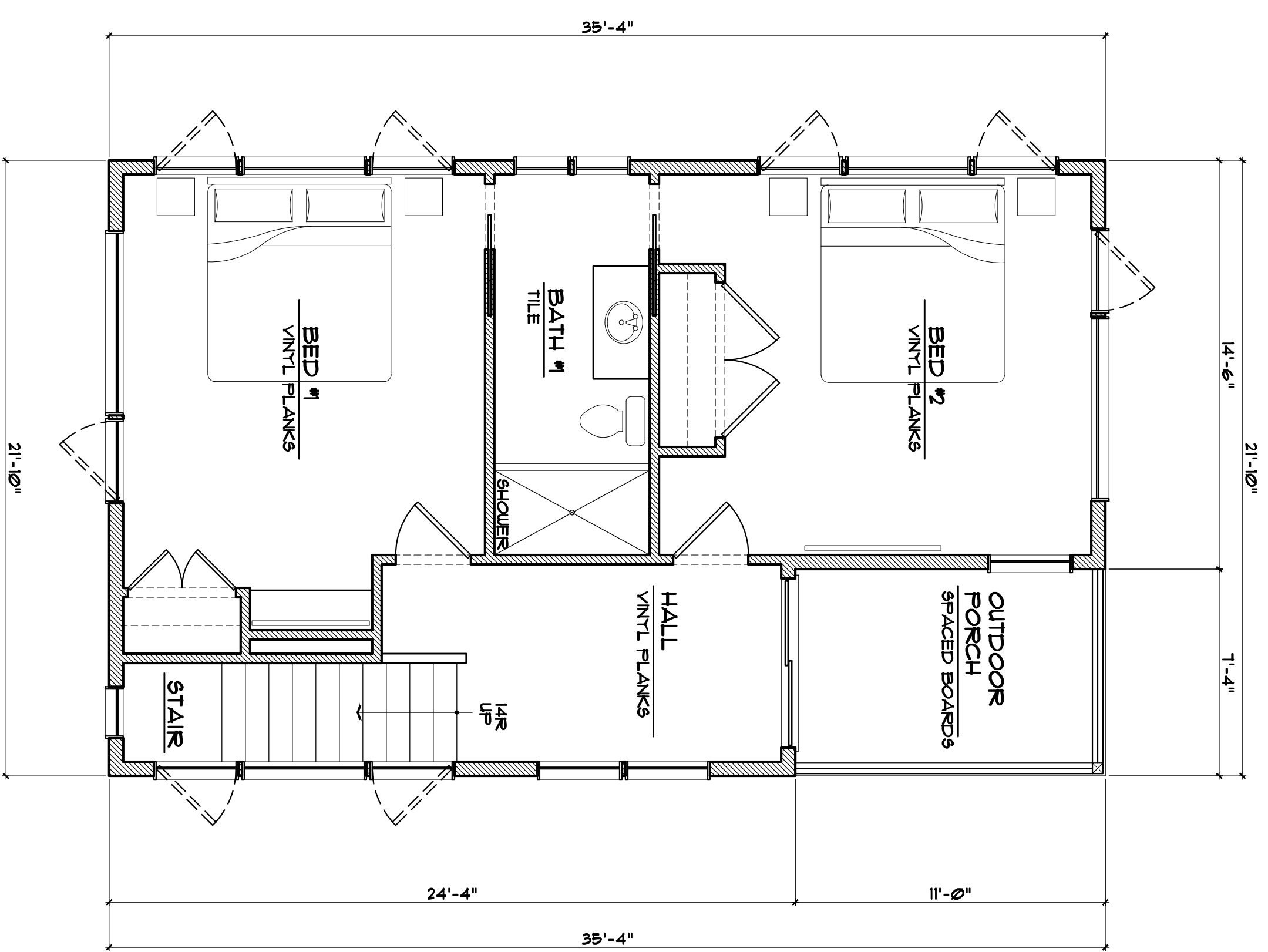
JEFF SCHNEIDER ARCHITECT
P.O. BOX 356
BAY HEAD, NJ 08742
(732) 892-8155 (T)
(732) 892-4331 (F)
JEFF@JEFFSCHNEIDERARCHITECT.COM



1
336 First Avenue
Grade Level Plan
SCALE: 1/4" = 1'-0"



2
336 First Avenue
First Floor Plan
SCALE: 1/4" = 1'-0"



3
336 First Avenue
Second Floor Plan
SCALE: 1/4" = 1'-0"

New Construction:
CINFIO RESIDENCE
336 First Avenue
Borough of Manasquan, New Jersey

Jeffrey G. Schneider
New Jersey Architect
A1015418

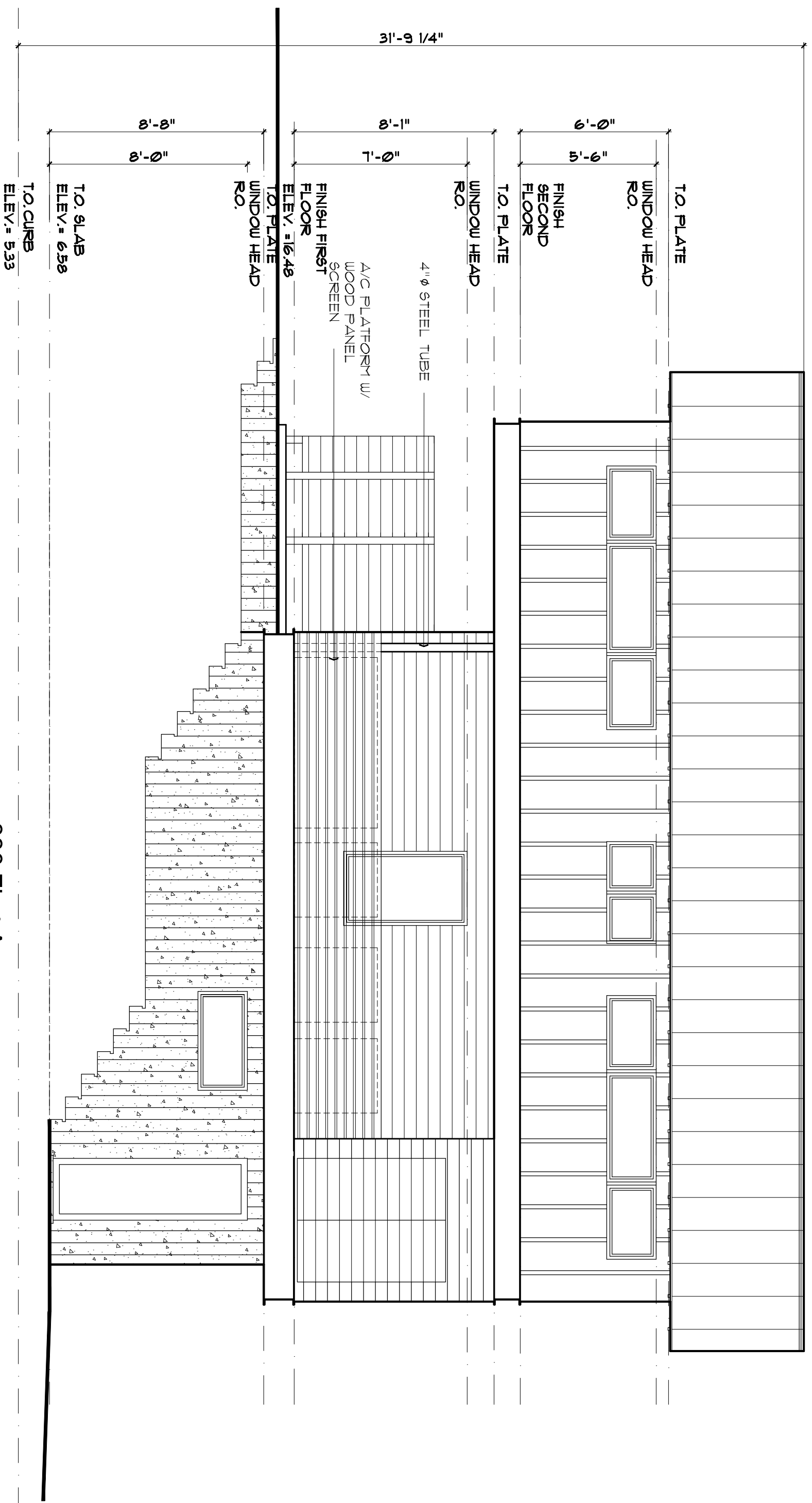
JEFF SCHNEIDER ARCHITECT
P.O. BOX 356
BAY HEAD, NJ 08742
(732) 892-8155 (T)
(732) 892-4331 (F)
JEFF@JEFFSCHNEIDERARCHITECT.COM

revisions	date
1.	
2.	
3.	
4.	

project number
2092

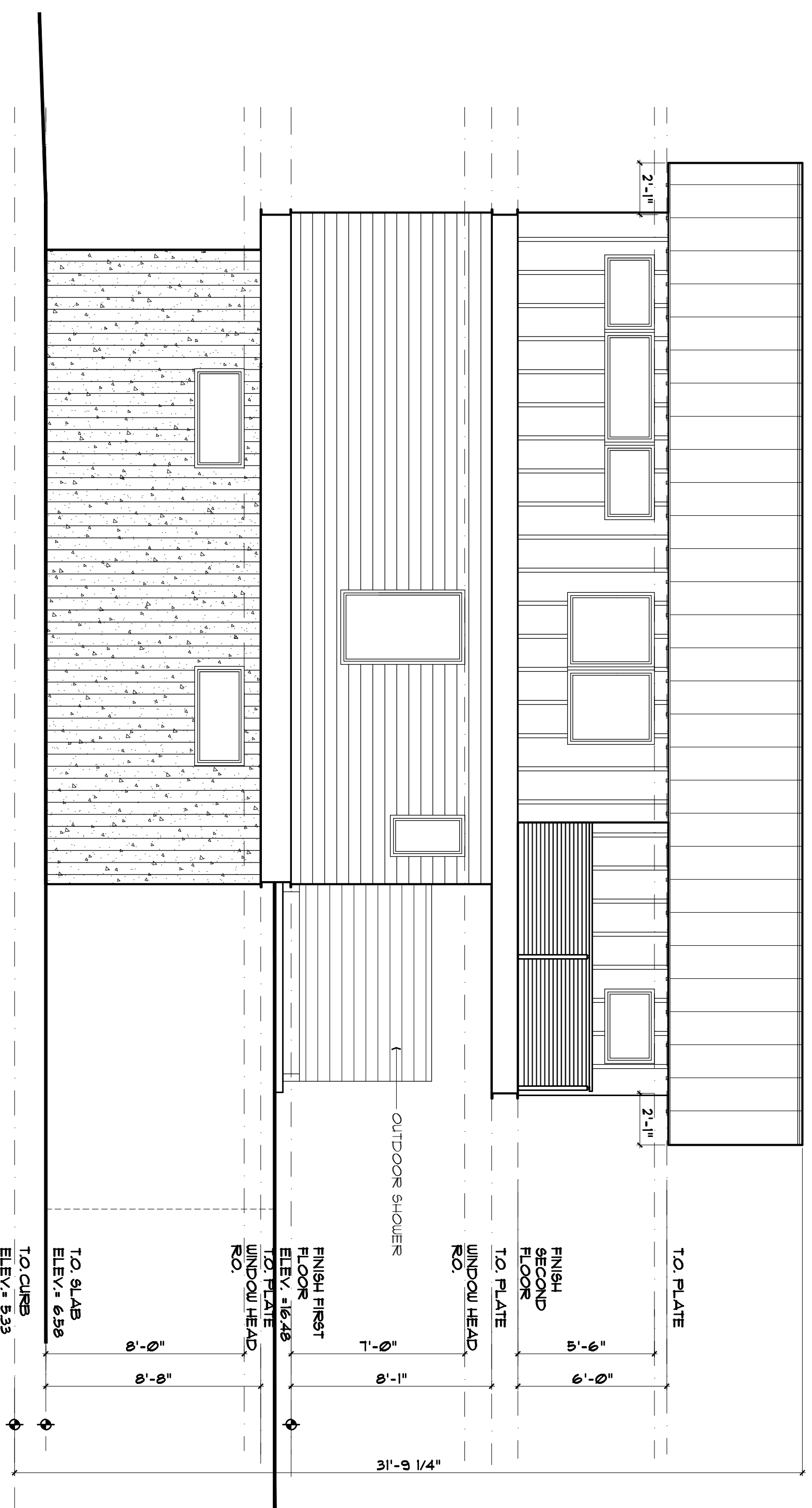
May 20, 2021

NOTE:
SEE WEST ELEVATION DRAWING FOR
NOTATIONS & DIMENSIONS & SIMILAR
AND TYPICAL CONDITIONS



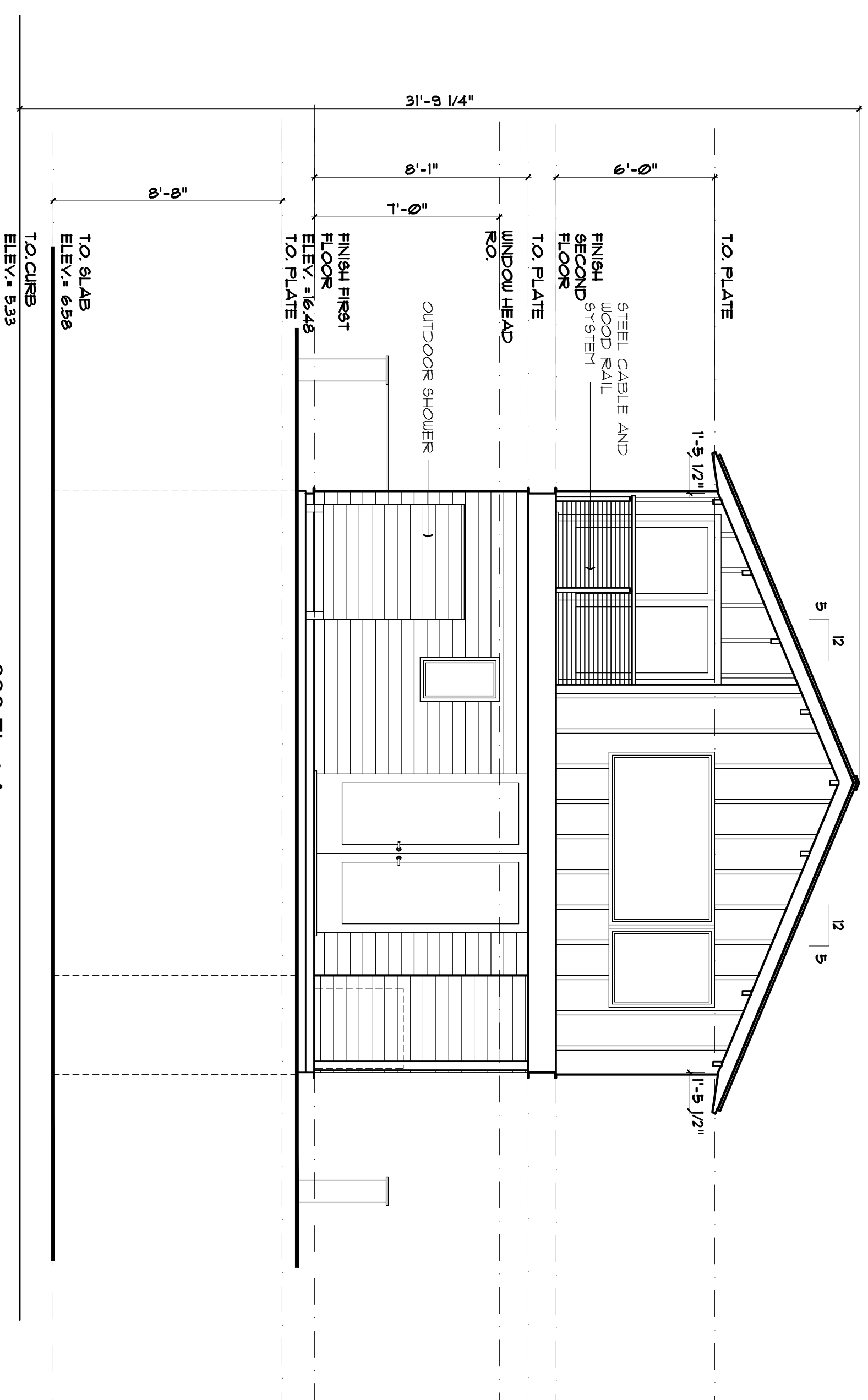
4
336 First Avenue
North Elevation
SCALE: 1/4" = 1'-0"

NOTE:
SEE WEST ELEVATION DRAWING FOR
NOTATIONS & DIMENSIONS & SIMILAR
AND TYPICAL CONDITIONS

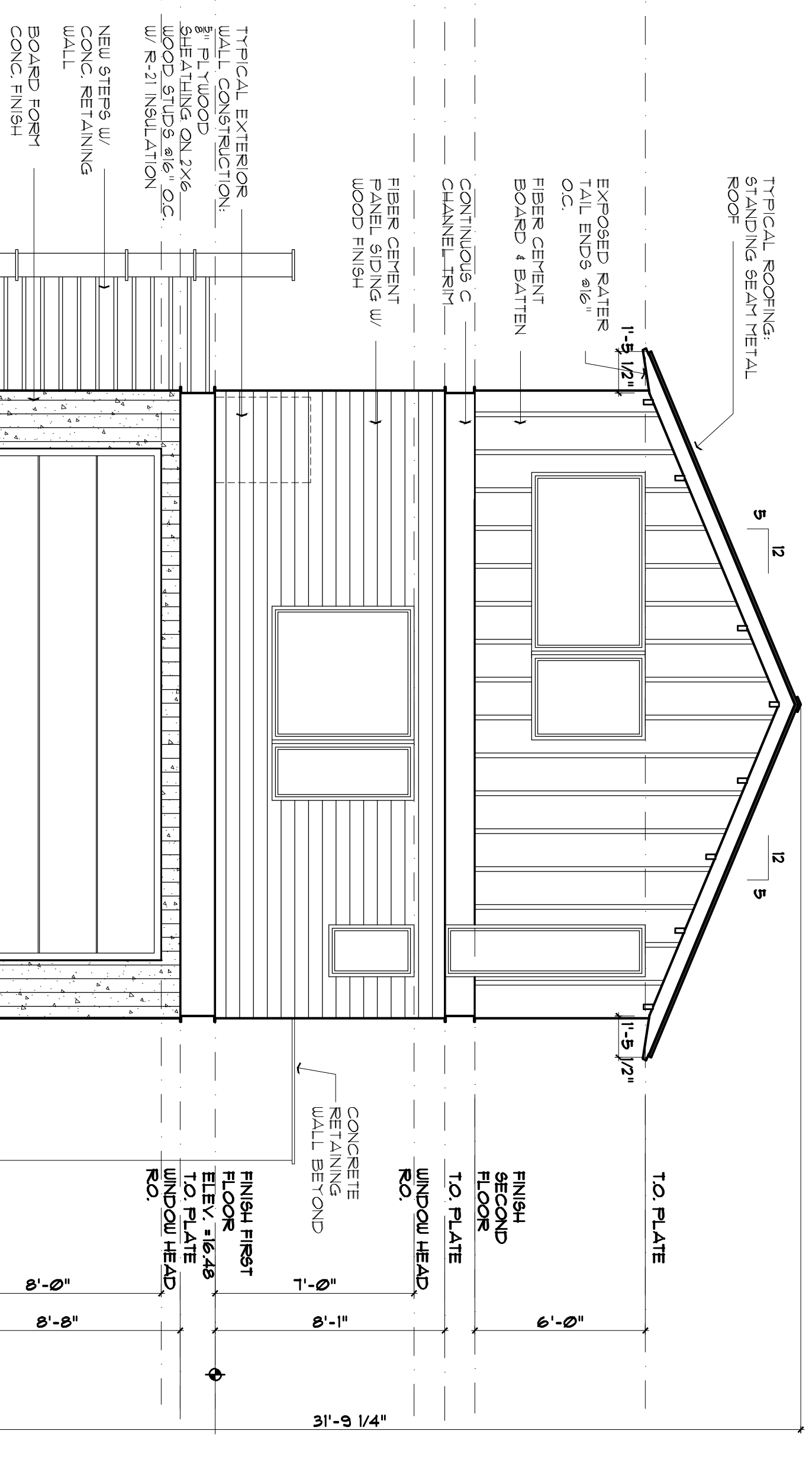


2
336 First Avenue
South Elevation
SCALE: 1/4" = 1'-0"

NOTE:
SEE WEST ELEVATION DRAWING FOR
NOTATIONS & DIMENSIONS & SIMILAR
AND TYPICAL CONDITIONS



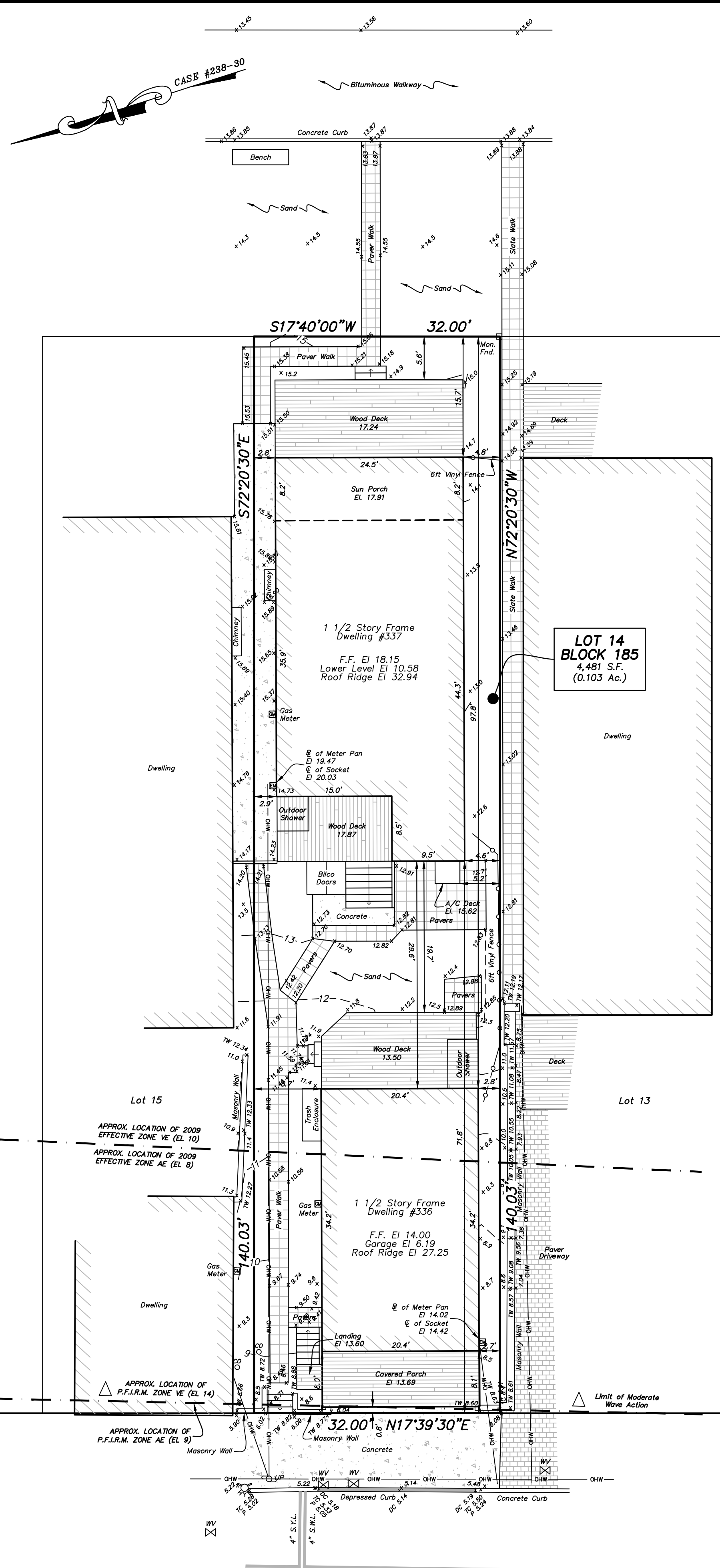
3
336 First Avenue
East Elevation
SCALE: 1/4" = 1'-0"



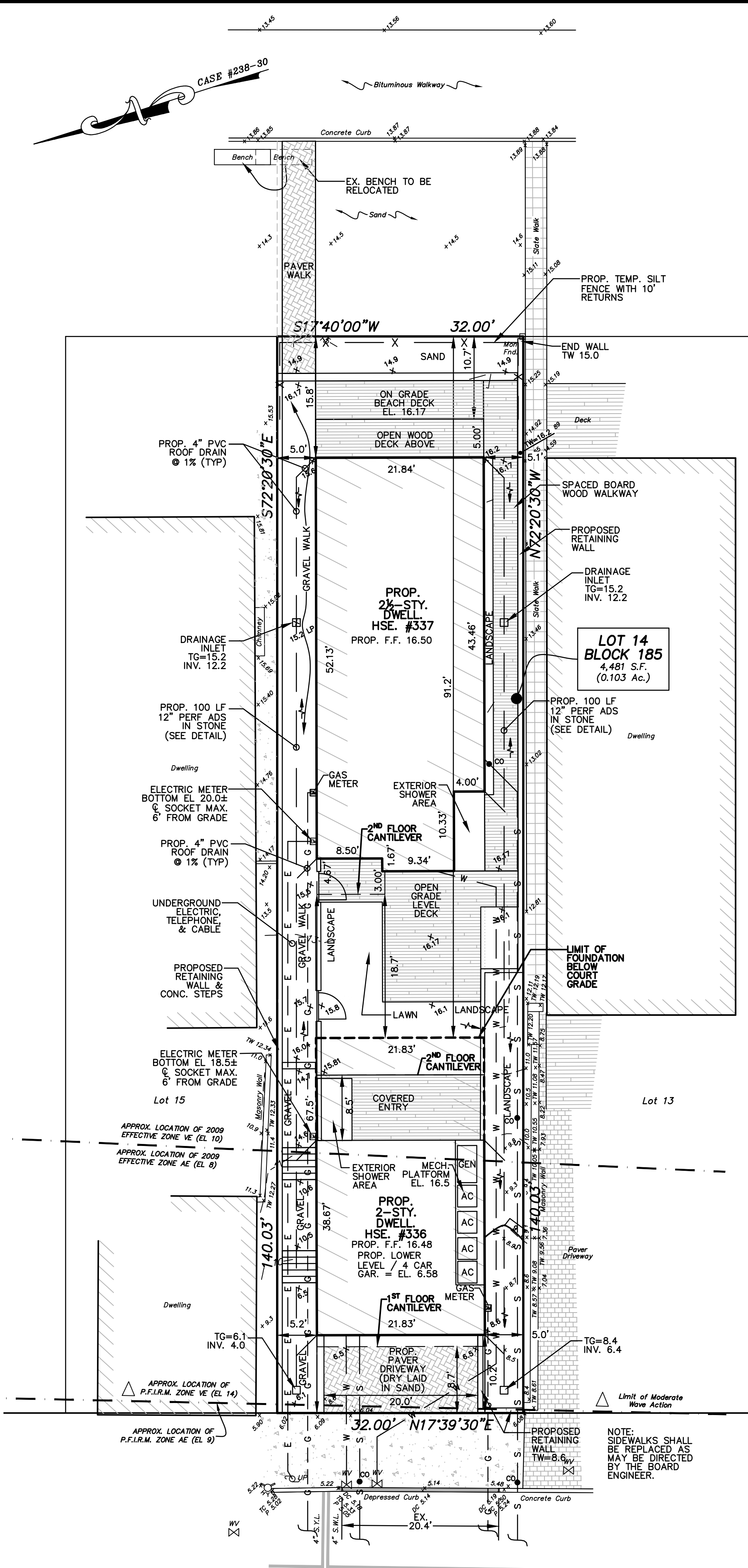
1
336 First Avenue
West Elevation
SCALE: 1/4" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	
project number	2021

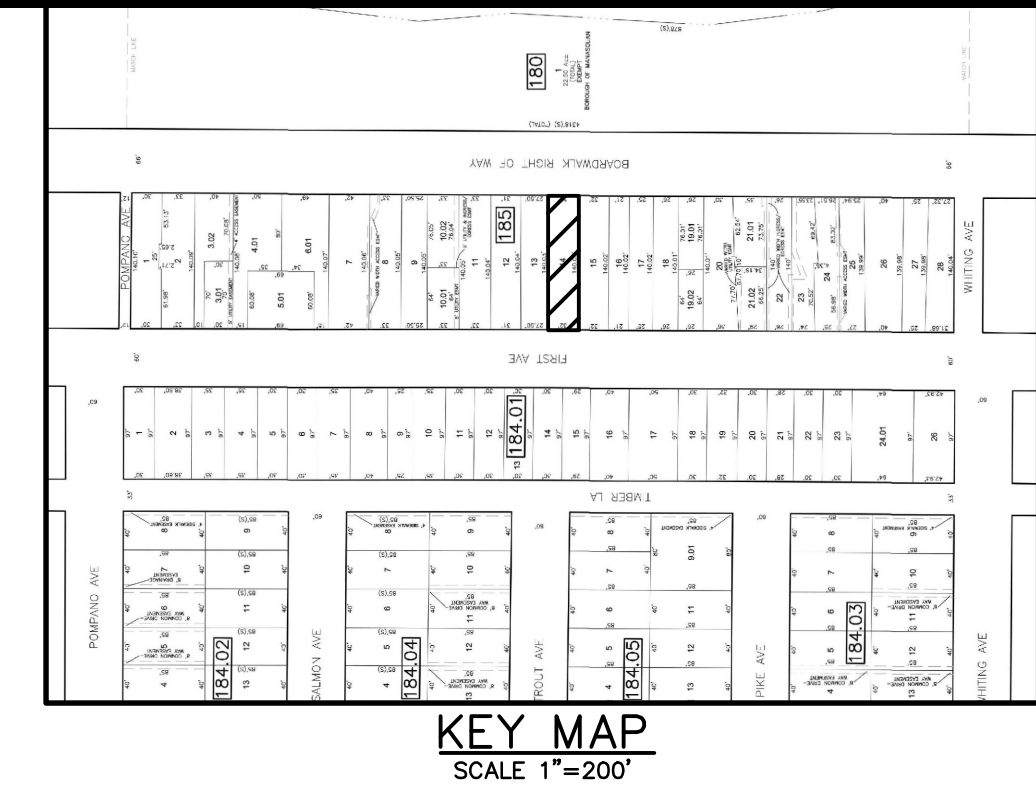
May 20, 2021



EXISTING CONDITIONS PLAN
SCALE 1"=10'



PROPOSED DEVELOPMENT PLAN
SCALE 1"=10'



- GENERAL NOTES:**
- SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY LOT 14 BLOCK 185 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY." PREPARED BY LINDSTROM, DIESSNER AND CARR P.C. DATED 7/20/2020. WILLIAM H. DOOLITTLE P.L.S. FOR JANET & SCOTT CINFIO.
 - ELEVATIONS BASED ON NAVD 1988 DATUM AND GPS RTK OBSERVATIONS.
 - PROPERTY LOCATED IN FLOOD ZONES AE (EL 8) & VE (EL 10). COMMUNITY NUMBER 345303 MAP NUMBER 34025004567, EFFECTIVE DATE SEPTEMBER 25, 2009. PROPERTY LOCATED IN FLOOD ZONES AE (EL 9) & VE (EL 14) LIMWA, BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS REVISED JANUARY 31, 2014.
 - UTILITIES ARE EXISTING AND SHALL REMAIN AND BE RECONNECTED TO PROPOSED DWELLING IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND UTILITY COMPANY REQUIREMENTS. LOCATION OF EX. UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION.
 - FOR COMPLETE BUILDING DIMENSIONS AND INFORMATION SEE ARCHITECTURAL PLANS.
 - THERE ARE NO WETLANDS ON SITE.
 - THERE IS NO BELOW GRADE BASEMENT PROPOSED.
 - A FLOOR WITH A FLOOR THAT IS NOT 1 FOOT ABOVE THE BFE IS NOT PERMITTED.
 - ANY AND ALL IMPORTED EARTHEN MATERIAL SHALL BE CERTIFIED CLEAN.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND EACH DWELLING SHALL HAVE SEPARATE UTILITIES.

OWNER/APPLICANT:
JANET & SCOTT CINFIO
NJDMDC, LLC
217 HORSEBACK HOLLOW
AUSTIN, TX 78732

PROPERTY IS LOCATED IN THE R-4 DISTRICT				PROPERTY IS LOCATED IN THE R-4 DISTRICT			
FIRST AVENUE HOUSE #336				TOTAL LOT ZONING CRITERIA			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	10 FT.	0.8 FT.**	8.7 FT.**	MIN LOT SIZE	4,200 S.F.	4,481 S.F.	4,481 S.F.
SIDE SETBACK NORTH	5 FT.	8.7 FT.**	5.0 FT.	LOT FRONTAGE	30 FT.	32.0 FT.	32.0 FT.
SIDE SETBACK SOUTH	5 FT.	3.7 FT.**	5.0 FT.	LOT WIDTH	30 FT.	32.0 FT.	32.0 FT.
REAR SETBACK	15 FT.	97.8 FT.**	91.2 FT.	BUILDING COVERAGE	35%	45.4%**	46.43%**
DIST. TO BLDG.	35 FT.	29.6 FT.**	18.7 FT.**	LOT COVERAGE	50%	73.8%**	51.1%**
MAX. HEIGHT ⁽¹⁾	33 FT.	21.77 FT.	31.79 FT.				
	2 Sty	1 1/2 Sty	2 Sty				

VARIANCE REQUESTED FOR STANDBY GENERATOR IN SIDE YARD (SECT. 35-11.8)

* EXISTING NON-CONFORMING
** VARIANCE REQUESTED

OCEAN FRONT HOUSE #337			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	15 FT.	15.7 FT.	15.8 FT. DWELL; 10.7 FT. DECK**
SIDE SETBACK NORTH	5 FT.	2.8 FT.**	5.0 FT.
SIDE SETBACK SOUTH	5 FT.	4.6 FT.	5.1 FT.
REAR SETBACK	15 FT.	71.8 FT.	67.5 FT.
DIST. TO BLDG.	35 FT.	29.6 FT.**	18.7 FT.**
MAX. HEIGHT ⁽²⁾	33 FT.	19.07 FT.	32.58 FT.
	2 1/2 Sty	1 1/2 Sty	2 1/2 Sty.

* EXISTING NON-CONFORMING
** VARIANCE REQUESTED

(1) MEASURED FROM TC OF FIRST AVENUE 5.48
(2) MEASURED FROM TC 13.87 AT THE BOARDWALK

- LEGEND:**
- 47- EXISTING CONTOUR
 - 148- PROPOSED CONTOUR
 - 123.45 EXISTING SPOT GRADE
 - 123.45 PROPOSED SPOT GRADE
 - EXISTING INLET
 - PROPOSED INLET
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING M.H.
 - PROPOSED M.H.
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - SOIL BORING LOCATION
 - EXISTING VALVE
 - PROPOSED VALVE
 - EXISTING WOODS LINE
 - PROPOSED WOODS LINE
 - TOB TOP OF BLOCK

Lindstrom, Diessner & Carr, P.C.
ENGINEERING ♦ SURVEYING ♦ PLANNING
136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel. (732)477-8900 • Fax. (732)477-8026

PLOT PLAN
LOT 14 BLOCK 185

BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY

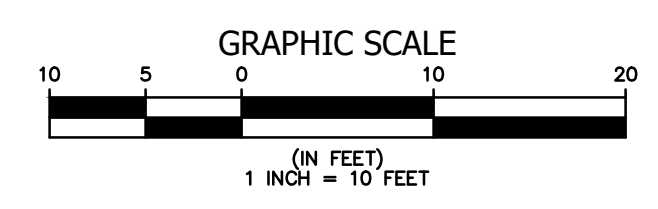
CHARLES E. LINDSTROM
PROFESSIONAL ENGINEER N.J. LIC. NO. 246E02473900
PROFESSIONAL PLANNER N.J. LIC. NO. 33U00233300

DRAWN BY:	SCALE:	DATE:	SHEET:	PROJECT:
JAR	1"=20'	12/31/2020	1 OF 2	20075

REFERENCES USED:
- FILED MAP, CASE #238-30
- DEED BOOK 9358, PAGE 2093

PROPERTY DESCRIPTION:
BEING KNOWN AS LOT 14 IN BLOCK 185 AS SHOWN ON A MAP ENTITLED "FINAL MAP OF BLOCK 185, LANDS OF AMERICAN TIMBER COMPANY, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J." FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON NOVEMBER 9, 1990 AS MAP CASE #238-30.

ALSO BEING KNOWN AS LOT 14 IN BLOCK 185 ON THE OFFICIAL TAX MAP SHEET 31 OF BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.



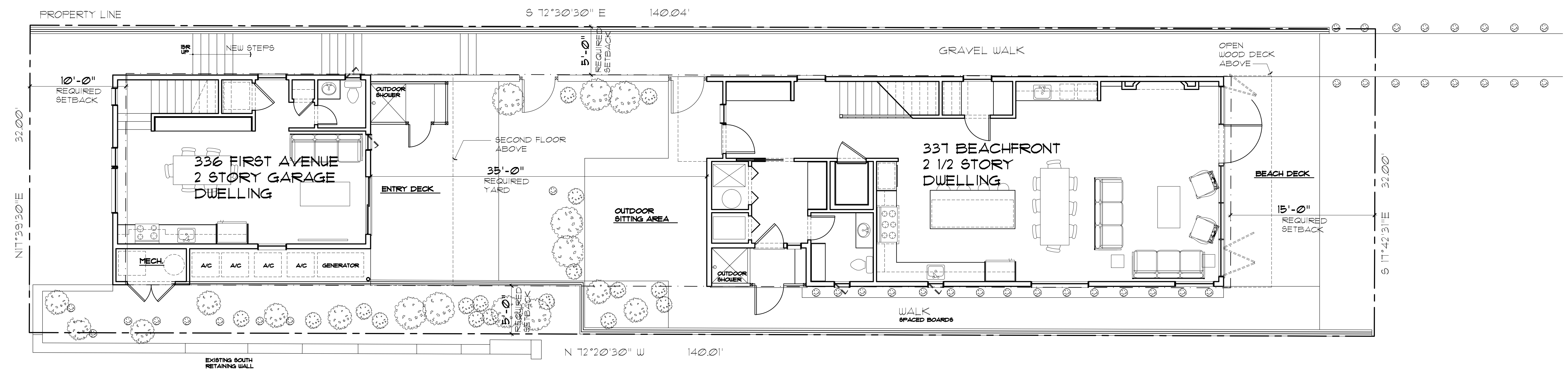
revisions	date
1.	
2.	
3.	
4.	

project number
2012

Site Plan Legend:

— PROPERTY LINE
- - - SETBACK LINE

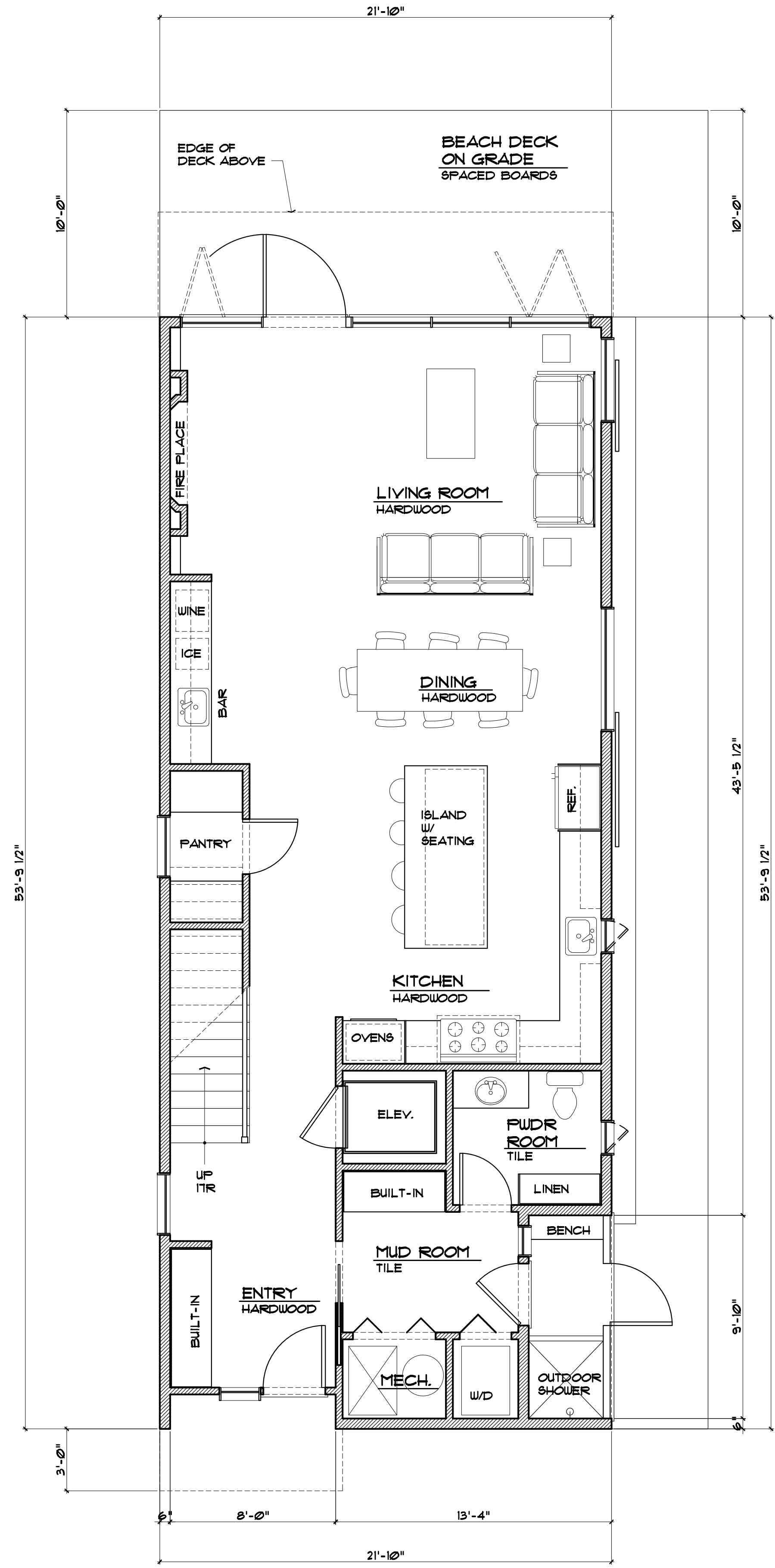
Plan North:	True North:



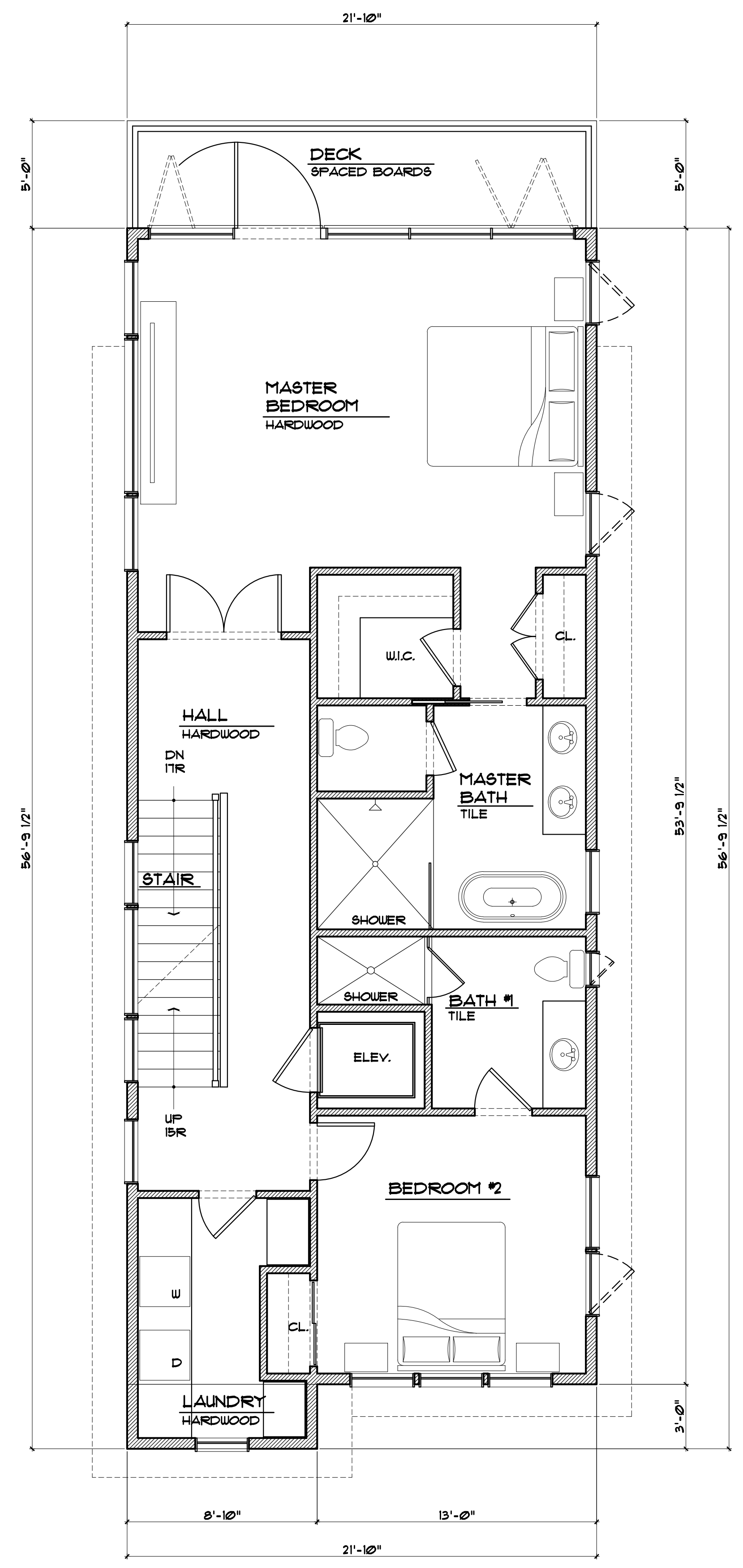
Site Plan
SCALE: 3/16" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	

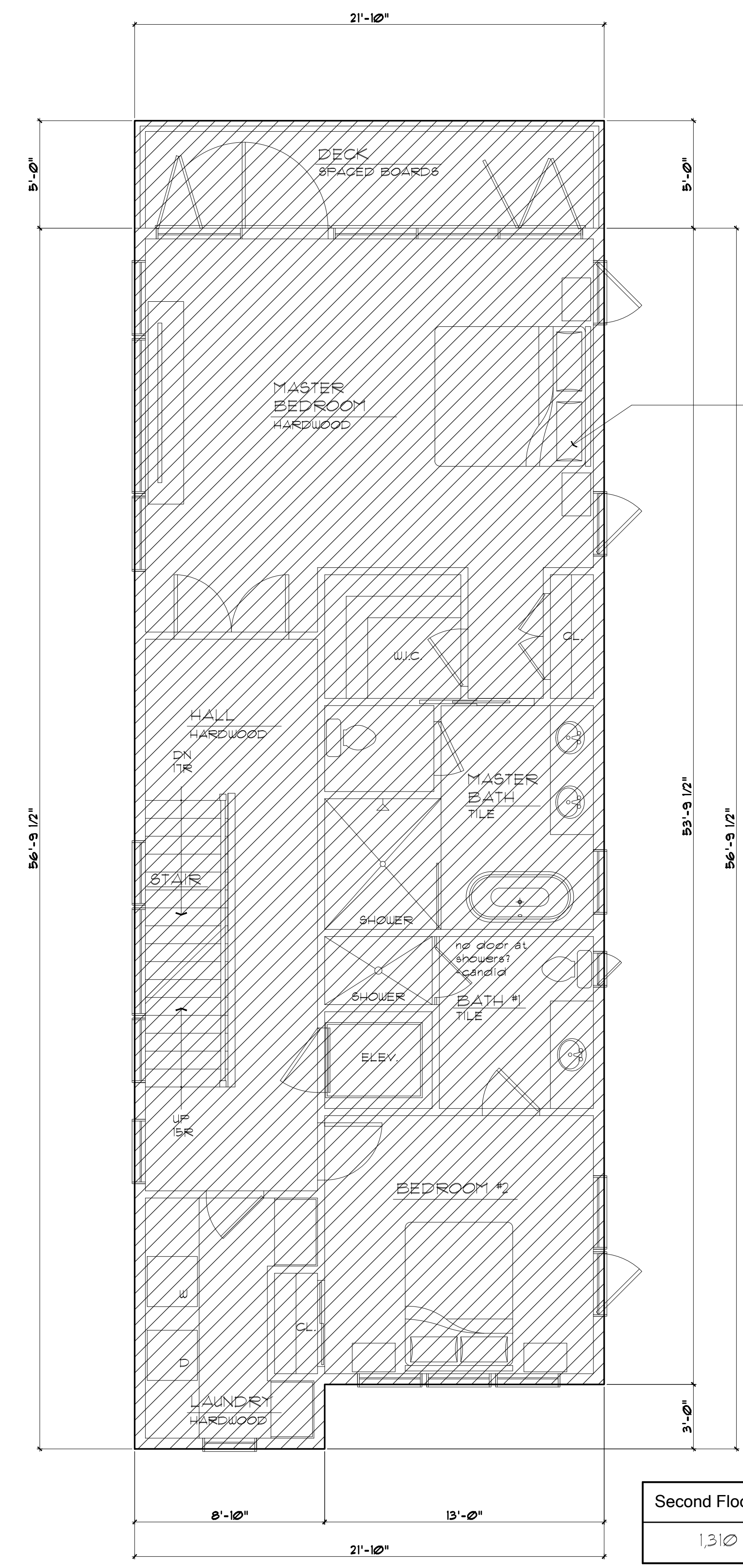
project number
2012



1
2
337 Beachfront
First Floor Plan
SCALE: 1/4" = 1'-0"



2
2
337 Beachfront
Second Floor Plan
SCALE: 1/4" = 1'-0"



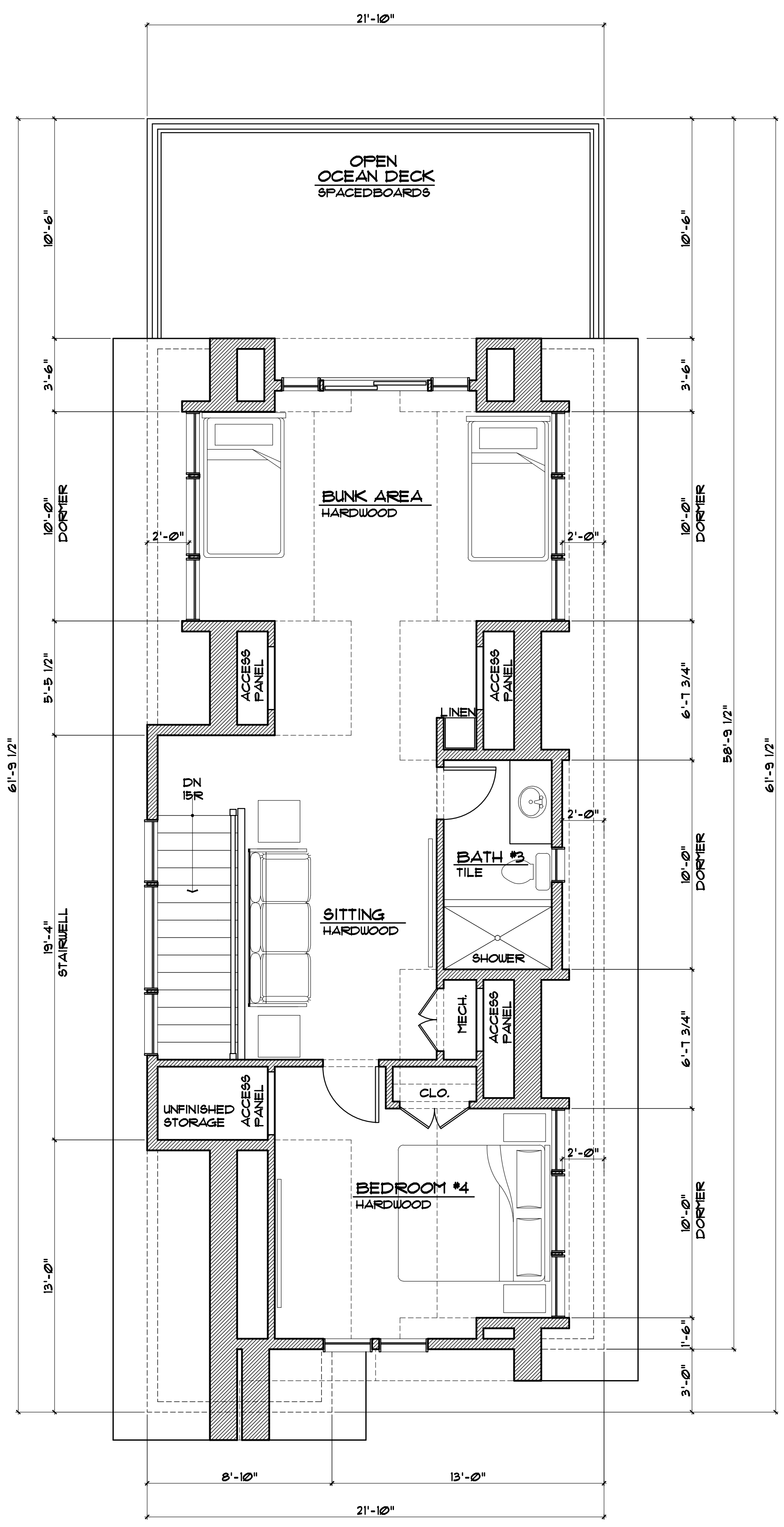
3
2
337 Beachfront
Second Floor Plan Area Diagram
SCALE: 1/4" = 1'-0"

Second Floor Area:
1,310 S.F.

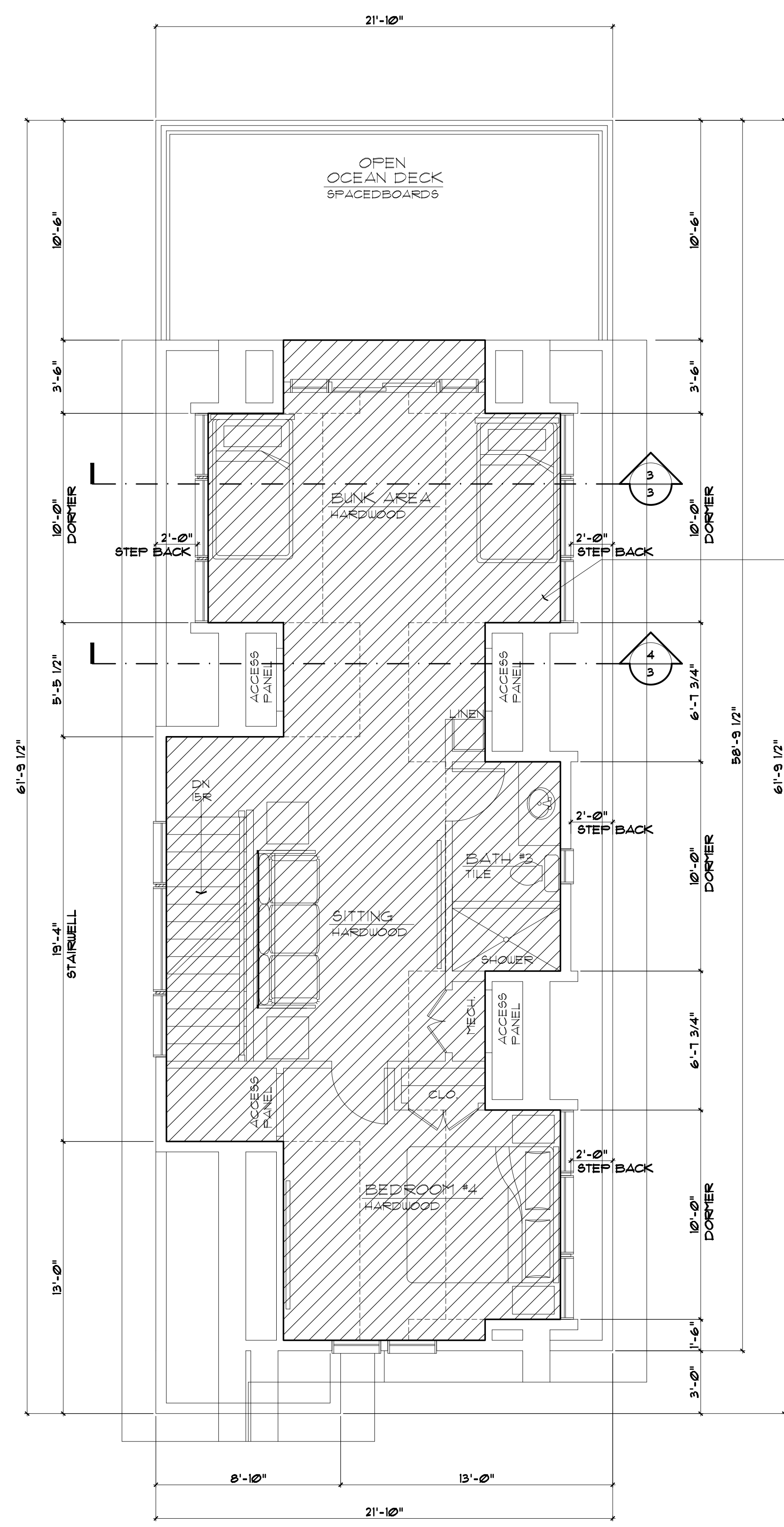
SECOND FLOOR AREA INCLUSIVE OF COVERED PORCH

revisions	date
1.	
2.	
3.	
4.	

project number
2012



1
3
337 Beachfront
Finished Attic Floor Plan
SCALE: 1/4" = 1'-0"



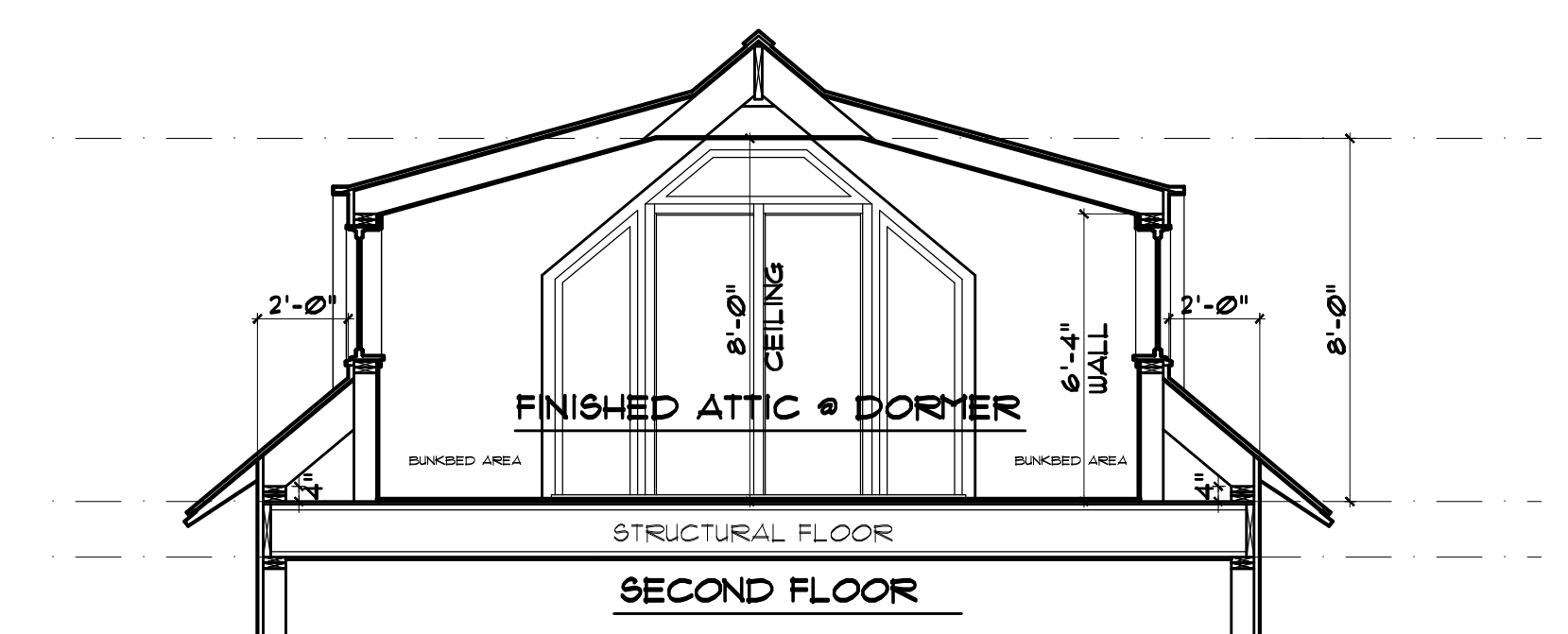
2
3
337 Beachfront
Finished Attic Floor Plan Showing
Area of Five Feet or Greater Headroom
SCALE: 1/4" = 1'-0"

Half Story Calculation

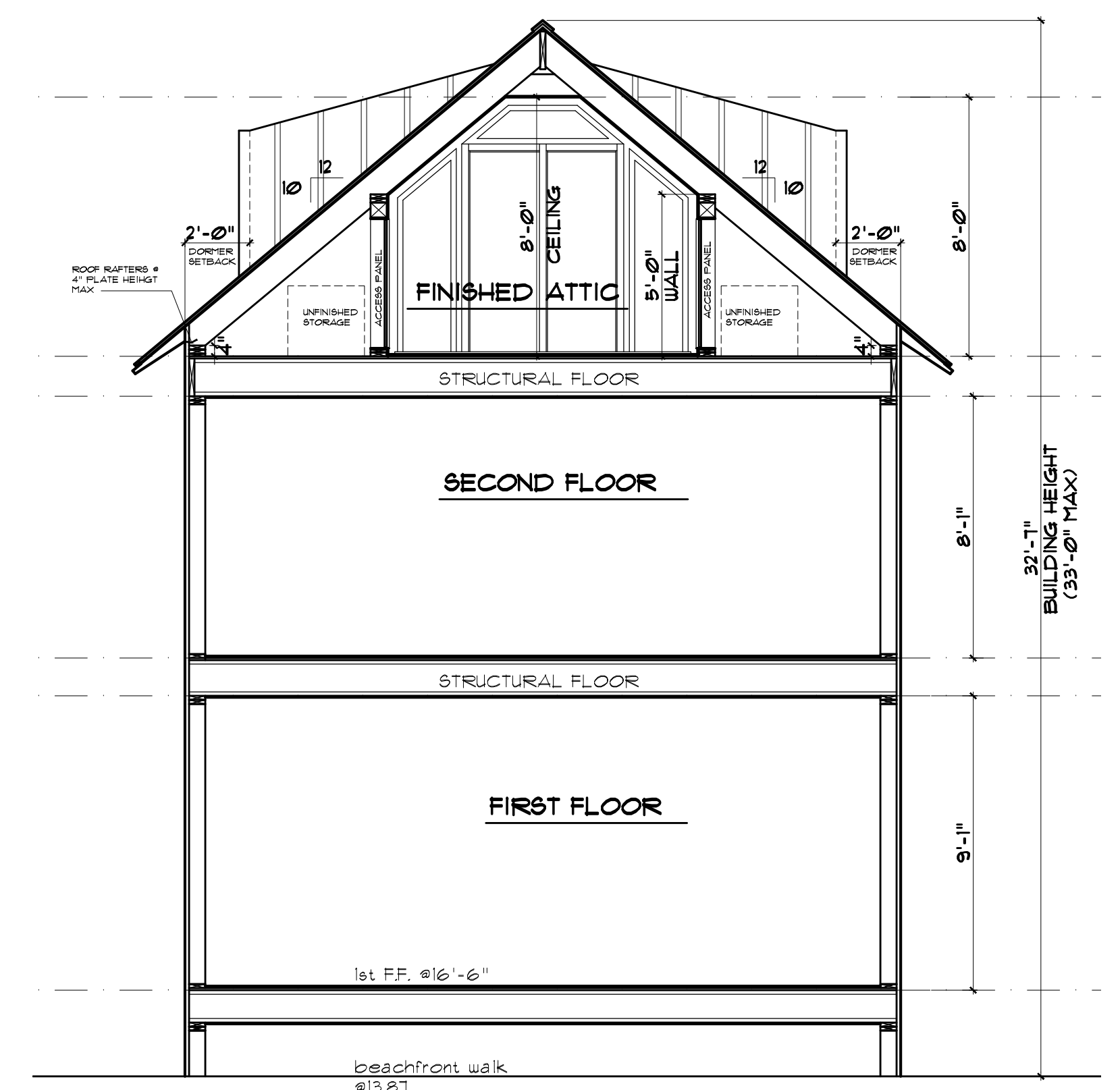
713 S.F.

THE FINISHED AREA OF THE ATTIC WHERE THE INTERSECTION OF THE ROOF RAFTERS AND THE EXTERIOR WALL OCCURS WITHIN FOUR INCHES OF THE FLOOR/CEILING SYSTEM, AND IN WHICH SPACE THE MAXIMUM FLOOR AREA AT A CEILING HEIGHT OF FIVE FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES (713 S.F.) OCCUPIES 54.4% OF THE SQUARE FOOTAGE DIRECTLY BELOW (1310 S.F.) INCLUSIVE OF ROOFED OVER PORCHES. 60% IS THE MAXIMUM ALLOWABLE.

HATCH REPRESENTS THE FINISHED AREA OF ATTIC IN WHICH THERE IS A CEILING HEIGHT OF FIVE FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES



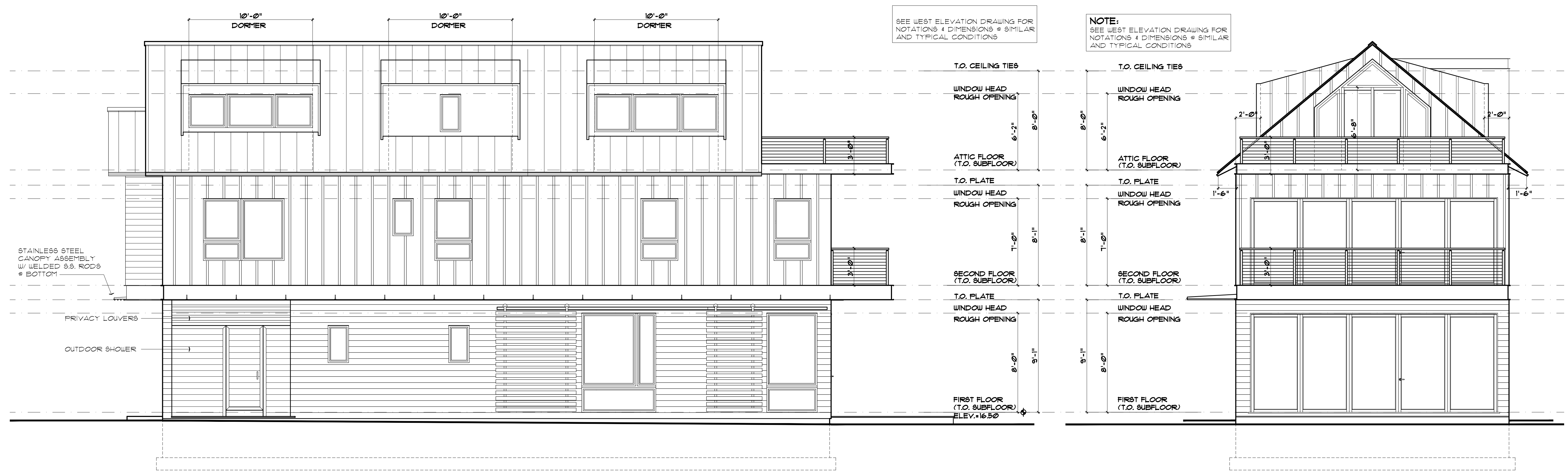
3
3
337 Beachfront
Section @ Garret Dormer
SCALE: 1/4" = 1'-0"



4
3
337 Beachfront
Building Section
SCALE: 1/4" = 1'-0"

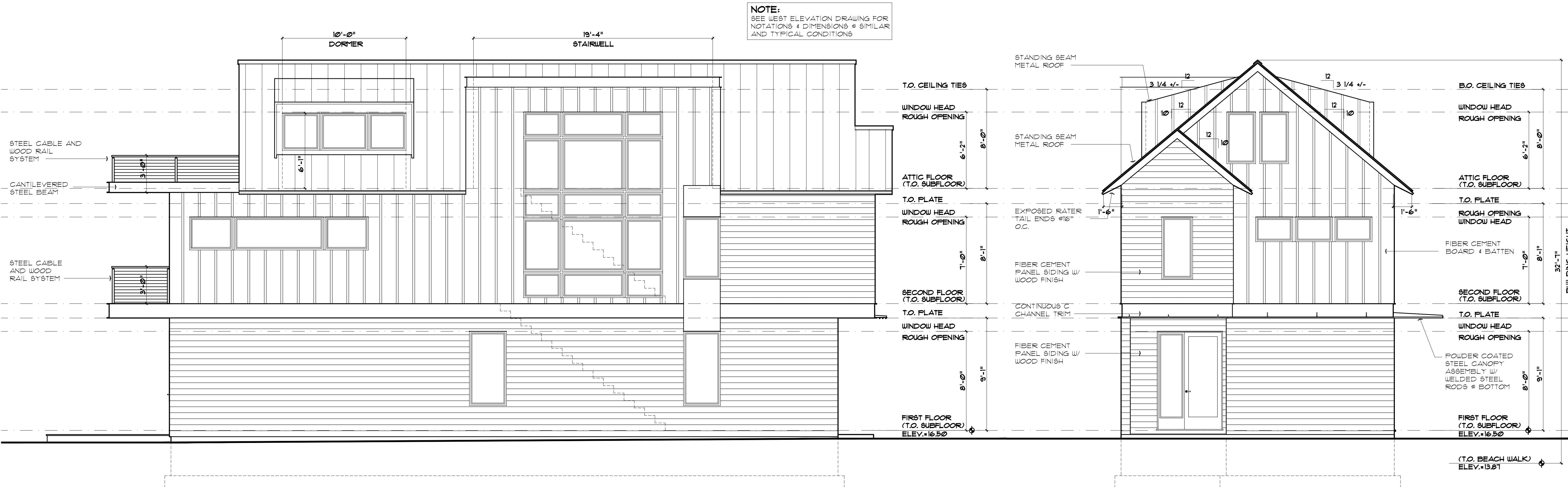
revisions	date
1.	
2.	
3.	
4.	

project number
2012



337 Beachfront
South Elevation
SCALE: 1/4" = 1'-0"

337 Beachfront
East Elevation
SCALE: 1/4" = 1'-0"

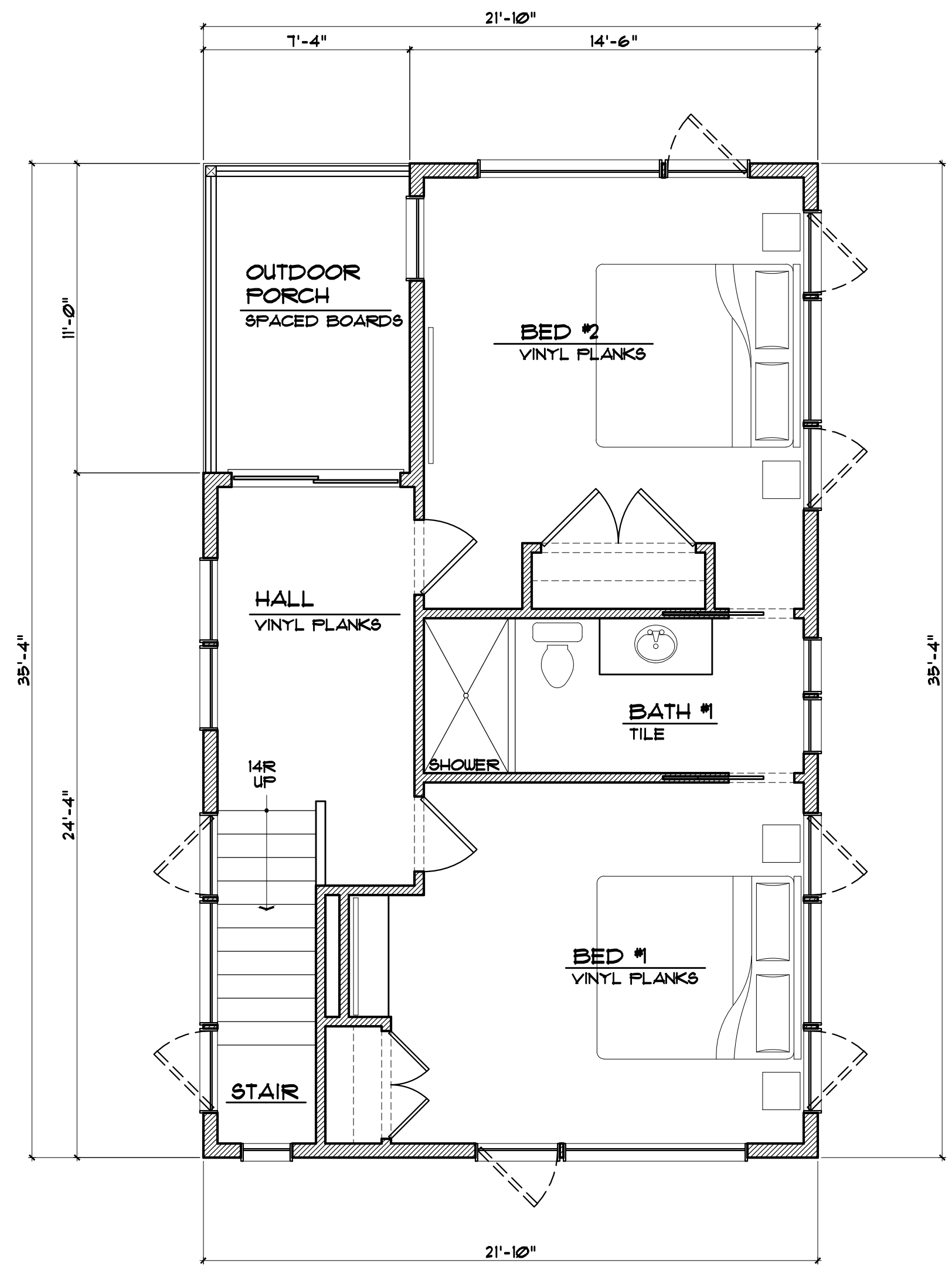


337 Beachfront
North Elevation
SCALE: 1/4" = 1'-0"

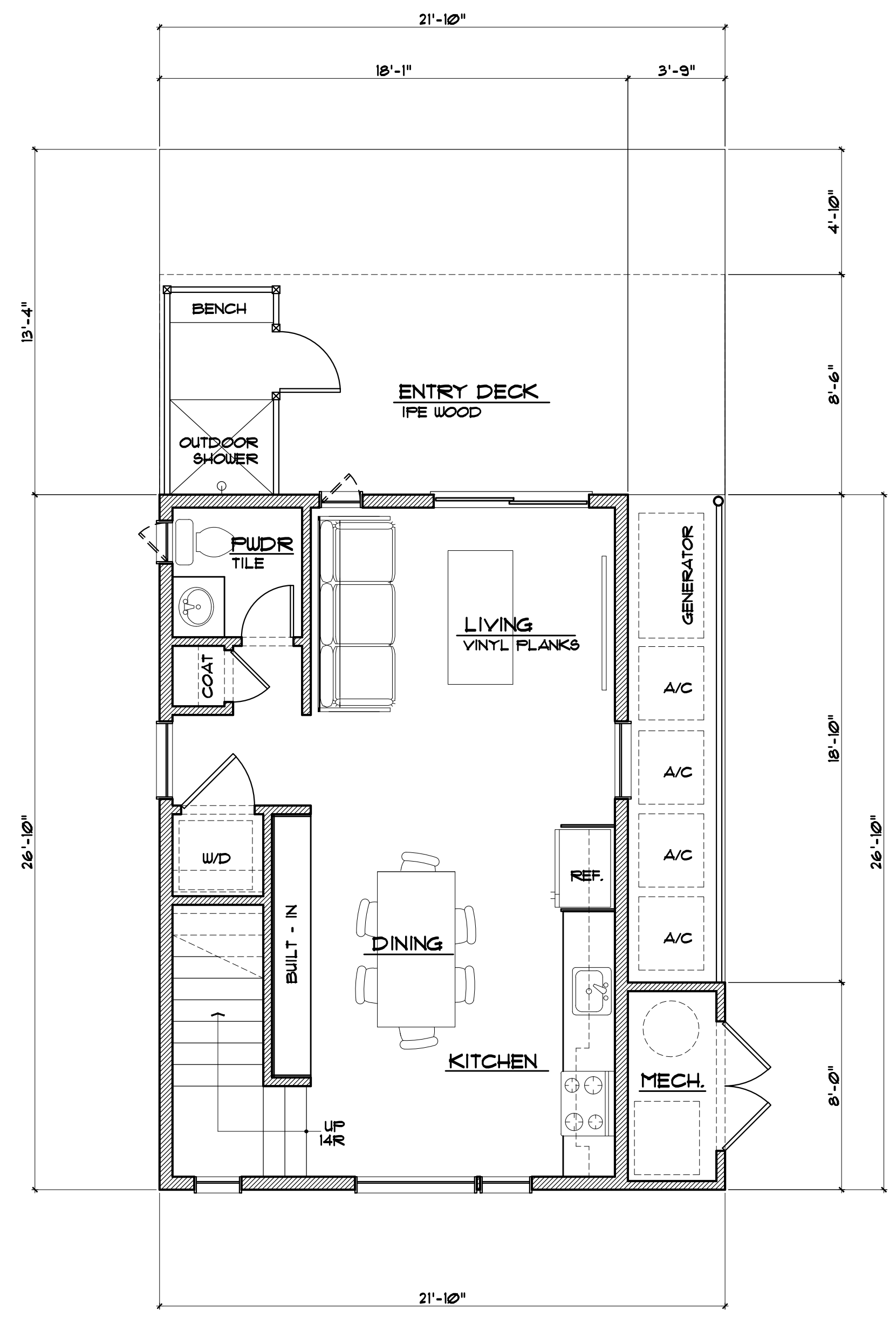
337 Beachfront
West Elevation
SCALE: 1/4" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	

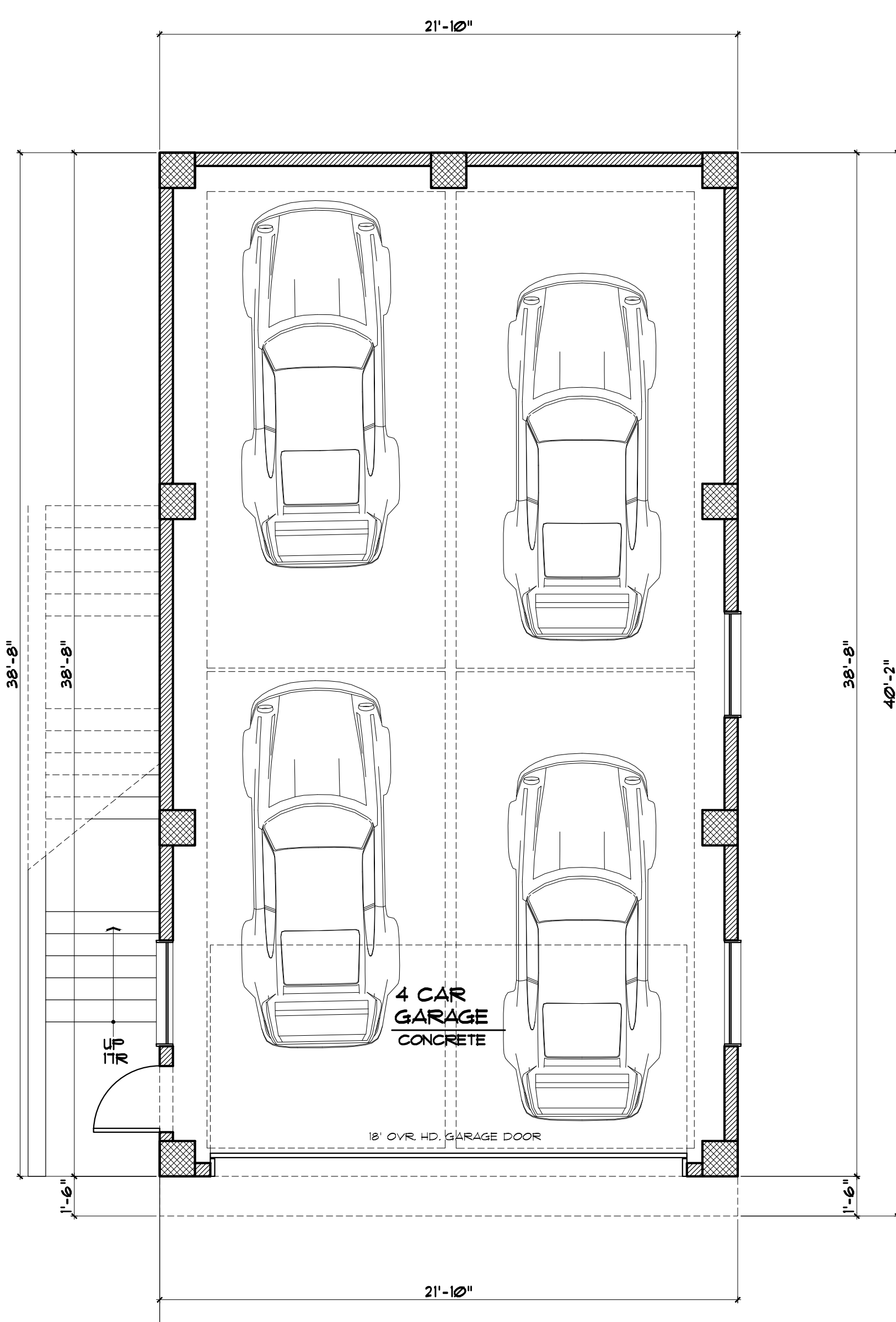
project number
2012



336 First Avenue
Second Floor Plan
SCALE: 1/4" = 1'-0"



336 First Avenue
First Floor Plan
SCALE: 1/4" = 1'-0"

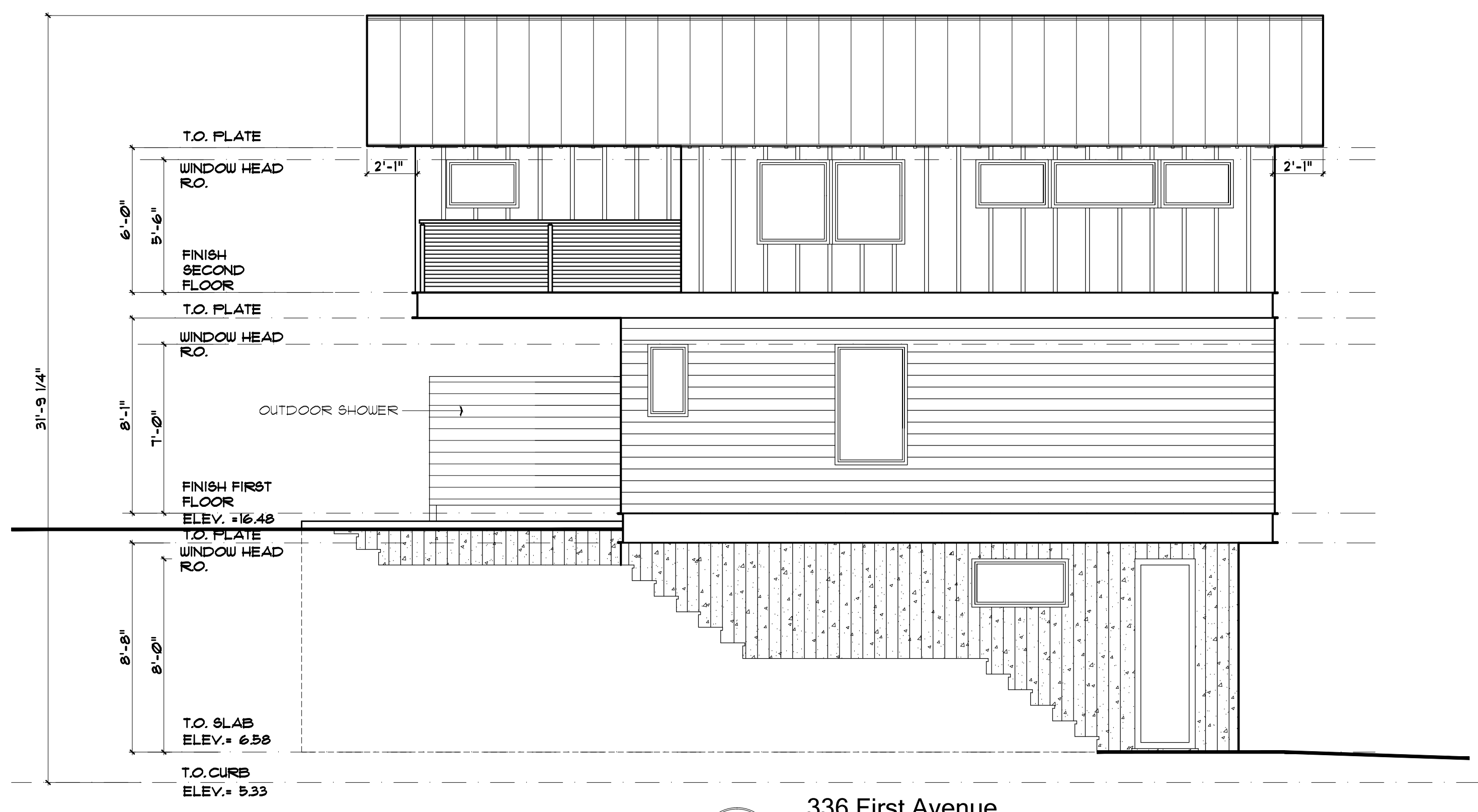


336 First Avenue
Grade Level Plan
SCALE: 1/4" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	

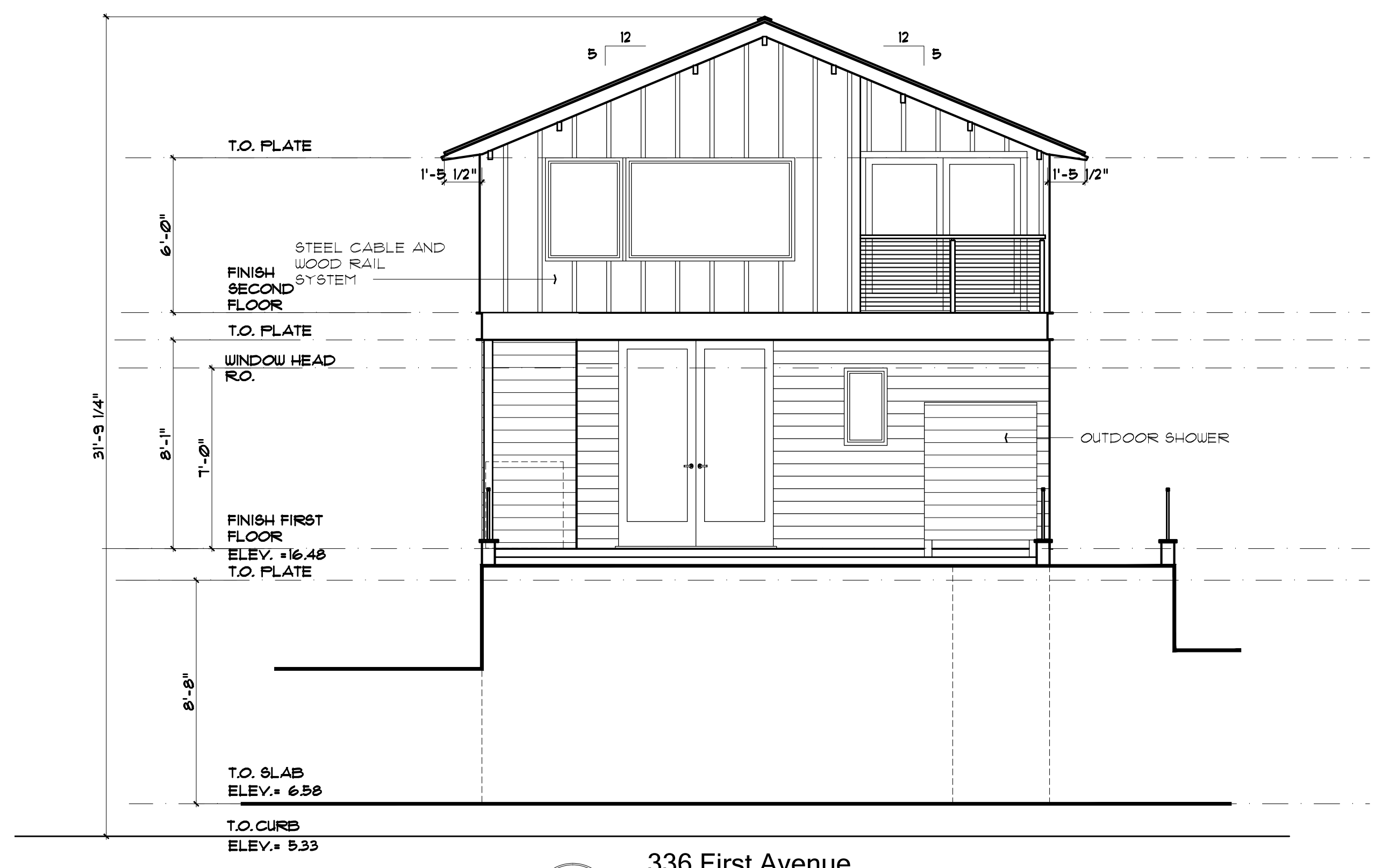
project number
2012

NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS



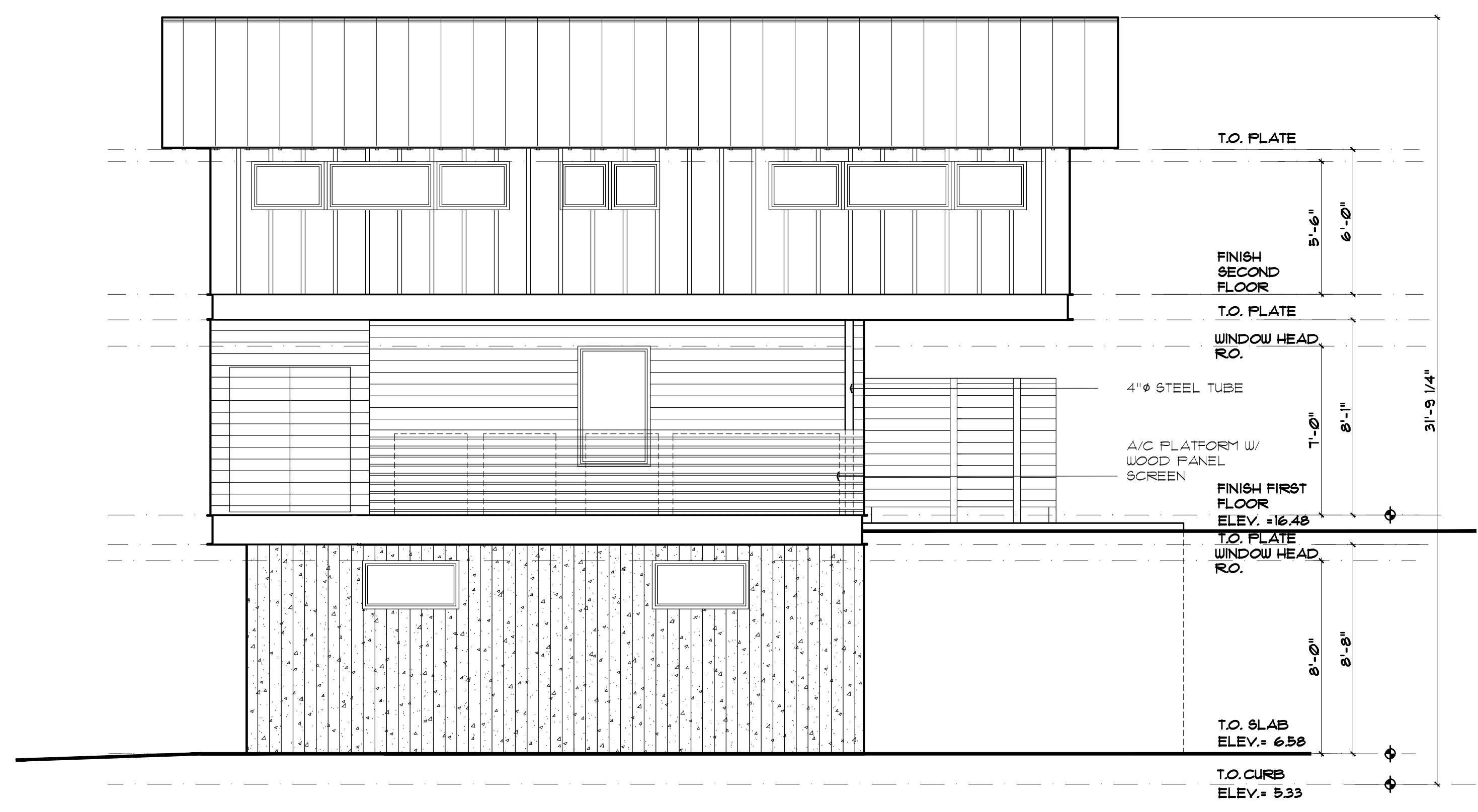
4
6
336 First Avenue
North Elevation
SCALE: 1/4" = 1'-0"

NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS

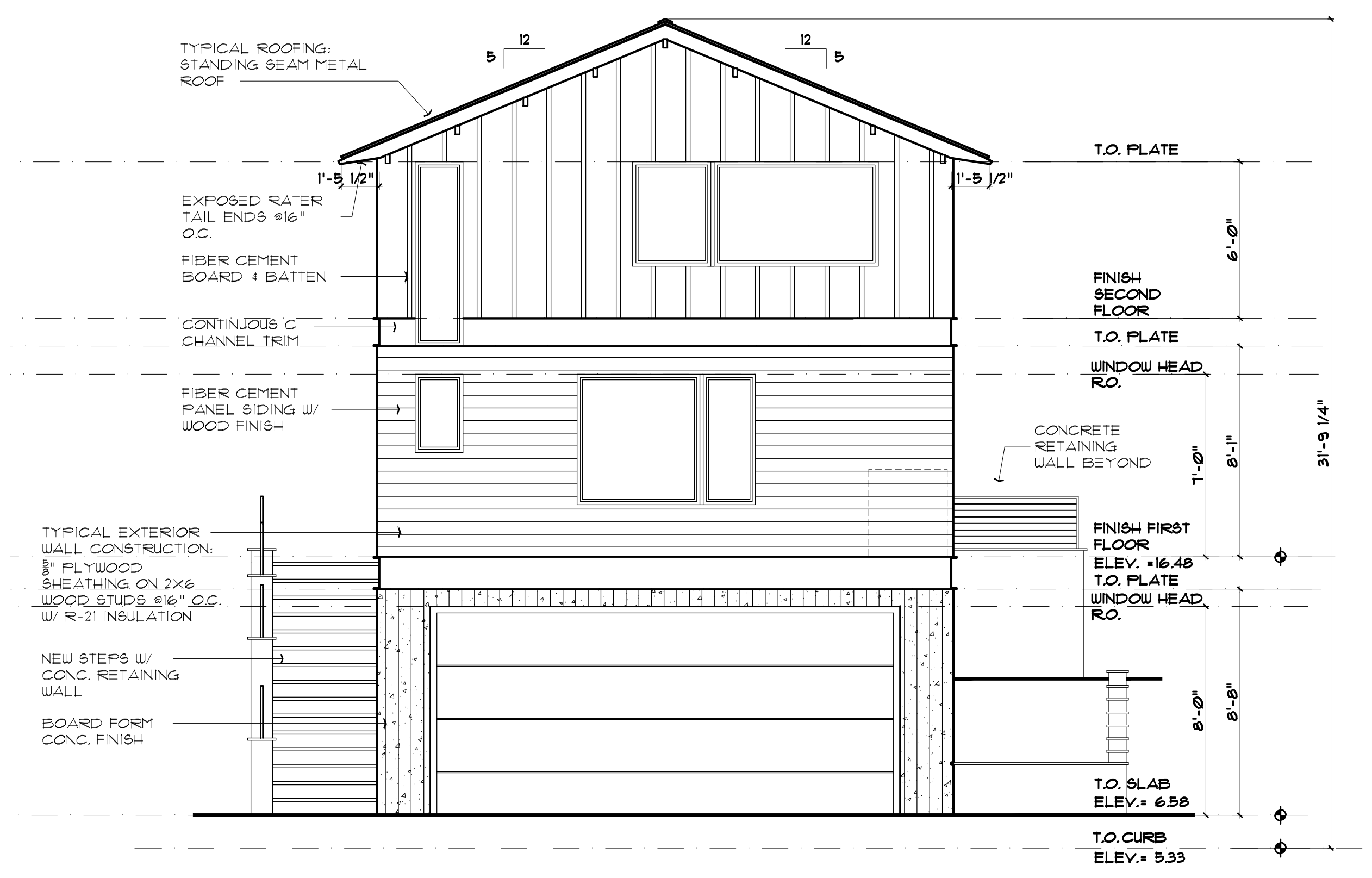


3
6
336 First Avenue
East Elevation
SCALE: 1/4" = 1'-0"

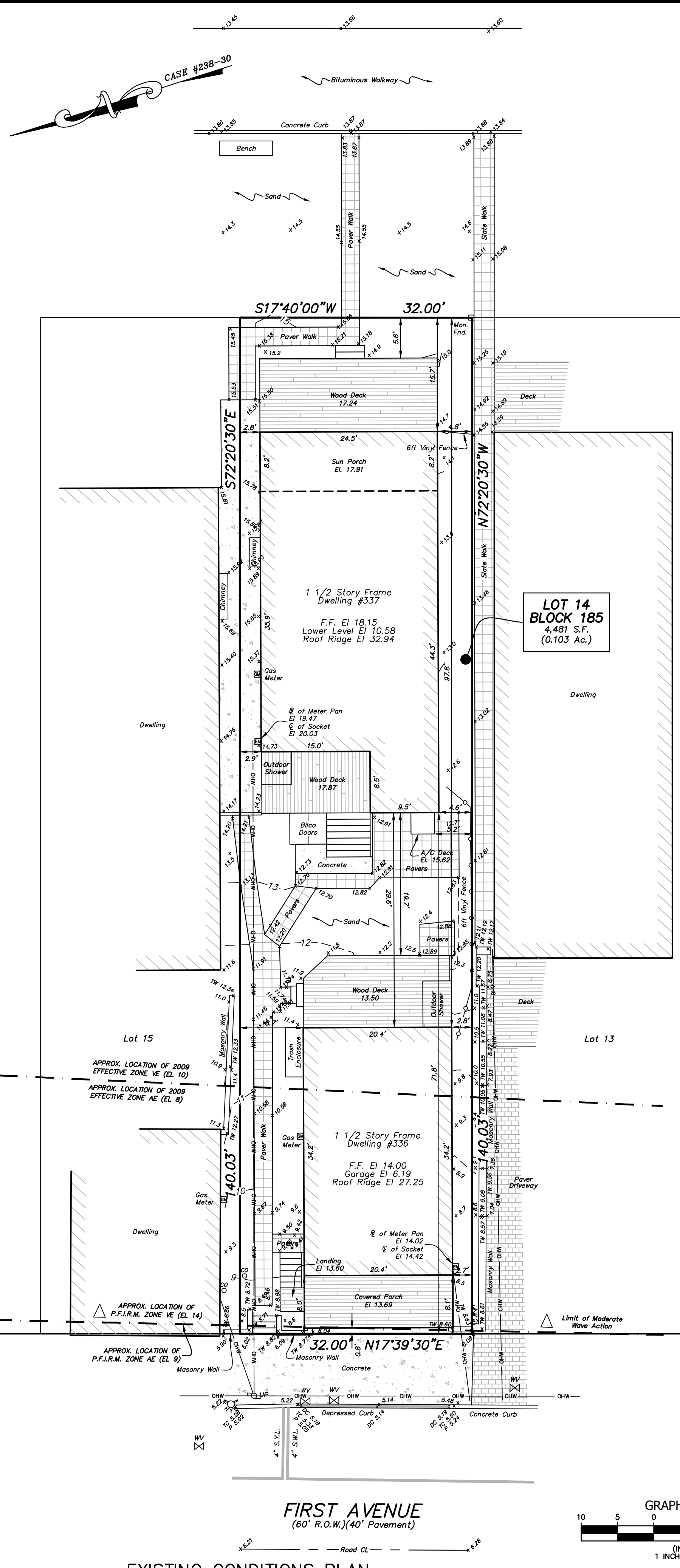
NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS



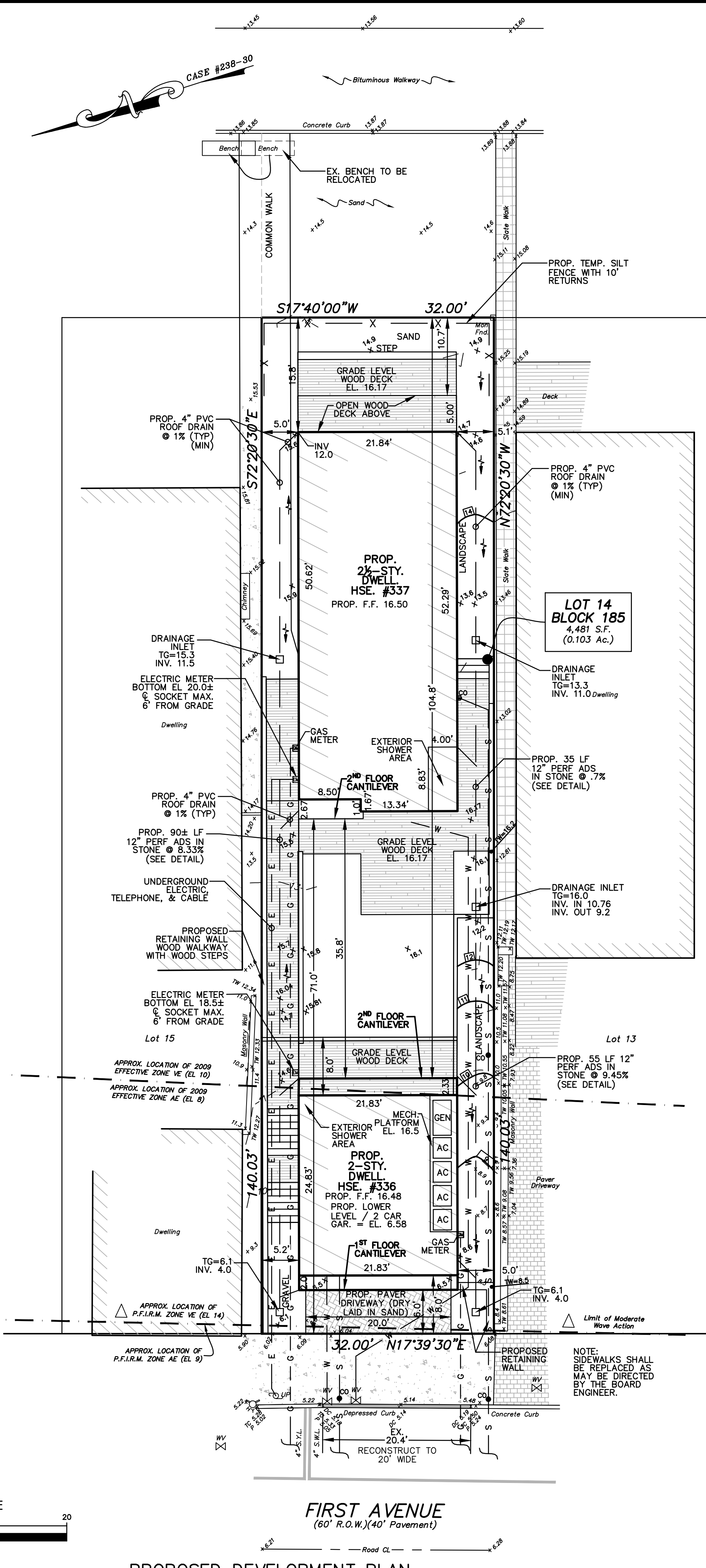
2
6
336 First Avenue
South Elevation
SCALE: 1/4" = 1'-0"



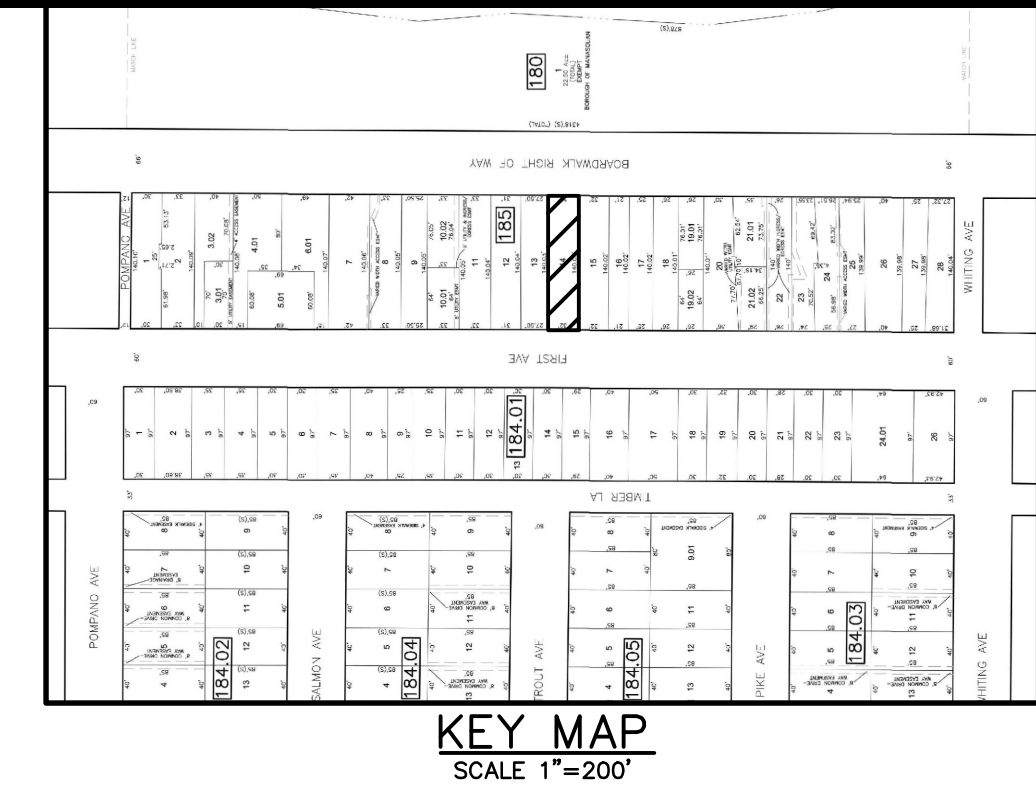
1
6
336 First Avenue
West Elevation
SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS PLAN
SCALE 1"=10'



PROPOSED DEVELOPMENT PLAN
SCALE 1"=10'



KEY MAP
SCALE 1"=200'



AERIAL MAP
N.T.S.

GENERAL NOTES:

- SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY LOT 14 BLOCK 185 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY." PREPARED BY LINDSTROM, DIESSNER AND CARR P.C. DATED 7/20/2020. WILLIAM H. DOOLITTLE P.L.S. FOR JANET & SCOTT CINFO.
- ELEVATIONS BASED ON NAVD 1988 DATUM AND GPS RTK OBSERVATIONS.
- PROPERTY LOCATED IN FLOOD ZONES AE (EL. 8) & VE (EL. 10), COMMUNITY NUMBER 345303 MAP NUMBER 3402500456F, EFFECTIVE DATE SEPTEMBER 25, 2009. PROPERTY LOCATED IN FLOOD ZONES AE (EL. 9) & VE (EL. 14) LIMWA, BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS REVISED JANUARY 31, 2014.
- UTILITIES ARE EXISTING AND SHALL REMAIN AND BE RECONNECTED TO PROPOSED DWELLING IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND UTILITY COMPANY REQUIREMENTS. LOCATION OF EX. UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION.
- FOR COMPLETE BUILDING DIMENSIONS AND INFORMATION SEE ARCHITECTURAL PLANS.
- THERE ARE NO WETLANDS ON SITE.
- THERE IS NO BELOW GRADE BASEMENT PROPOSED.
- A FLOOR WITH A FLOOR THAT IS NOT 1 FOOT ABOVE THE BFE IS NOT PERMITTED.
- ANY AND ALL IMPORTED EARTHEN MATERIAL SHALL BE CERTIFIED CLEAN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND EACH DWELLING SHALL HAVE SEPARATE UTILITIES.

OWNER/APPLICANT:
JANET & SCOTT CINFO
NJDMD, LLC
217 HORSEBACK HOLLOW
AUSTIN, TX 78732

PROPERTY IS LOCATED IN THE R-4 DISTRICT

FIRST AVENUE HOUSE #336

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	10 FT.	0.8 FT.*	6.0 FT.**
SIDE SETBACK NORTH	5 FT.	8.7 FT.*	5.2 FT.
SIDE SETBACK SOUTH	5 FT.	3.7 FT.*	2.0 FT.
REAR SETBACK	15 FT.	97.8 FT.*	104.8 FT.
DIST. TO BLDG.	35 FT.	29.6 FT.*	35.8 FT.*
MAX. HEIGHT ⁽¹⁾	33 FT.	21.77 FT.	31.79 FT.
	2 Sty	1 1/2 Sty	2 Sty

VARIANCE REQUESTED FOR STANDBY GENERATOR IN SIDE YARD (SECT. 35-11.8)

OCEAN FRONT HOUSE #337

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	15 FT.	15.7 FT.*	15.8 FT. DWELL; 10.7 FT. DECK**
SIDE SETBACK NORTH	5 FT.	2.8 FT.*	5.0 FT.
SIDE SETBACK SOUTH	5 FT.	4.6 FT.*	5.1 FT.
REAR SETBACK	15 FT.	71.8 FT.*	71.0 FT.
DIST. TO BLDG.	35 FT.	29.6 FT.*	35.8 FT.*
MAX. HEIGHT ⁽²⁾	33 FT.	19.07 FT.	32.58 FT.
	2 1/2 Sty	1 1/2 Sty	2 1/2 Sty

* EXISTING NON-CONFORMING

** VARIANCE REQUESTED

- (1) MEASURED FROM TC OF FIRST AVENUE 5.48
- (2) MEASURED FROM TC 13.87 AT THE BOARDWALK

PROPERTY IS LOCATED IN THE R-4 DISTRICT

TOTAL LOT ZONING CRITERIA

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	4,200 S.F.	4,481 S.F.	4,481 S.F.
LOT FRONTAGE	30 FT.	32.0 FT.	32.0 FT.
LOT WIDTH	30 FT.	32.0 FT.	32.0 FT.
BUILDING COVERAGE	35%	45.4%*	39.9%
LOT COVERAGE	50%	73.8%*	42.7%

* EXISTING NON-CONFORMING

** VARIANCE REQUESTED

VARIANCE REQUESTED FOR PARKING:
PARKING PROVIDED:
2 LEGAL SPACES PROVIDED IN GARAGE
2 SPACES PARTIALLY WITHIN RIGHT OF WAY
PARKING REQUIREMENT: 4 SPACES

LEGEND:

- 47- EXISTING CONTOUR
- 123.45- PROPOSED CONTOUR
- 123.45- EXISTING SPOT GRADE
- 123.45- PROPOSED SPOT GRADE
- EXISTING INLET
- EXISTING INLET
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING M.H.
- PROPOSED M.H.
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- SOIL BORING LOCATION
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- TOB TOP OF BLOCK

NO.	DATE	REVISION DESCRIPTION	BY
4	10/18/21	REVISED PER ARCHITECT	JAR
3	8/31/21	REVISED LOCATION OF MECH. PLATFORM & EXTERIOR SHOWER / REVISED RETAINING WALL	JAR
2	6/3/21	REVISED PER ZONING OFFICER DENIAL LETTER 5/27/21	JAR
1	3/31/21	REVISED PER ARCHITECT REVISIONS	JAR

Lindstrom, Diessner & Carr, P.C.
ENGINEERING ♦ SURVEYING ♦ PLANNING
136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel. (732)477-8900 • Fax. (732)477-8026

PLOT PLAN
LOT 14 BLOCK 185

BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY

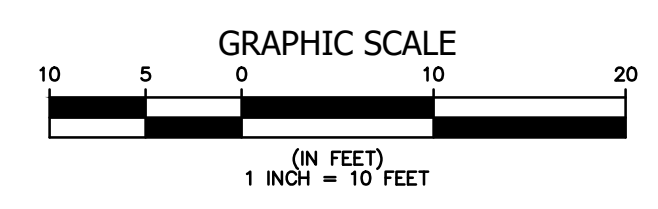
CHARLES E. LINDSTROM
PROFESSIONAL ENGINEER N.J. LIC. NO. 24602473900
PROFESSIONAL PLANNER N.J. LIC. NO. 3300233300

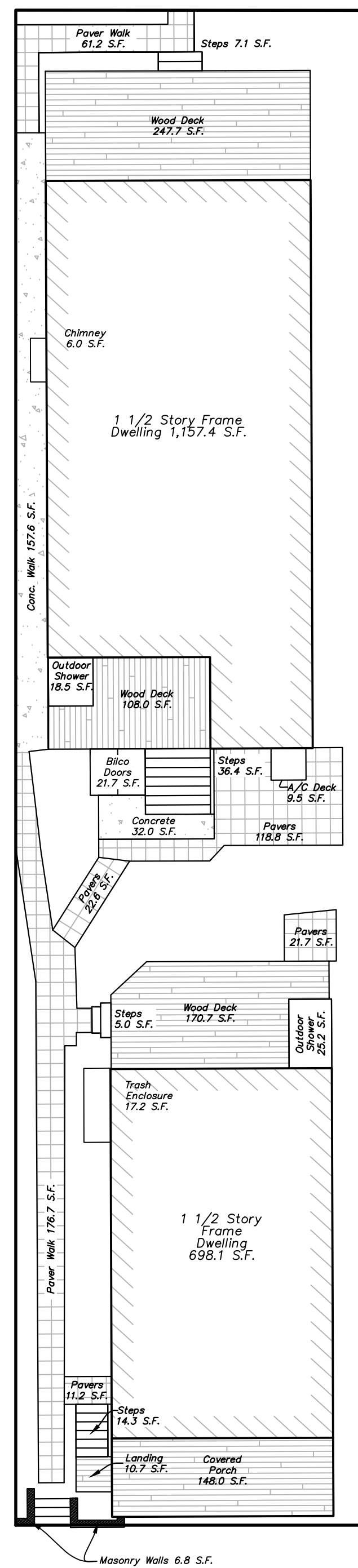
DRAWN BY: JAR	SCALE: 1"=20'	DATE: 12/31/2020	SHEET: 1 OF 2	PROJECT: 20075
---------------	---------------	------------------	---------------	----------------

REFERENCES USED:
- FILED MAP, CASE #238-30
- DEED BOOK 9358, PAGE 2093

PROPERTY DESCRIPTION:
BEING KNOWN AS LOT 14 IN BLOCK 185 AS SHOWN ON A MAP ENTITLED "FINAL MAP OF BLOCK 185, LANDS OF AMERICAN TIMBER COMPANY, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J." FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON NOVEMBER 9, 1990 AS MAP CASE #238-30.

ALSO BEING KNOWN AS LOT 14 IN BLOCK 185 ON THE OFFICIAL TAX MAP SHEET 31 OF BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.





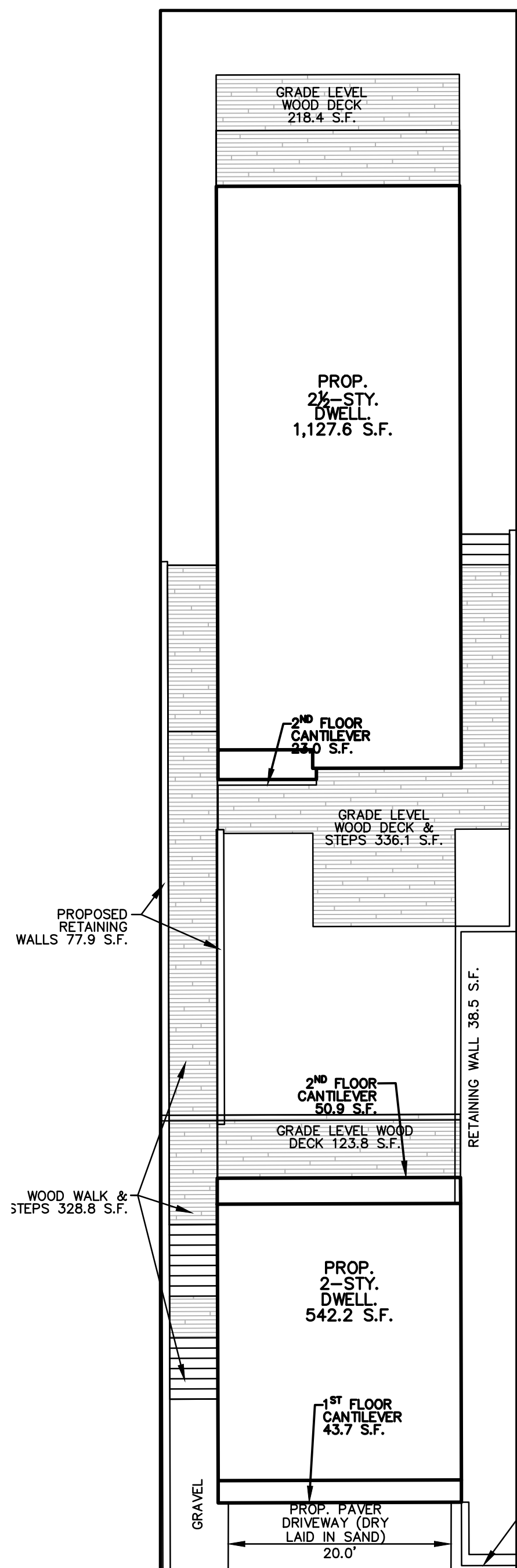
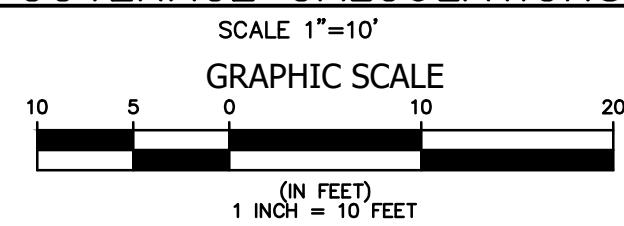
EXISTING BUILDING COVERAGE

- CHIMNEY 6.0 S.F.
- 1 1/2 STORY FRAME DWELLING 1,157.4 S.F.
- OUTDOOR SHOWER 25.2 S.F.
- 1 1/2 STORY FRAME DWELLING COVERED PORCH 148.0 S.F.
- TOTAL 2,034.7 S.F.

EXISTING LOT COVERAGE

- STEPS 7.1 S.F.
- WOOD DECK 247.7 S.F.
- CHIMNEY 6.0 S.F.
- 1 1/2 STORY FRAME DWELLING 1,157.4 S.F.
- CONC. WALK 157.6 S.F.
- OUTDOOR SHOWER 18.8 S.F.
- WOOD DECK 108.0 S.F.
- STEPS 21.7 S.F.
- WOOD DECK 36.4 S.F.
- BLOOD DOORS 21.7 S.F.
- A/C DECK 9.5 S.F.
- CONCRETE 32.0 S.F.
- STEPS 5.0 S.F.
- WOOD DECK 170.7 S.F.
- OUTDOOR SHOWER 25.2 S.F.
- TRASH ENCLOSURE 17.2 S.F.
- 1 1/2 STORY FRAME DWELLING 698.1 S.F.
- STEPS 14.3 S.F.
- LANDING 10.7 S.F.
- COVERED PORCH 148.0 S.F.
- MASONRY WALLS 6.8 S.F.
- TOTAL 2,897.9 S.F.

EXISTING COVERAGE CALCULATIONS DETAIL



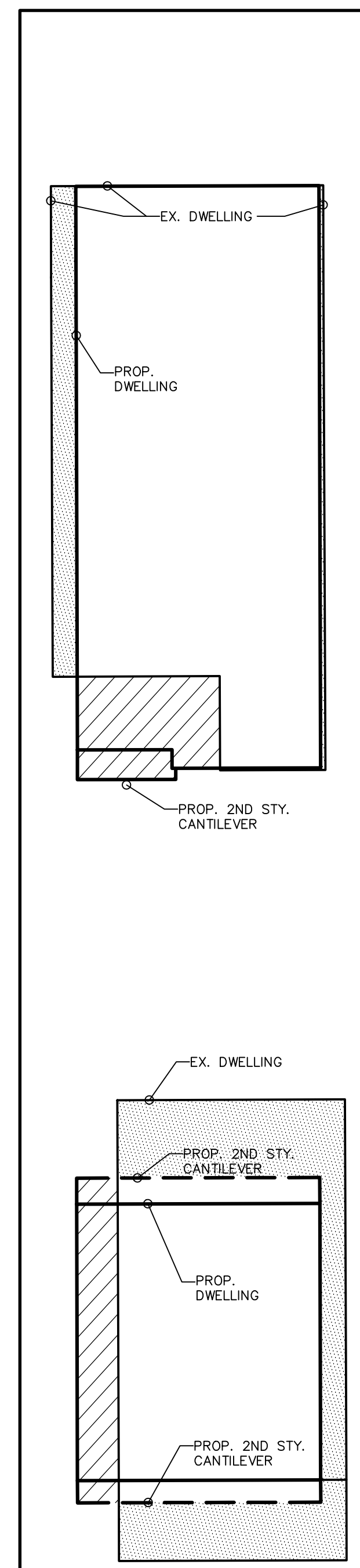
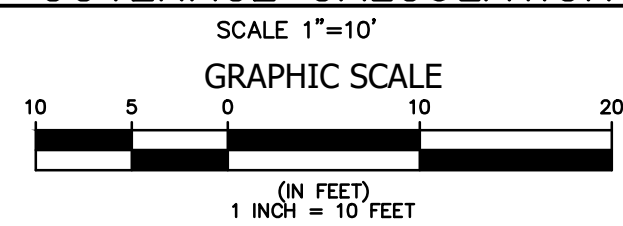
PROPOSED BUILDING COVERAGE

- PROP. 2 1/2-STY. DWELL 1,127.6 S.F.
- 2ND FLOOR CANTILEVER 23.0 S.F.
- 2ND FLOOR CANTILEVER 50.9 S.F.
- PROP. 2-STY. DWELL 542.2 S.F.
- 1ST FLOOR CANTILEVER 43.7 S.F.
- TOTAL 1,787.4 S.F.

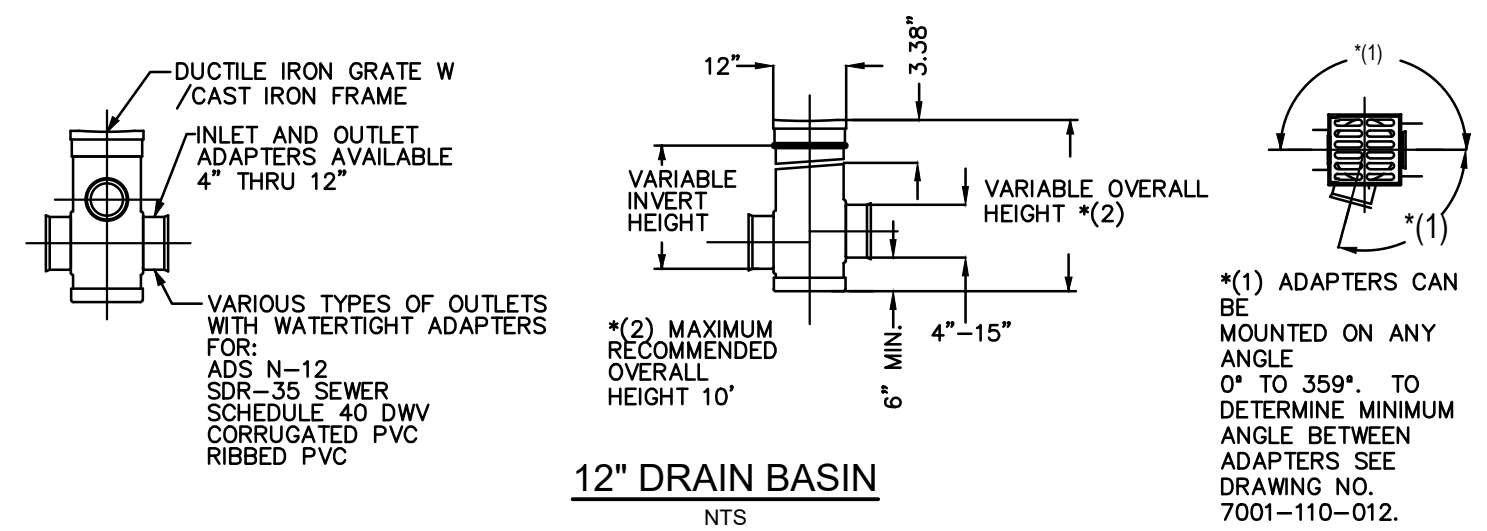
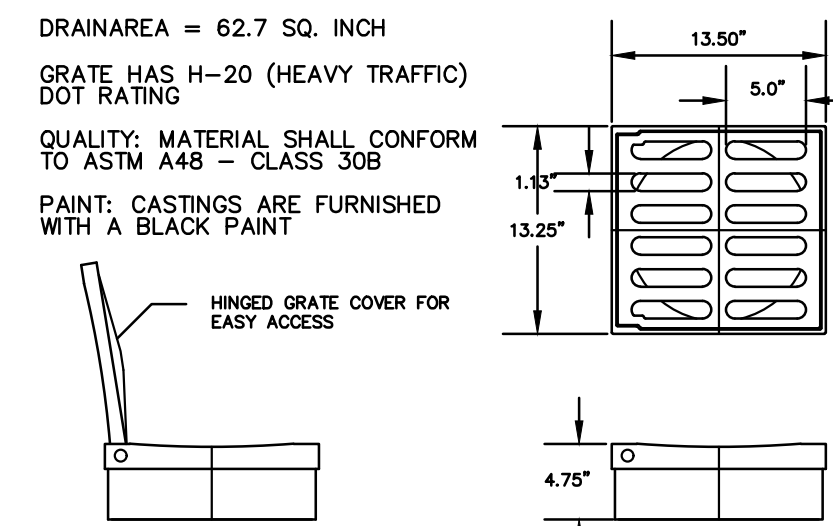
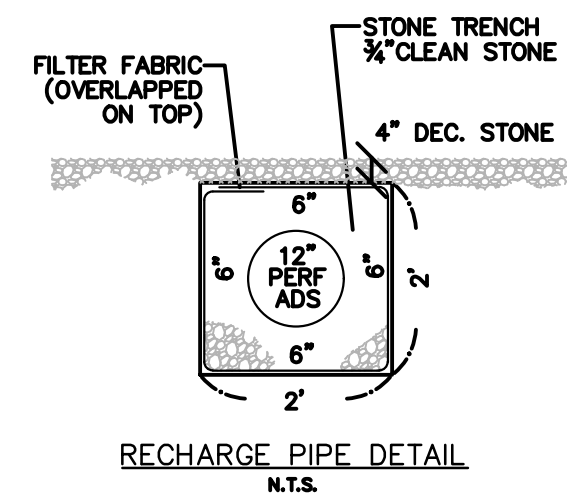
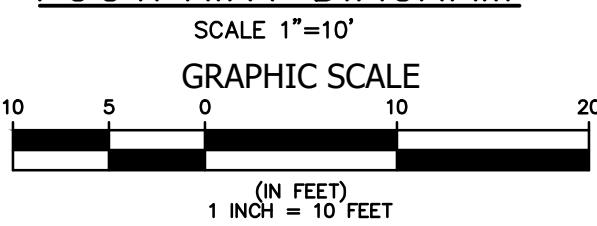
PROPOSED LOT COVERAGE

- PROP. 2 1/2-STY. DWELL 1,127.6 S.F.
- 2ND FLOOR CANTILEVER 23.0 S.F.
- PROPOSED RETAINING WALLS 77.9 S.F.
- RETAINING WALL 38.5 S.F.
- 2ND FLOOR CANTILEVER 50.9 S.F.
- PROP. 2-STY. DWELL 542.2 S.F.
- 1ST FLOOR CANTILEVER 43.7 S.F.
- PROPOSED RETAINING WALL 8.3 S.F.
- TOTAL 1,912.1 S.F.

PROPOSED COVERAGE CALCULATIONS DETAIL



FOOTPRINT DIAGRAM



FLOOD HAZARD CONTROL ACT NOTES

- DECK:
 - A) THE DECK IS NOT ENCLOSED WITH WALLS EITHER ABOVE OR BELOW ITS FLOOR EXCEPT FOR PROTECTIVE OR DECORATIVE FENCING BANISTERS OR LATTICE WORK THAT ALLOW FLOODWATERS TO PASS FREELY.
 - B) THE DECK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL FLOOD REDUCTION STANDARDS 44 C.F.R. PART 60 & FEMA'S TECHNICAL BULLETINS.
 - C) THE DECK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PERMIT-BY-RULE 16 AT N.J.A.C. 7:13-7.16
- RESIDENTIAL CONSTRUCTION IN TIDAL FLOOD HAZARD AREA
 - A) THE PROPOSED FINISHED FLOOR LIVING SPACE IS ELEVATION 16.5 FOR OCEAN FRONT AND 16.48 FOR FIRST AVENUE NAVD88.
 - B) LOWEST FLOOR SHALL MEET THE FOLLOWING:
 - THE ENCLOSURE IS USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE;
 - THE FLOOR OF THE ENCLOSURE IS SITUATED AT OR ABOVE THE ADJOINING EXTERIOR GRADE ALONG AT LEAST ONE ENTIRE EXTERIOR WALL, IN ORDER TO PROVIDE POSITIVE DRAINAGE OF THE ENCLOSED AREA; AND
 - THE ENCLOSURE IS CONSTRUCTED WITH FEMA COMPLIANT BREAKAWAY WALLS AND PERMANENT FLOOD OPENINGS THAT MEET THE REQUIREMENTS OF THE UNIFORM CONSTRUCTION CODE AT N.J.A.C. 5:23
 - THE DEED FOR THE LOT ON WHICH THE ENCLOSURE OR GARAGE IS CONSTRUCTED IS MODIFIED TO:
 - EXPLAIN THAT THE ENCLOSURE OR GARAGE IS LIKELY TO BE INUNDATED BY FLOODWATERS, WHICH MAY RESULT IN DAMAGE AND/OR INCONVENIENCE.
 - DISCLOSE THE DEPTH OF FLOOD THAT THE ENCLOSURE OR GARAGE WOULD EXPERIENCE DURING THE FEMA 100-YEAR FLOOD AND FLOOD HAZARD AREA DESIGN FLOOD, IF EITHER ELEVATION IS KNOWN;
 - PROHIBIT HABITATION OF THE ENCLOSURE OR GARAGE; AND
 - EXPLAIN THAT CONVERTING THE ENCLOSURE OR GARAGE INTO A HABITABLE AREA MAY SUBJECT THE PROPERTY OWNER TO ENFORCEMENT ACTION BY THE NADEP.
- THE PROPOSED DRIVEWAY ASSOCIATED WITH HABITABLE BUILDING SHALL MEET THE REQUIREMENTS AT N.J.A.C. 7:13-12.6(f). THE DRIVEWAY WILL NOT BE CONSTRUCTED FOR A BUILDING THAT IS PART OF RESIDENTIAL SUBDIVISION OR MULTIUNIT DEVELOPMENT AND A DEED MODIFICATION WILL BE PROVIDED IN ACCORDANCE WITH 12.6(f), SINCE IT IS NOT FEASIBLE TO CONSTRUCT THE DRIVEWAY AT LEAST ONE FOOT ABOVE THE BFE OF 14.0' NAVD.

V-ZONE NOTES

- BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER FOR DWELLING AND GARAGE AREA TO BE SET AT MIN. ELEVATION 15.0 MIN. (FEMA PRELIMINARY FIRM 14.0 PLUS 1 FOOT OF FREEBOARD TO BOTTOM OF GIRDER).
- THE PROPOSED FINISHED FLOOR LIVING SPACE IS ELEVATION 16.5 FOR OCEAN FRONT AND 16.48 FOR FIRST AVENUE NAVD88.
- ALL AREAS BELOW LOWEST HORIZONTAL GIRDER MIN. (EL 15.0) SHALL BE NON BEARING BREAKAWAY WALLS IN ACCORDANCE WITH FEMA REQUIREMENTS.
- LOWEST HORIZONTAL STRUCTURAL MEMBER SHALL BE SUPPORTED BY PILING DRIVEN TO A TIP ELEVATION OF -10.0 NAVD 88.
- GARAGE SLAB (EL. 6.58) SHALL BE NON STRUCTURAL CONCRETE SLABS, NOT CONNECTED TO SUPPORT PILING IN ACCORDANCE WITH V-ZONE FEMA STANDARDS.
- GARAGE DOORS SHALL BE NON BEARING AND BREAKAWAY DESIGN BELOW THE LOWEST HORIZONTAL STRUCTURAL MEMBER MIN. (EL 15.0).
- LOWER LEVEL BELOW EL 15.0 SHALL ONLY BE USED FOR STORAGE AND PARKING AND SHALL NOT BE USED FOR HABITABLE SPACE.
- THE PROPOSED GARAGE WILL BE ENCLOSED USING NON BEARING (FEMA APPROVED) BREAKAWAY WALLS.
- ALL DUCT WORK, ELECTRICAL COMPONENTS AND MECHANICALS SERVING THE BUILDING SHALL BE LOCATED ABOVE THE DECK AND ALL SERVICE CONDUIT AND/OR PIPING FOR THE SUBJECT BUILDING SHALL NOT BE LOCATED ON THE BREAK-AWAY WALLS.
- ALL STAIRWAY SYSTEMS FOR THE SUBJECT BUILDING BELOW THE DECK SHALL BE OF BREAK-AWAY CONSTRUCTION DESIGN AND SHALL BREAK CLEANLY AWAY DURING THE BASE FLOOD EVENT WITHOUT CAUSING DAMAGE TO THE BUILDING OR ITS FOUNDATION. OR THE STAIRWAY SYSTEMS SHALL BE DESIGNED TO RESIST FLOOD LOADS AND REMAIN IN PLACE DURING THE BASE FLOOD EVENT WITHIN THE ELEVATED BUILDING AND ITS FOUNDATION DESIGNED TO RESIST ANY FLOOD LOADS THAT ARE TRANSFERRED FROM THE STAIRS TO THE BUILDING.
- THE BUILDING AND ANY ASSOCIATED DECKS, WHICH ARE LOCATED IN THE VE FLOOD ZONE, SHALL BE DESIGNED WITH A DEEP FOUNDATION (PILES OR COLUMNS) TO SUPPORT THE STRUCTURE IN THE EVENT OF SCOUR OR EROSION, AND THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER FOR THE ELEVATED STRUCTURE, INCLUDING GARAGE, SHALL BE ABOVE THE DFE.

CAFRA GENERAL NOTES:

- INDIGENOUS COASTAL PLANTS ARE ENCOURAGED TO BE USED WHEREVER FEASIBLE. NO PLASTIC LINERS SHALL BE USED IN LANDSCAPED OR GRAVEL AREAS. ALL LINERS SHALL BE MADE OF FILTER CLOTH OR OTHER PERMEABLE MATERIAL.
- CROWN DRIVEWAY TO PITCH RUNOFF TO DRAIN ONTO PERMEABLE AREAS OF THE SITE OR USE OTHER PERMEABLE STONE.
- PROPOSED SILT FENCE SHALL BE ERRECTED PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND LANDSCAPING IS COMPLETE.
- ALL CONSTRUCTION SHALL COMPLY WITH FEMA REQUIREMENTS AND FLOOD HAZARD CONTROL ACT REQUIREMENTS.
- FLOOD VENTS SHALL BE INSTALLED IN GARAGE AND LOWER LEVEL IN ACCORDANCE WITH FEMA REQUIREMENTS.

FLOOD VENTS SHALL MEET THE FOLLOWING:

- THE INVERT OF EACH FLOOD VENT SHALL BE NO MORE THAN 12 INCHES ABOVE THE ADJOINING EXTERIOR GRADE OR INTERIOR SLAB.
- THE INVERT OF AT LEAST HALF OF THE FLOOD VENTS SHALL BE NO MORE THAN 12 INCHES ABOVE THE FLOOR OF THE BUILDING.
- THE COMBINED EFFECTIVE OPEN AREA OF THE FLOOD VENTS SHALL BE AT LEAST ONE SQUARE INCH PER SQUARE FOOT OF THE AREA OF THE FOOTPRINT OF THE BUILDING, UNLESS A SMALLER FEMA-APPROVED DEVICE WITH AN EQUIVALENT EFFECTIVE AREA IS UTILIZED; AND
- THE FLOOD VENTS SHALL NOT BE BLOCKED AT ANY TIME, BUT SHALL PERMANENTLY REMAIN OPEN SO THAT THE FLOODWATERS CAN FREELY ENTER THE BUILDING TO BALANCE HYDROSTATIC PRESSURE DURING A FLOOD.
- NO FLOOD VENT SHALL BE PLACED CLOSER THAN 3 FEET TO A GAS METER OR GAS CONSUMING APPLIANCE.
- SEE ARCHITECTURAL PLANS FOR FLOOD VENT DETAILS AND MODEL.
- FLOOD VENTS TO BE PROVIDED FOR ALL ENCLOSED AREAS OF THE LOWER LEVEL ON THE BASIS OF 1 SQ. IN. OF VENTING PER SQ. FT. OF ENCLOSURE.

3	10/18/21	REVISED PER ARCHITECT	JAR
2	8/31/21	REVISED LOCATION OF MECH. PLATFORM & EXTERIOR SHOWER / REVISED RETAINING WALL	JAR
1	3/31/21	REVISED PER ARCHITECT REVISIONS	JAR
NO.	DATE	REVISION DESCRIPTION	BY

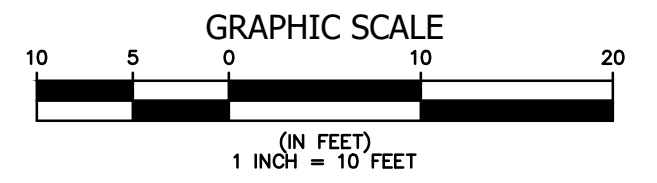
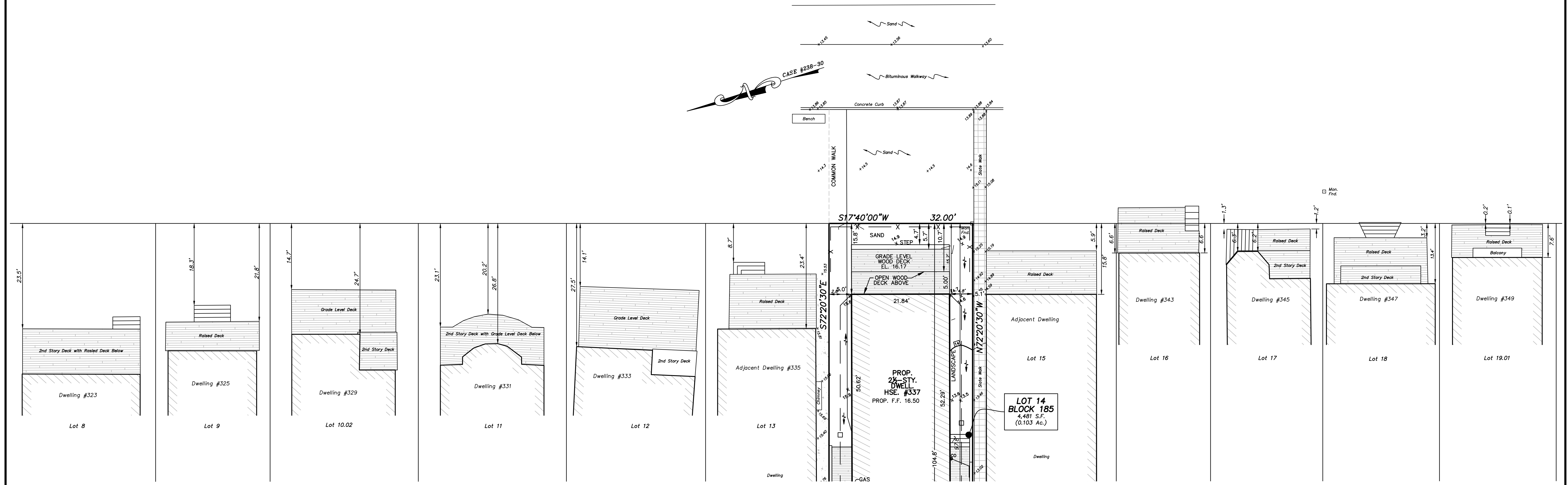
Lindstrom, Diessner & Carr, P.C.
ENGINEERING ♦ SURVEYING ♦ PLANNING
136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel. (732)477-8900 • Fax (732)477-8026

PLOT PLAN
LOT 14 BLOCK 185

BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY

CHARLES E. LINDSTROM
PROFESSIONAL ENGINEER N.J. LIC. NO. 24602473900
PROFESSIONAL PLANNER N.J. LIC. NO. 33100233300

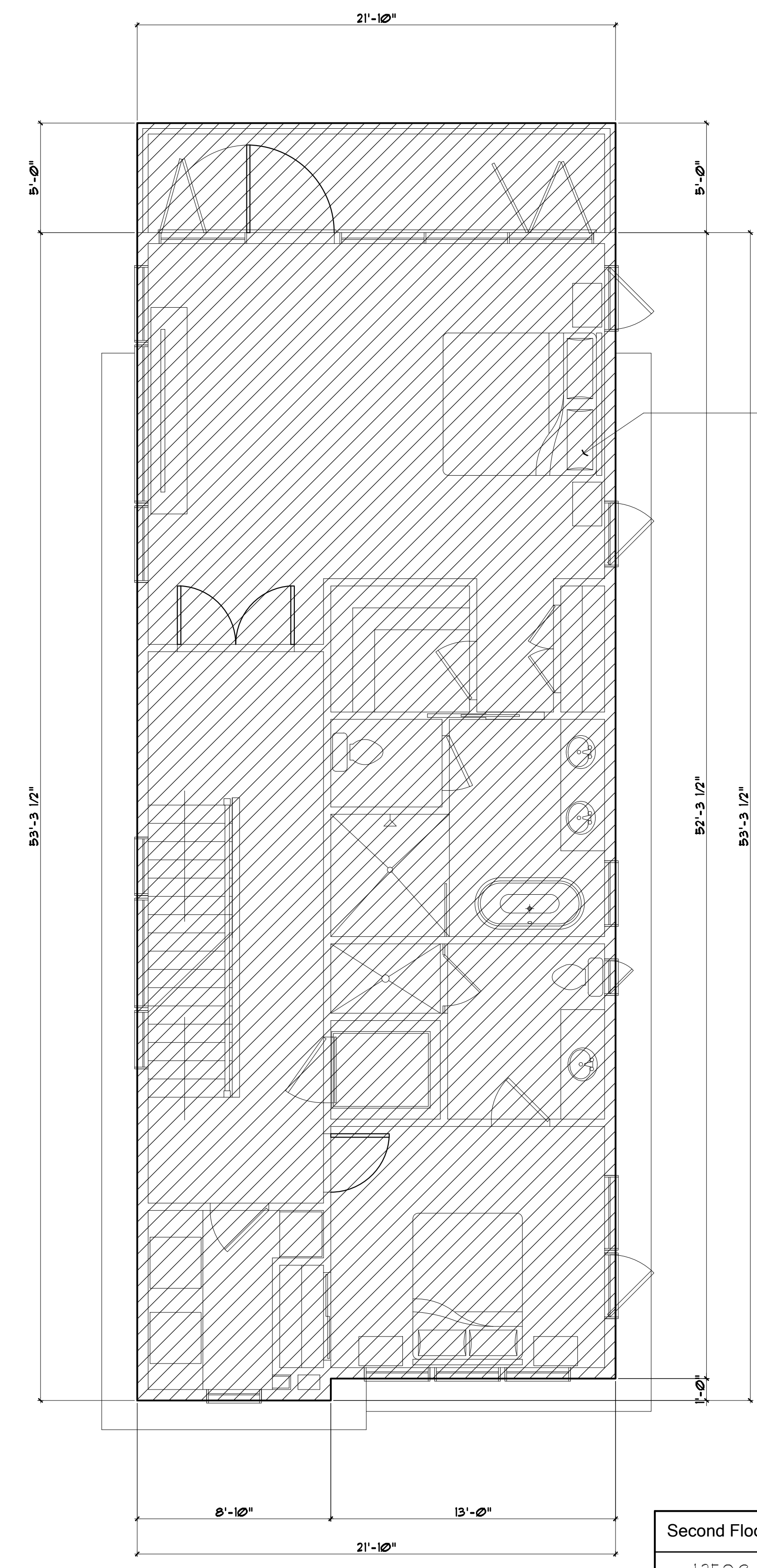
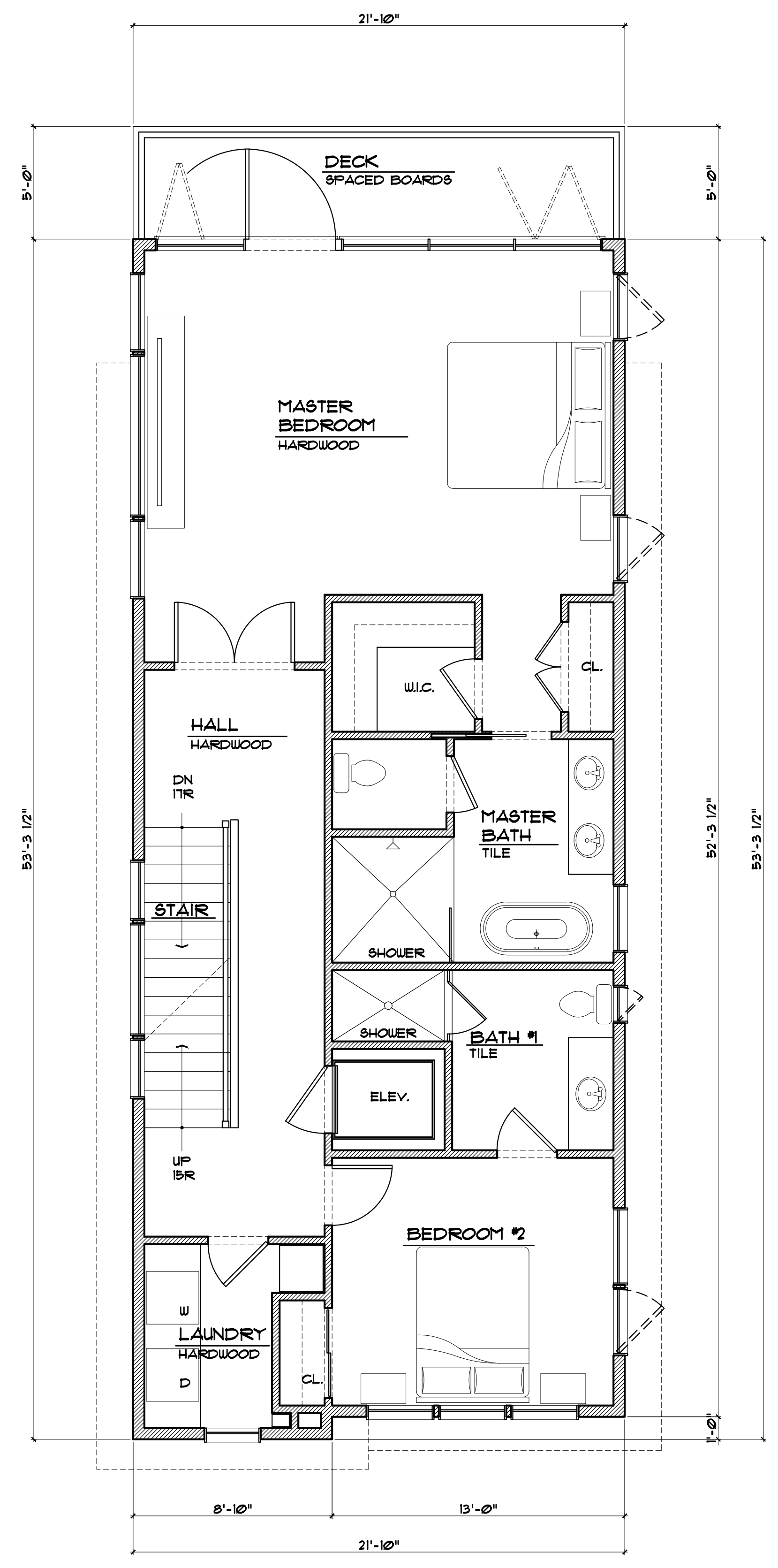
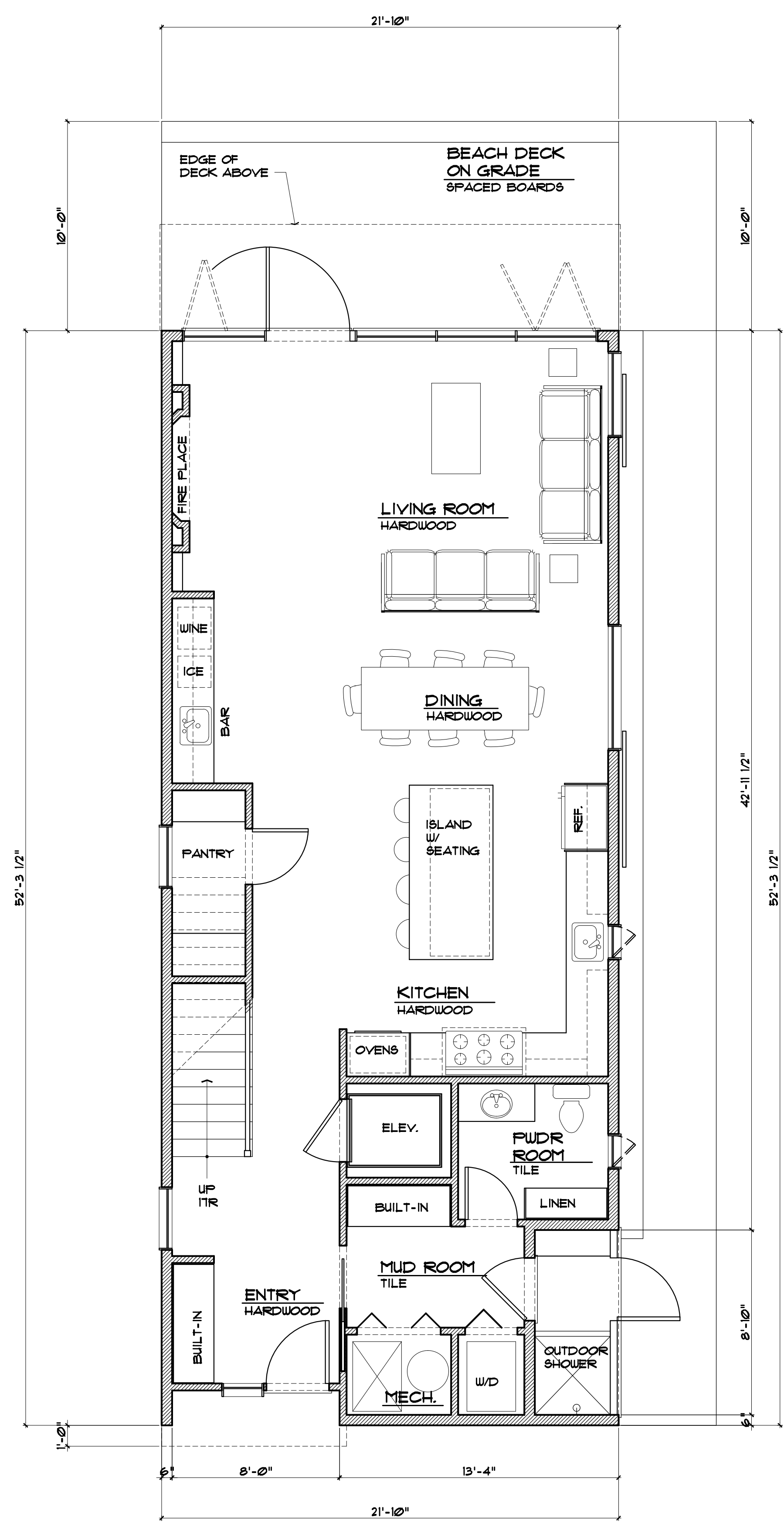
DRAWN BY: JAR SCALE: 1"=20' DATE: 12/31/2020 SHEET: 2 OF 2 PROJECT: 20075



NO.	DATE	REVISION DESCRIPTION	BY
Lindstrom, Diessner & Carr, P.C. ENGINEERING ♦ SURVEYING ♦ PLANNING 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel. (732)477-8900 • Fax. (732)477-8026			
OCEAN FRONT SETBACK EXHIBIT LOT 14 BLOCK 185			
BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY			
DRAWN BY: CC	SCALE: 1"=10'	DATE: 11/1/21	SHEET: 1 OF 1
CHARLES E. LINDSTROM PROFESSIONAL ENGINEER N.J. LIC. NO. 246E02473900 PROFESSIONAL PLANNER N.J. LIC. NO. 33U00233300		PROJECT: 20075	

revisions	date
1.	
2.	
3.	
4.	

project number
2012

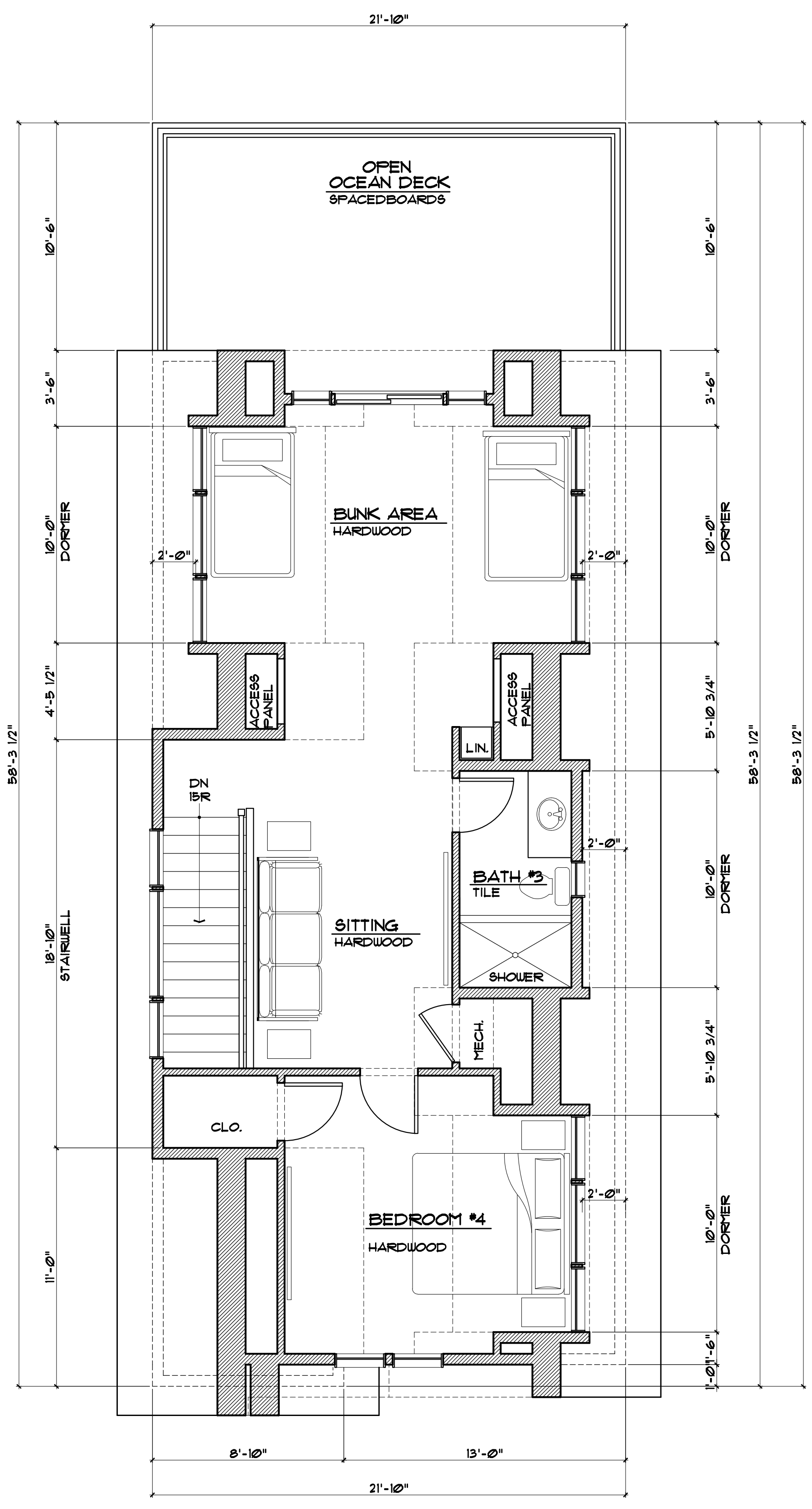


Second Floor Area:
1,259.8 S.F.

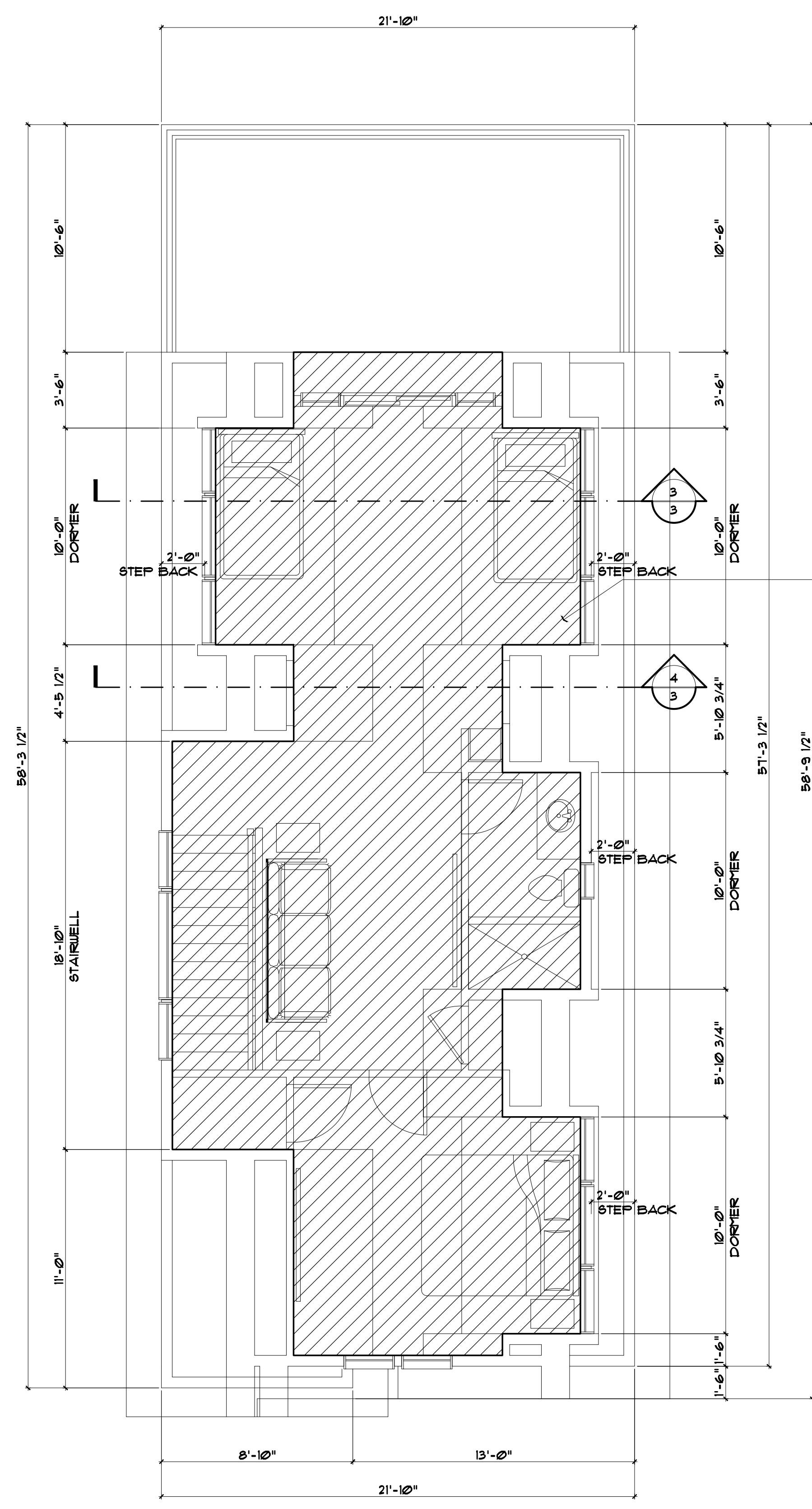
SECOND FLOOR AREA INCLUSIVE OF COVERED PORCH

revisions	date
1.	
2.	
3.	
4.	

project number
2012



1
3
337 Beachfront
Finished Attic Floor Plan
SCALE: 1/4" = 1'-0"

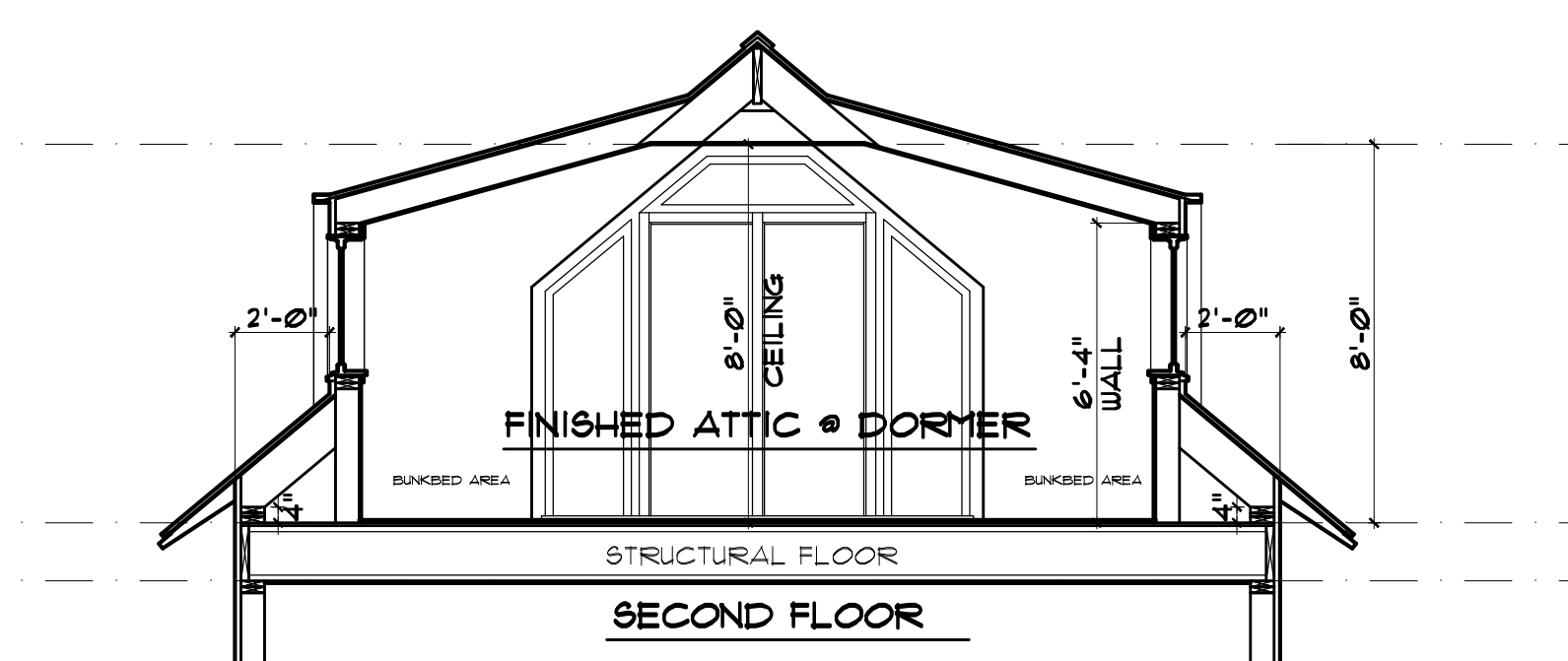


2
3
337 Beachfront
Finished Attic Floor Plan Showing
Area of Five Feet or Greater Headroom
SCALE: 1/4" = 1'-0"

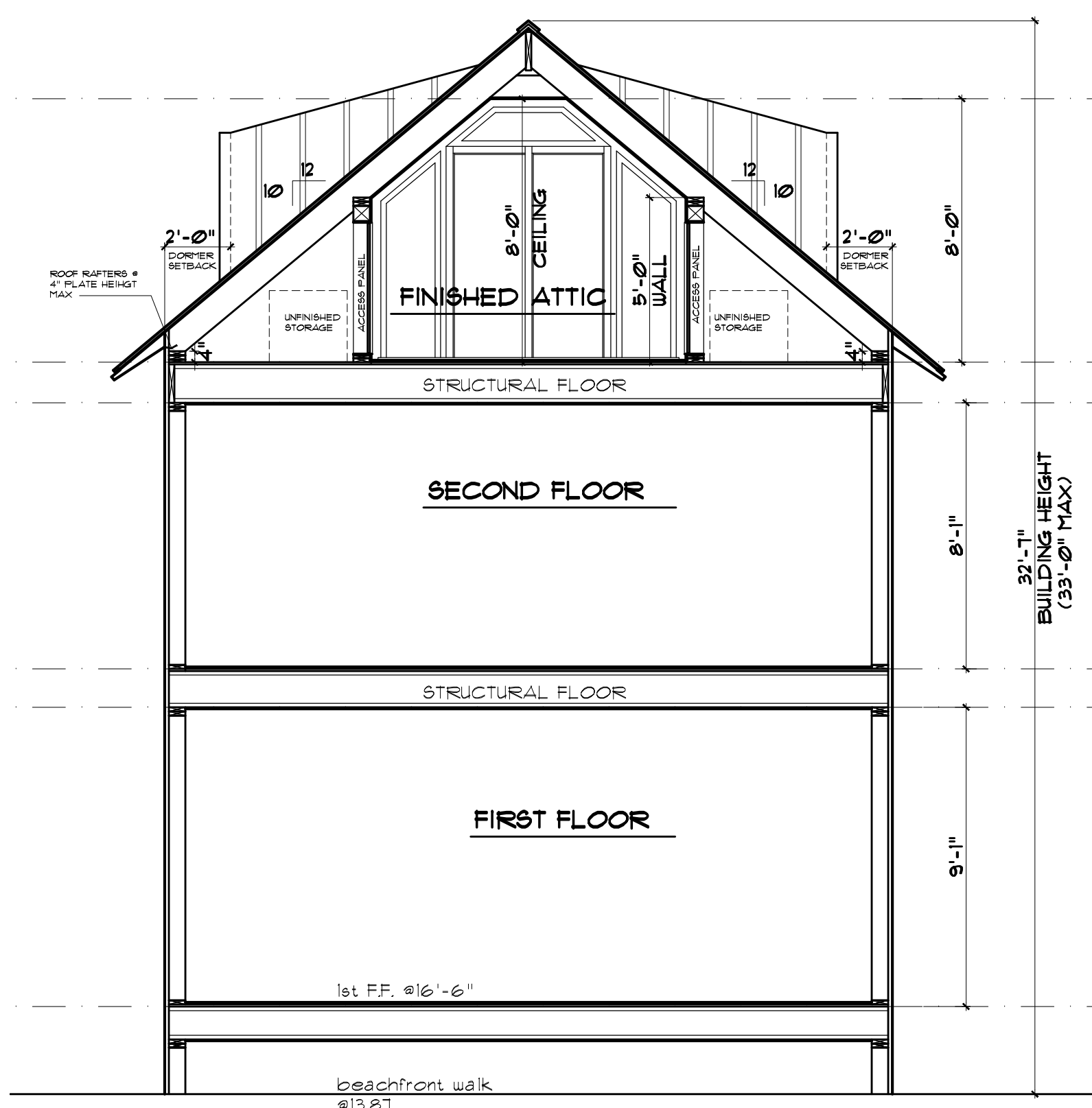
Half Story Calculation
695.5 S.F.

THE FINISHED AREA OF THE ATTIC WHERE THE INTERSECTION OF THE ROOF RAFTERS AND THE EXTERIOR WALL OCCURS WITHIN FOUR INCHES OF THE FLOOR/CEILING SYSTEM, AND IN WHICH SPACE THE MAXIMUM FLOOR AREA AT A CEILING HEIGHT OF FIVE FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES (695.5 S.F.) OCCUPIES 55.2% OF THE SQUARE FOOTAGE DIRECTLY BELOW (1259.8 S.F.) INCLUSIVE OF ROOFED OVER PORCHES. 60% IS THE MAXIMUM ALLOWABLE

HATCH REPRESENTS THE FINISHED AREA OF ATTIC IN WHICH THERE IS A CEILING HEIGHT OF FIVE FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES



3
3
337 Beachfront
Section @ Garret Dormer
SCALE: 1/4" = 1'-0"



4
3
337 Beachfront
Building Section
SCALE: 1/4" = 1'-0"

JEFF SCHNEIDER ARCHITECT

P.O. BOX 356
BAY HEAD, NJ 08742
(732) 892-8155 (T)
(732) 892-4331 (F)
JEFF@JEFFSCHNEIDERARCHITECT.COM

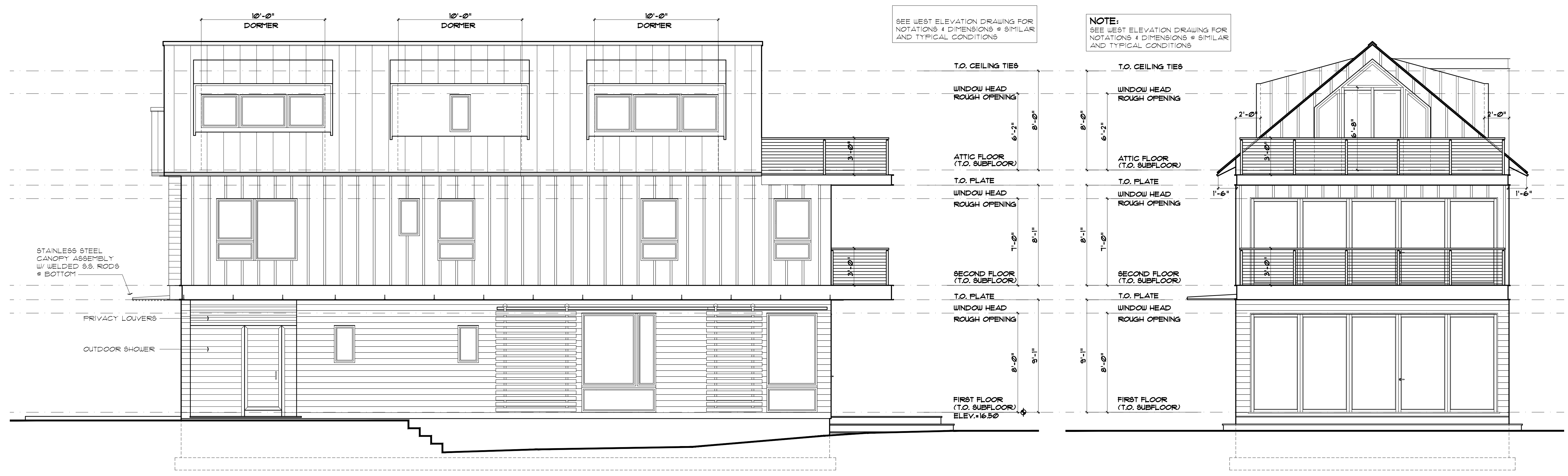
Jeffrey G. Schneider
New Jersey Architect
A1015418

New Construction:
CINFO RESIDENCE
336 First Avenue
Borough of Manasquan, New Jersey

October 22, 2021

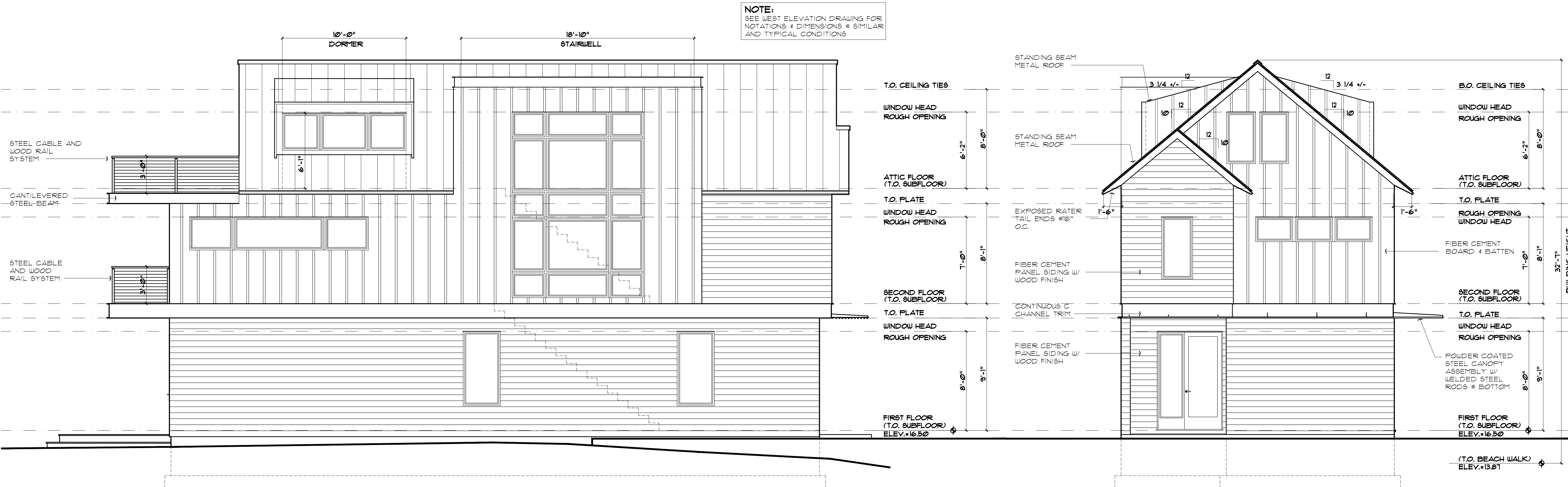
revisions	date
1.	
2.	
3.	
4.	

project number
2012



337 Beachfront
South Elevation
SCALE: 1/4" = 1'-0"

337 Beachfront
East Elevation
SCALE: 1/4" = 1'-0"

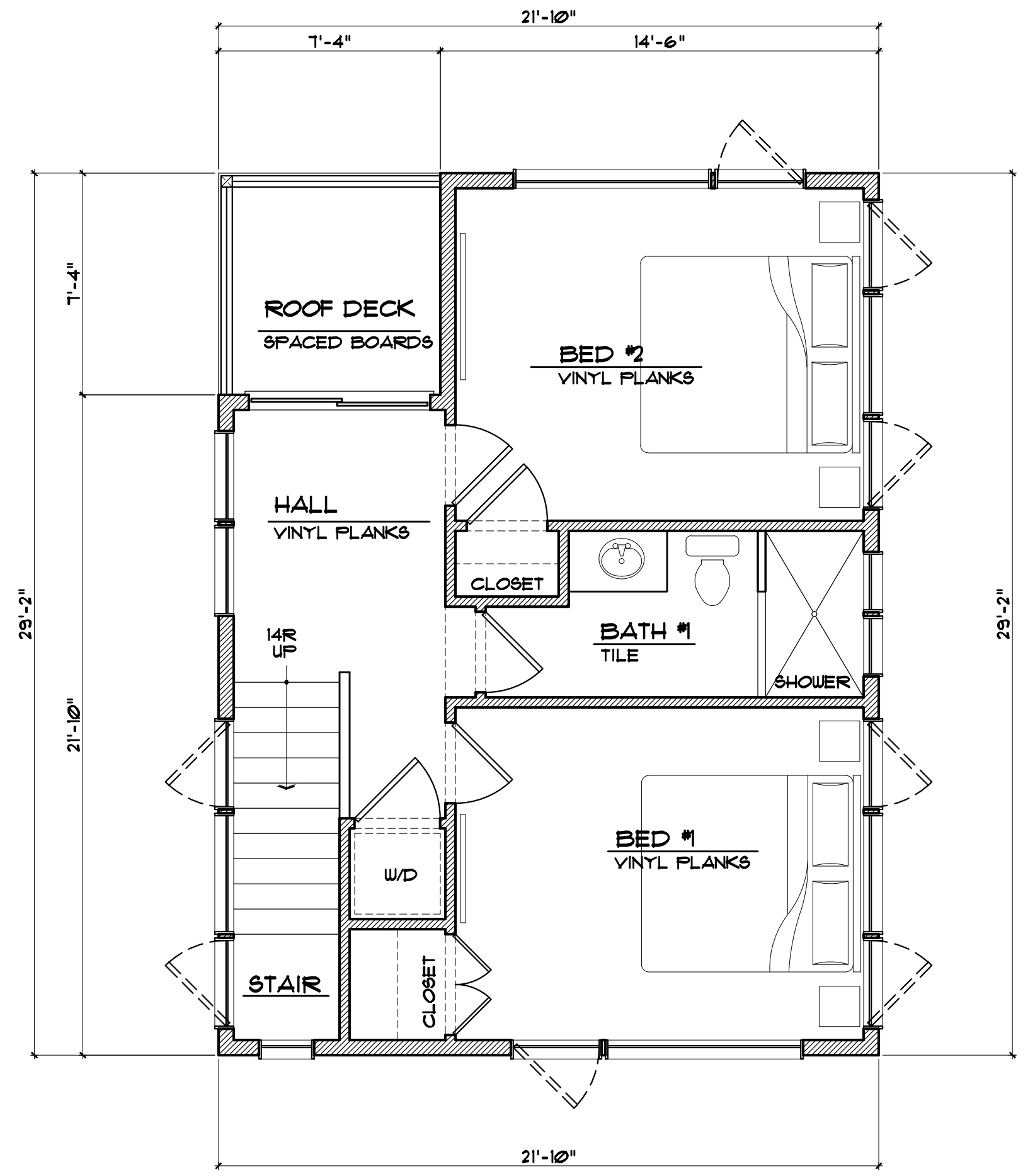


337 Beachfront
North Elevation
SCALE: 1/4" = 1'-0"

337 Beachfront
West Elevation
SCALE: 1/4" = 1'-0"

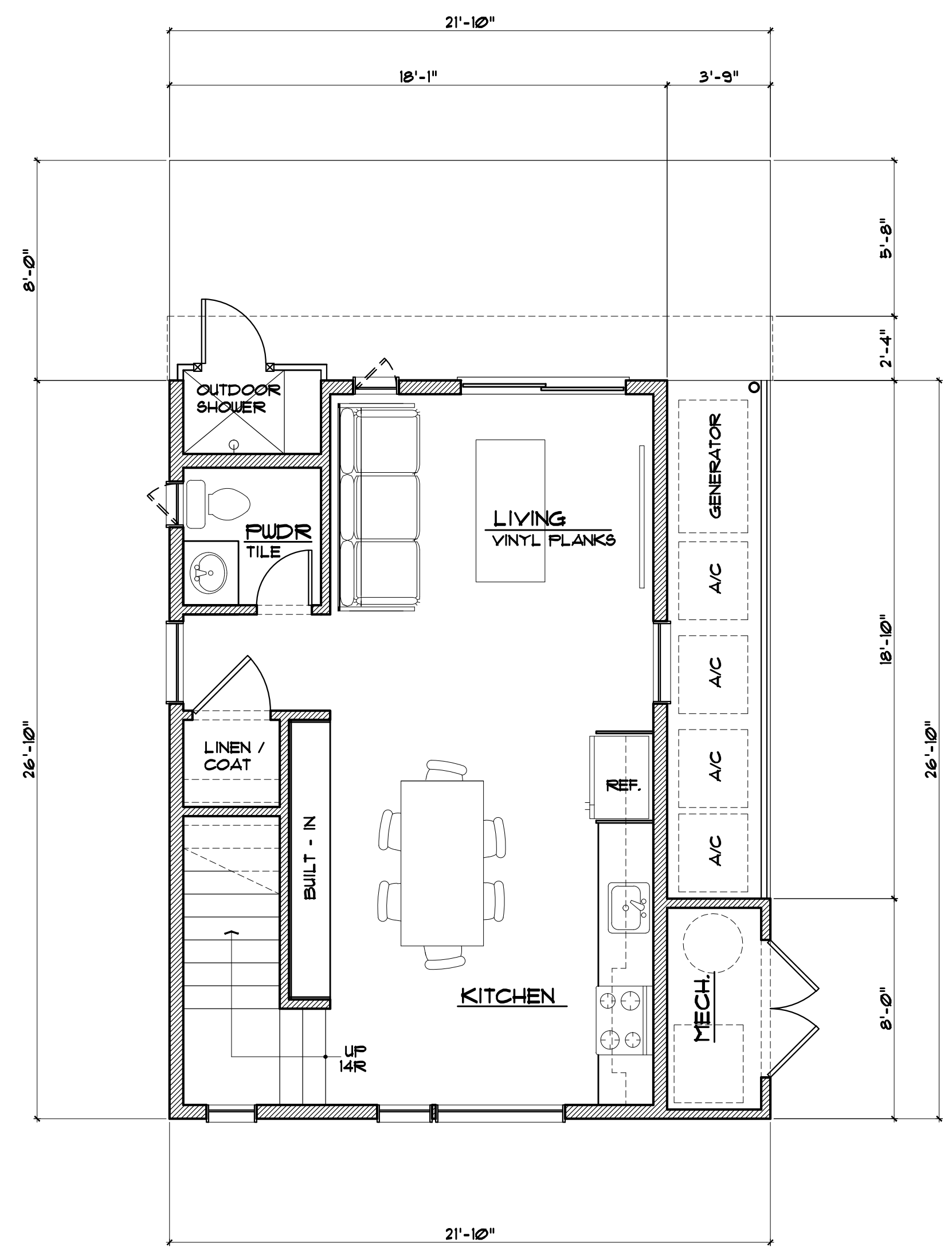
revisions	date
1.	
2.	
3.	
4.	

project number
2012



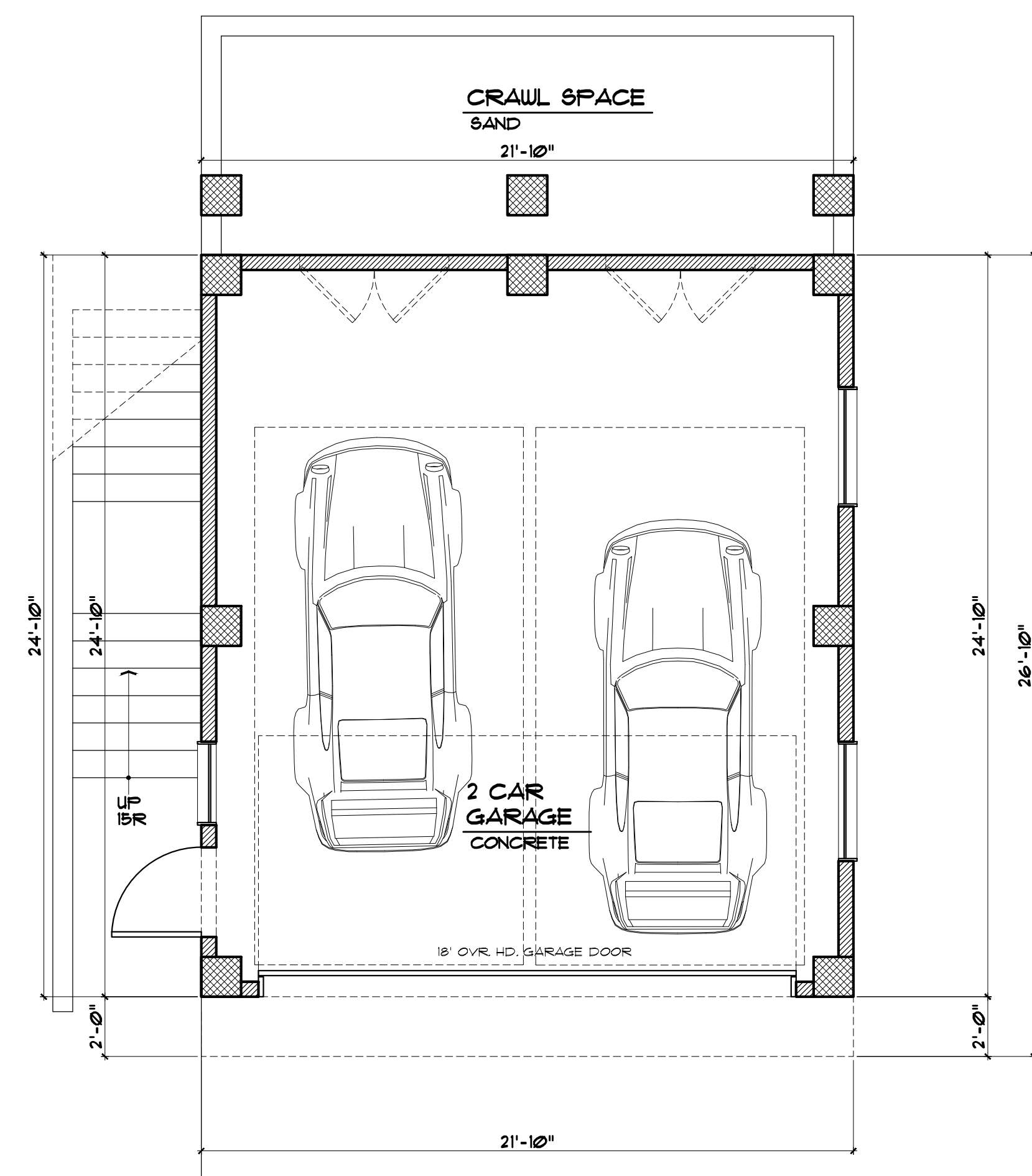
3
5

336 First Avenue
Second Floor Plan
SCALE: 1/4" = 1'-0"



2
5

336 First Avenue
First Floor Plan
SCALE: 1/4" = 1'-0"



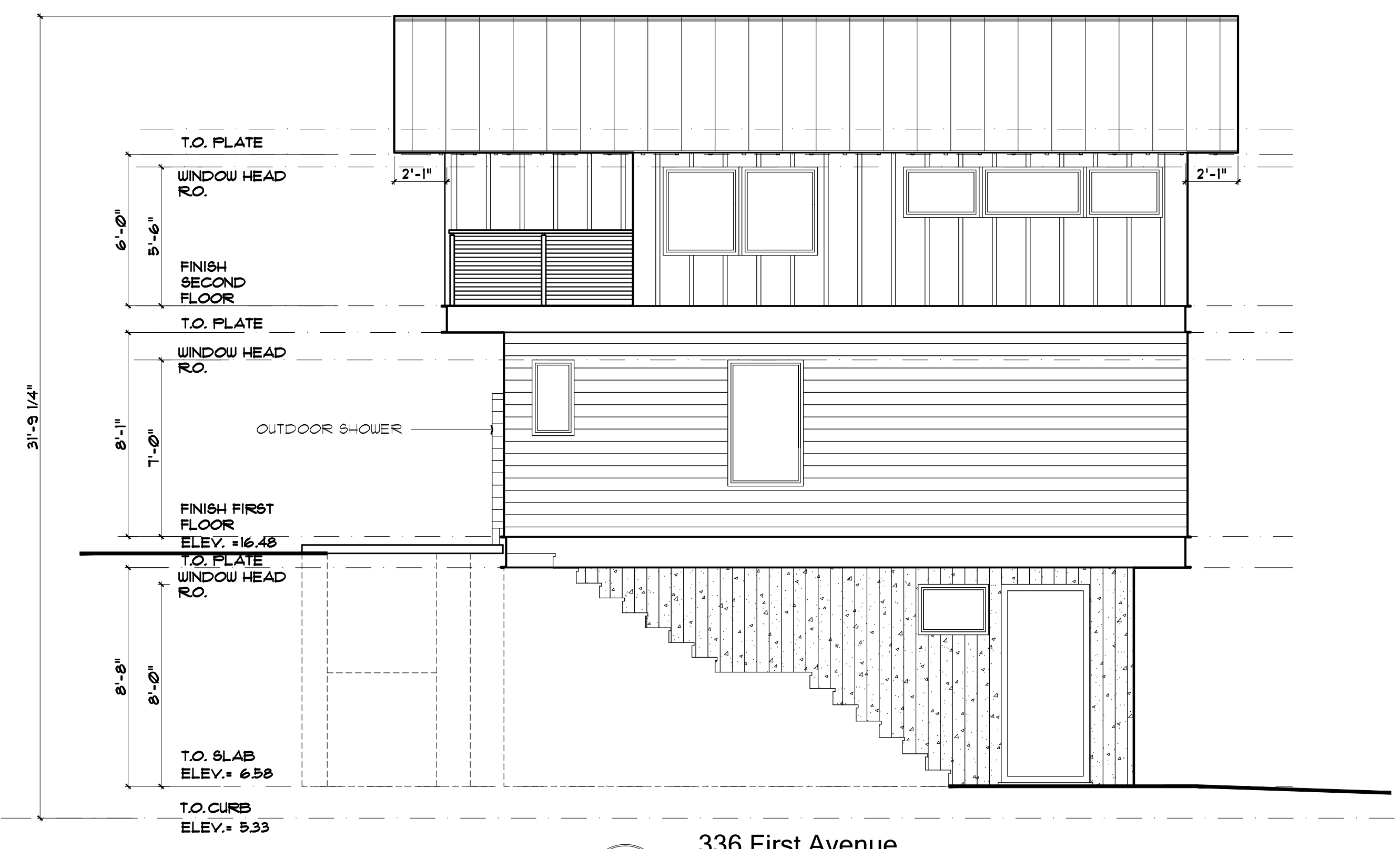
1
5

336 First Avenue
Grade Level Plan
SCALE: 1/4" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	

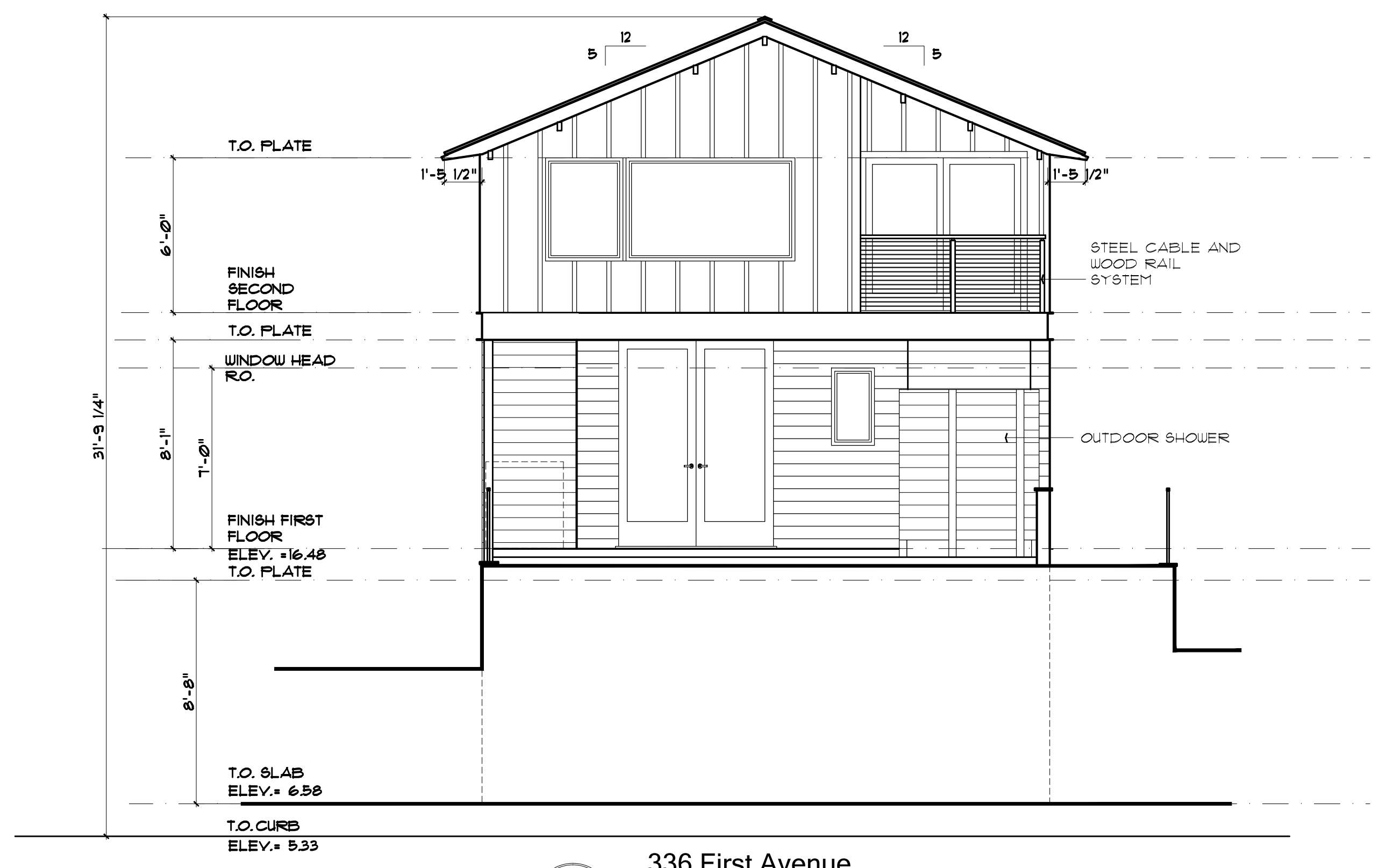
project number
2012

NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS



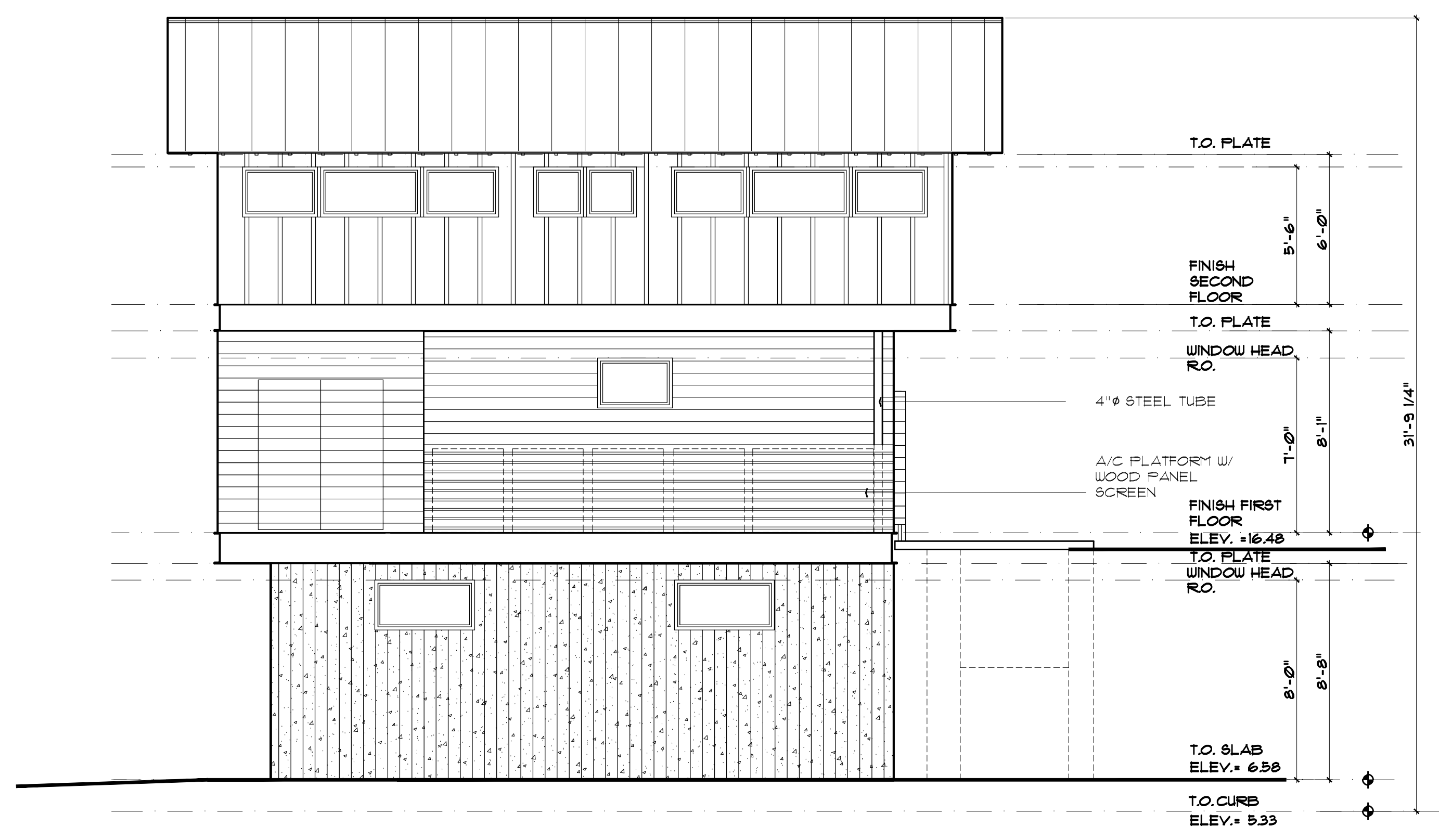
4
6
336 First Avenue
North Elevation
SCALE: 1/4" = 1'-0"

NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS

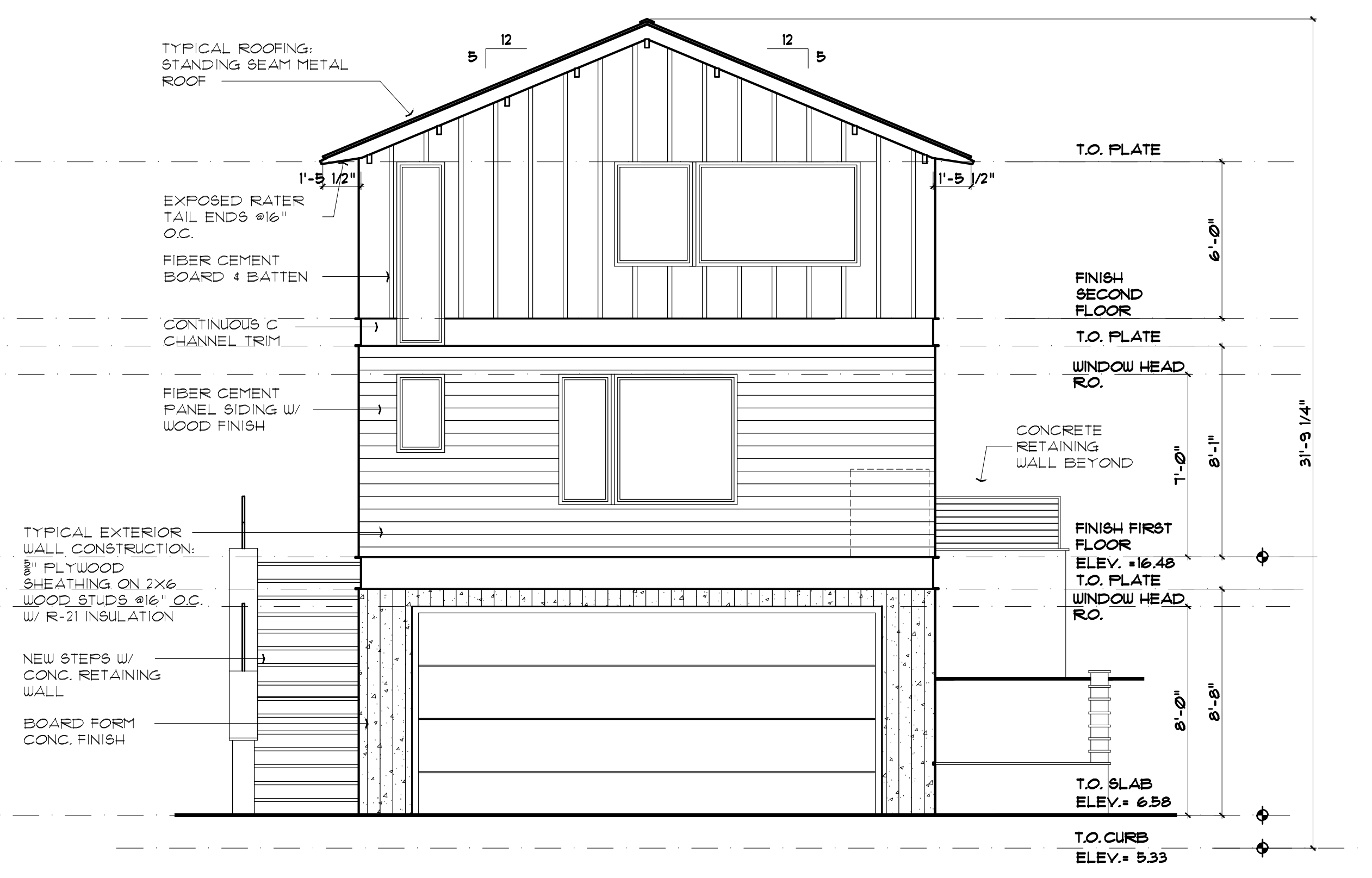


3
6
336 First Avenue
East Elevation
SCALE: 1/4" = 1'-0"

NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS



2
6
336 First Avenue
South Elevation
SCALE: 1/4" = 1'-0"



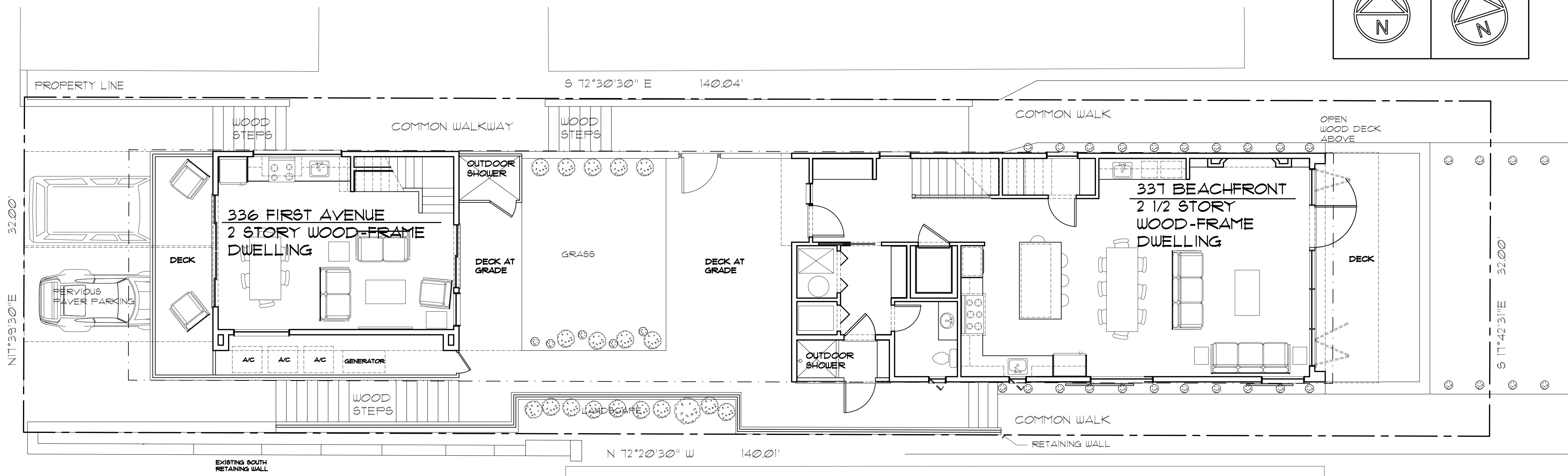
1
6
336 First Avenue
West Elevation
SCALE: 1/4" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	

project number
2012

1ST AVE.

CONCRETE CURB



Site Plan Legend:

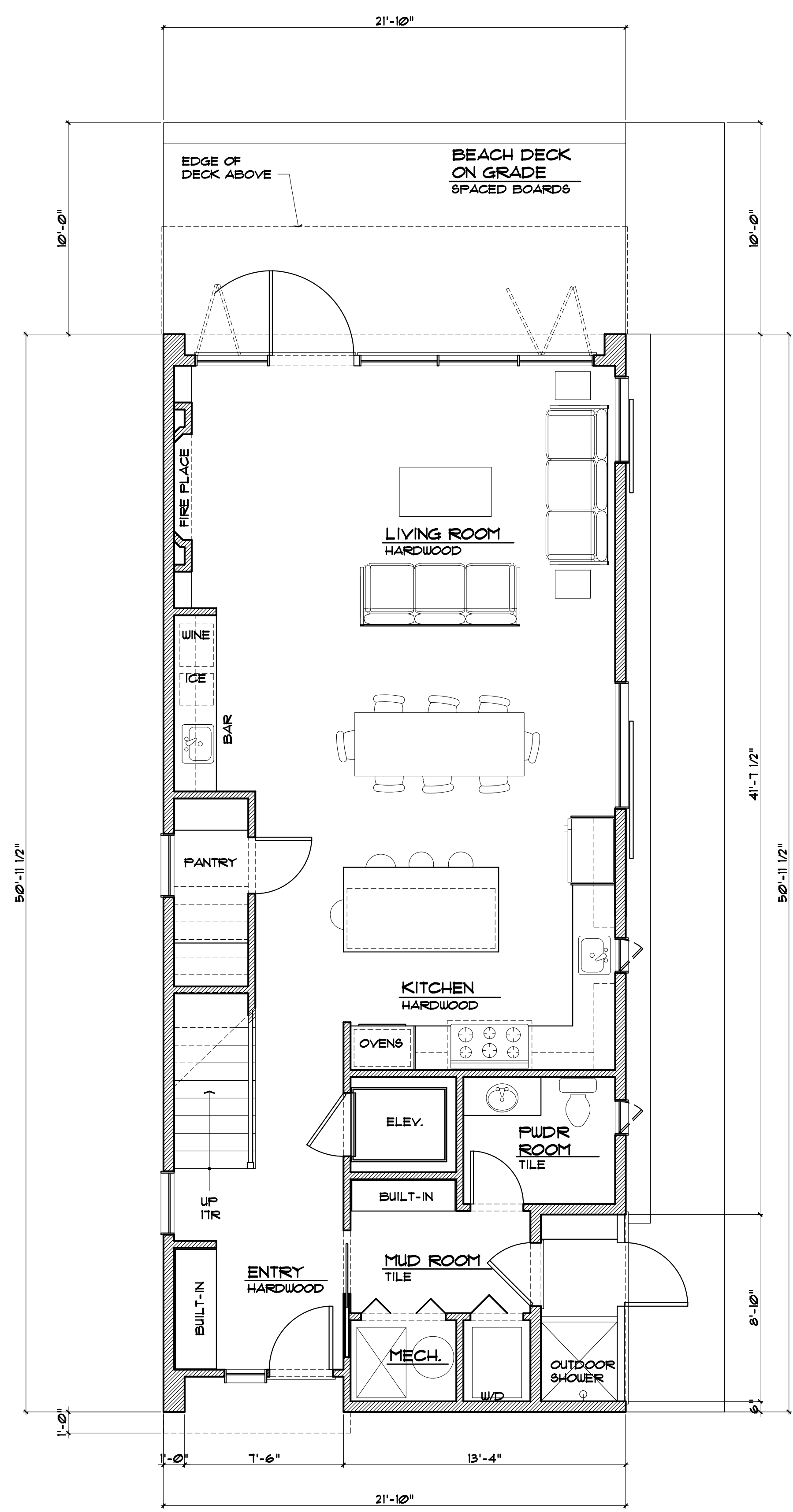
— PROPERTY LINE
 - - - SETBACK LINE

Plan North:	True North:

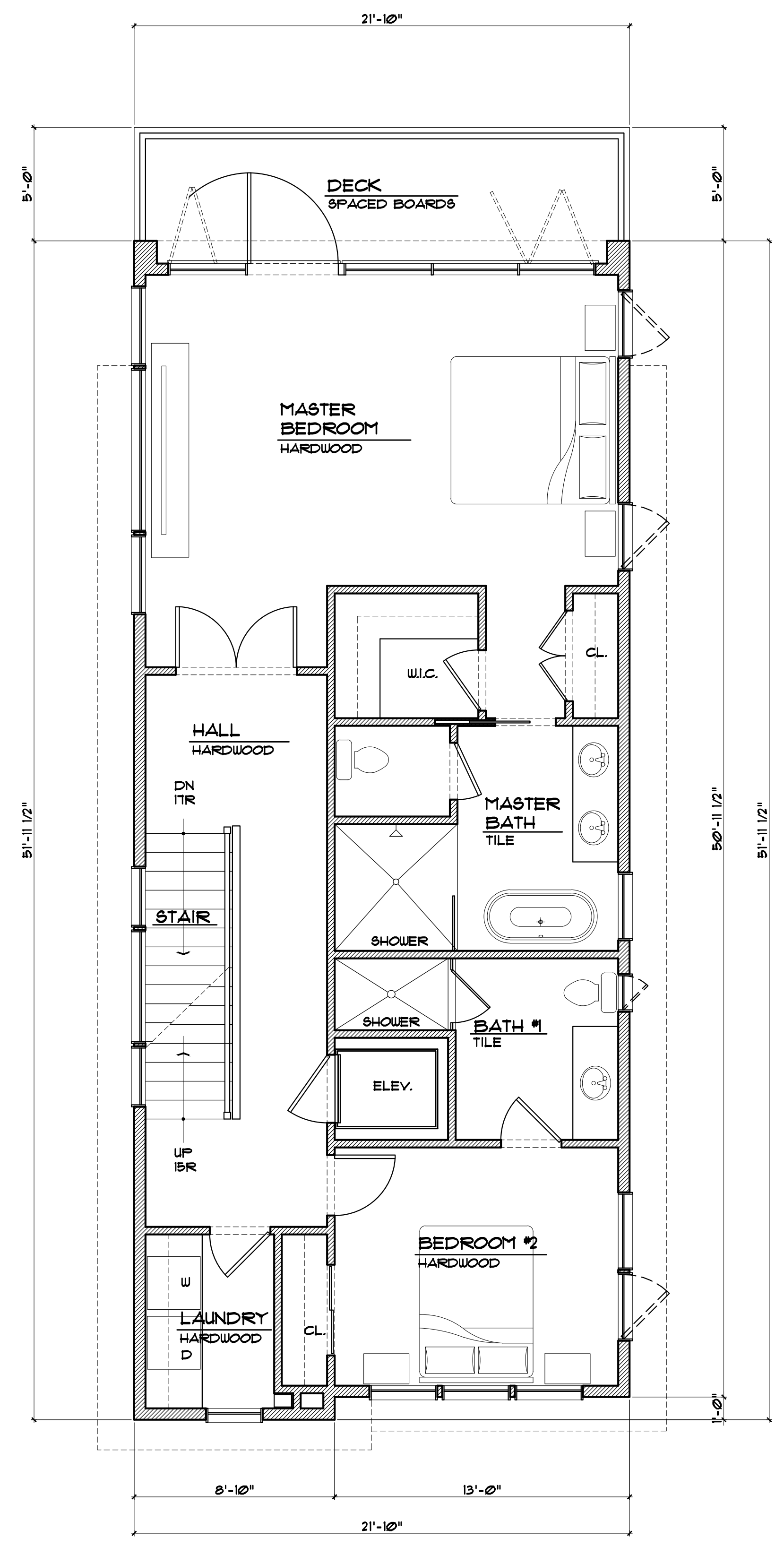
Site Plan
 SCALE: 3/16" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	

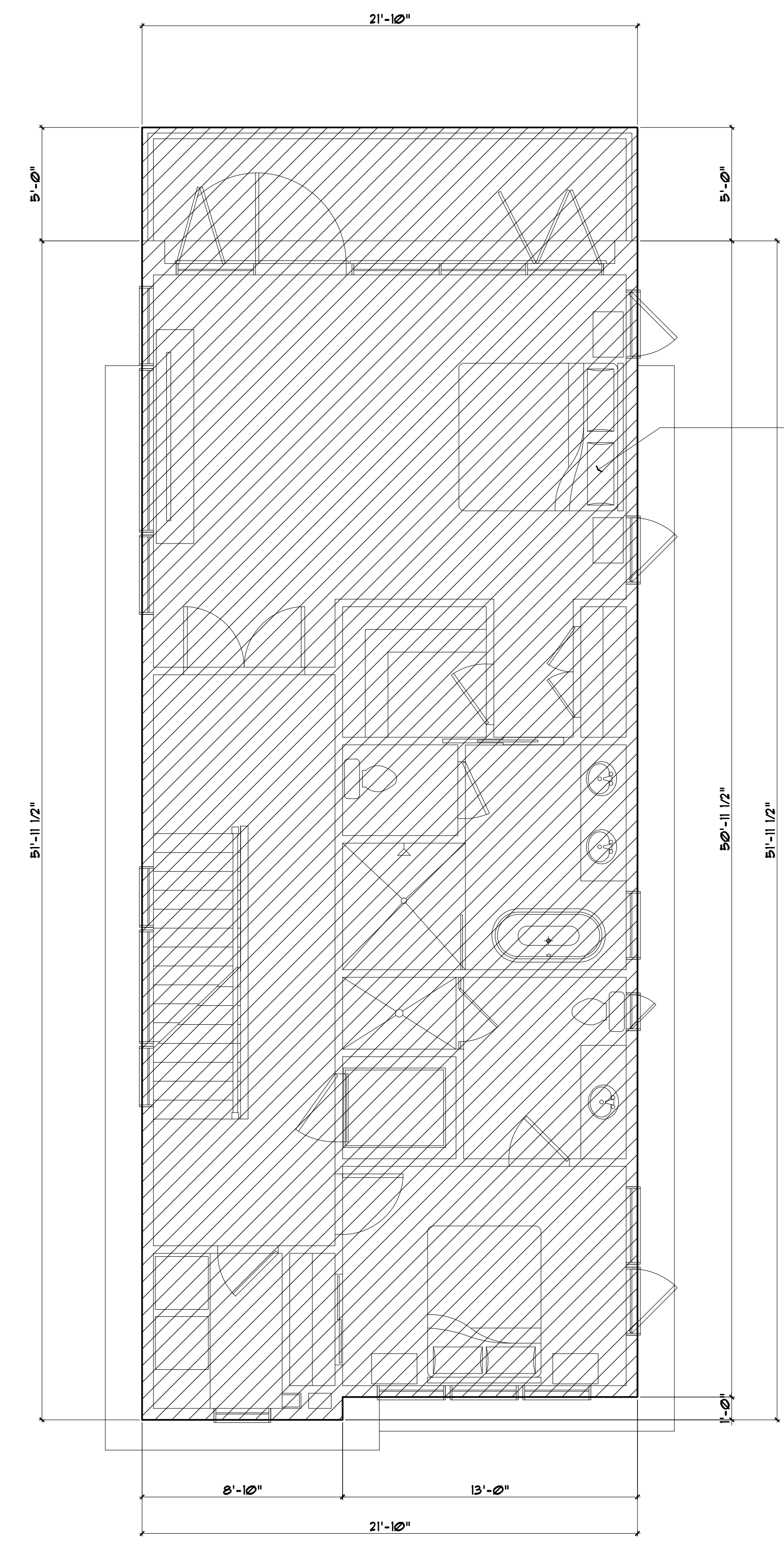
project number
2012



1
2
337 Beachfront
First Floor Plan
SCALE: 1/4" = 1'-0"



2
2
337 Beachfront
Second Floor Plan
SCALE: 1/4" = 1'-0"



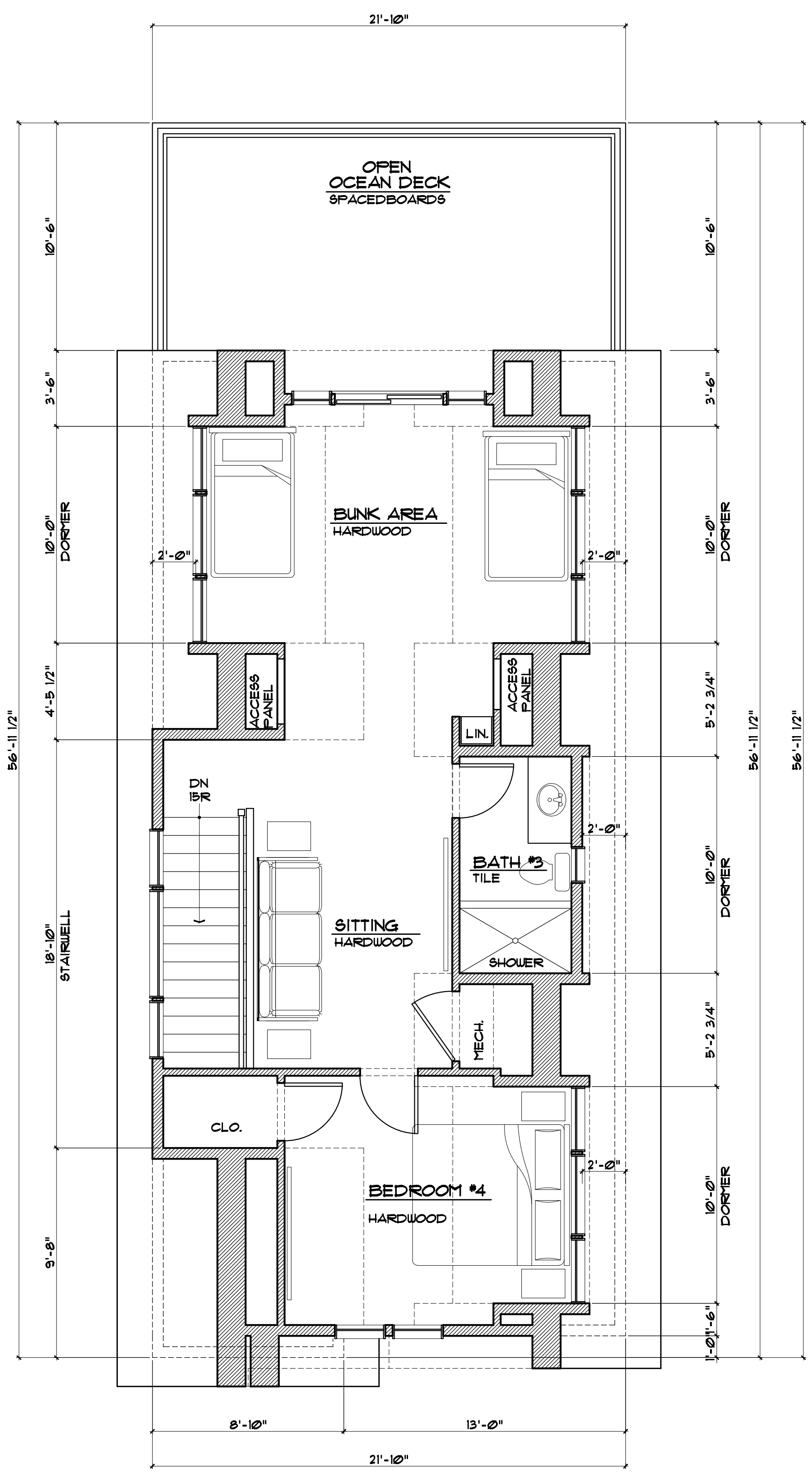
3
2
337 Beachfront
Second Floor Plan Area Diagram
SCALE: 1/4" = 1'-0"

SECOND FLOOR AREA INCLUSIVE OF COVERED PORCH

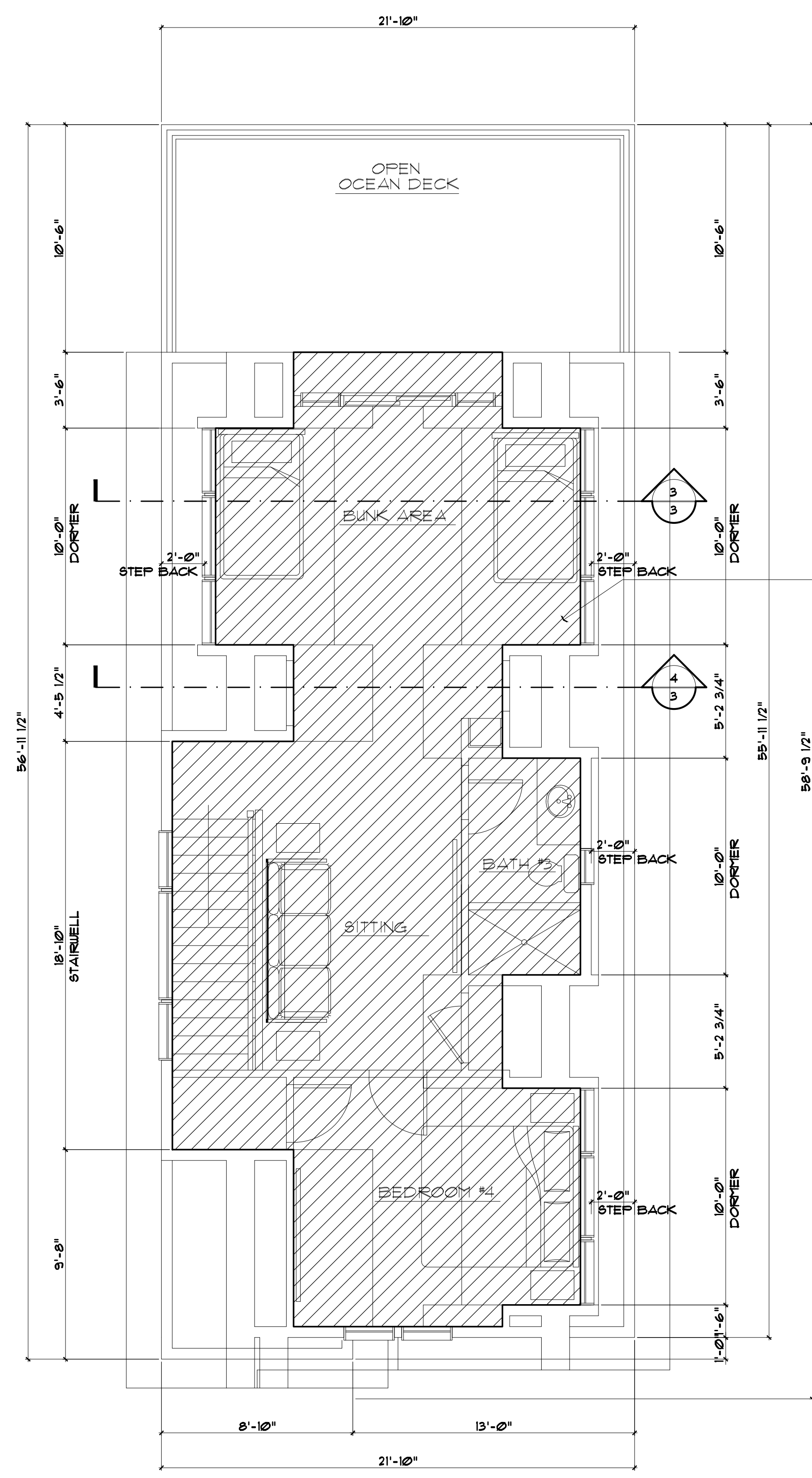
Second Floor Area:
1,230.7 S.F.

revisions	date
1.	
2.	
3.	
4.	

project number
2012



1
3
337 Beachfront
Finished Attic Floor Plan
SCALE: 1/4" = 1'-0"



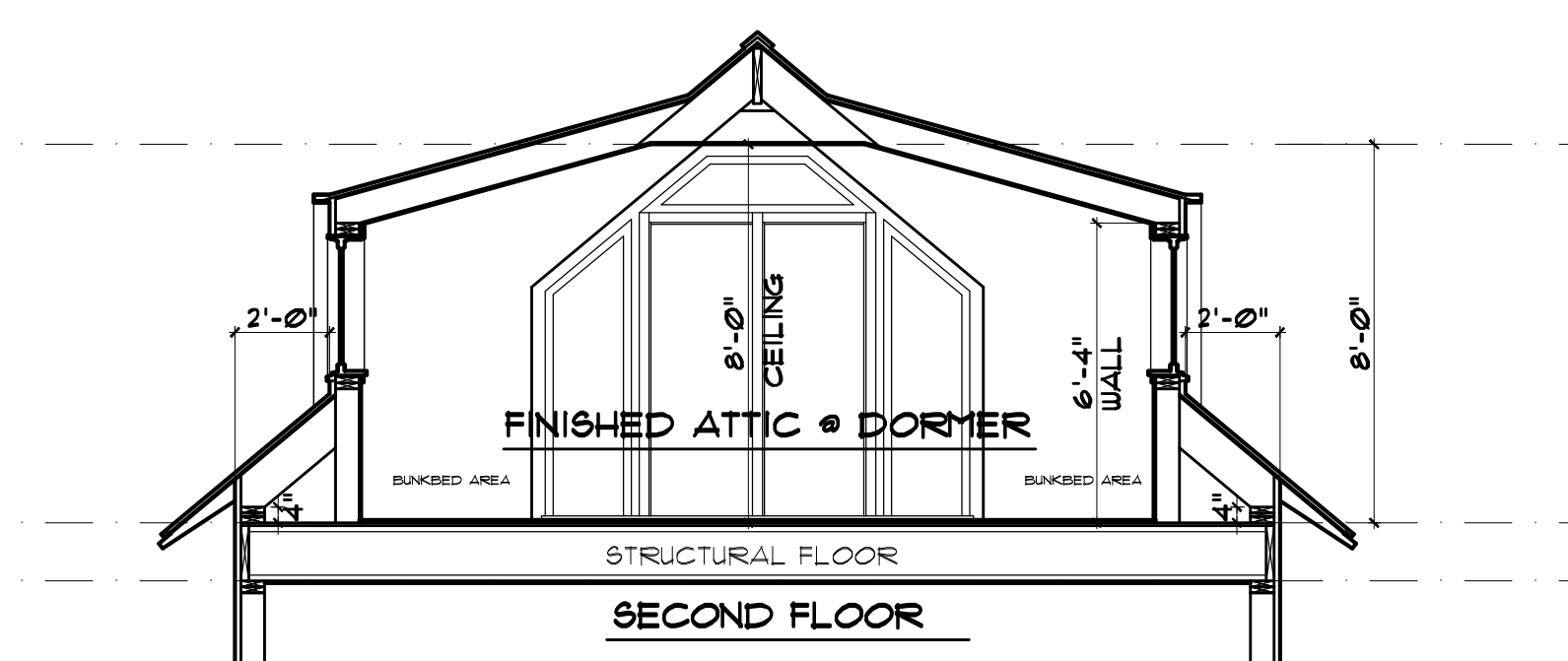
2
3
337 Beachfront
Finished Attic Floor Plan Showing
Area of Five Feet or Greater Headroom
SCALE: 1/4" = 1'-0"

Half Story Calculation

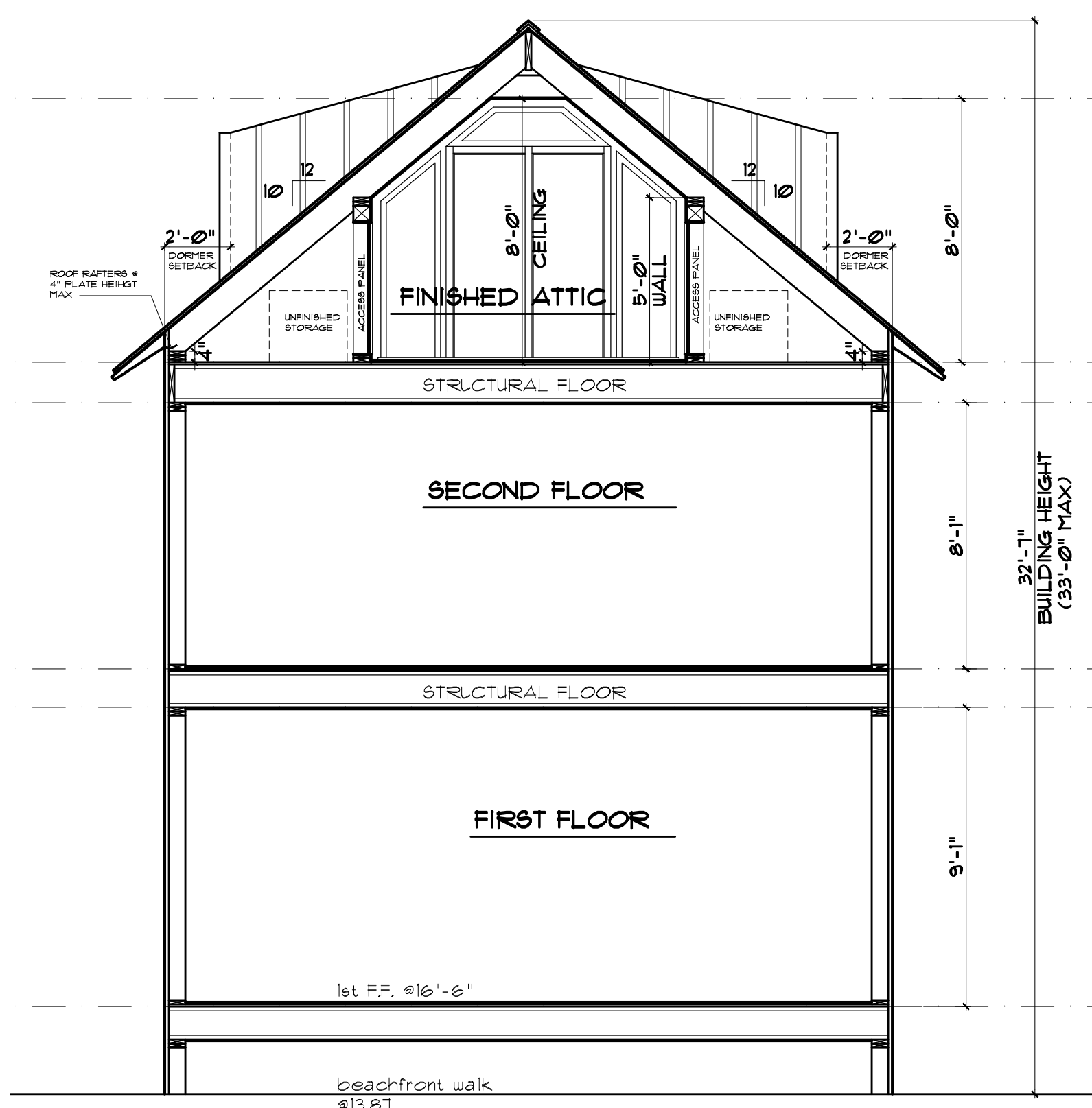
682.7 S.F.

THE FINISHED AREA OF THE ATTIC WHERE THE INTERSECTION OF THE ROOF RAFTERS AND THE EXTERIOR WALL OCCURS WITHIN FOUR INCHES OF THE FLOOR/CEILING SYSTEM, AND IN WHICH SPACE THE MAXIMUM FLOOR AREA AT A CEILING HEIGHT OF FIVE FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES (682.7 S.F.) OCCUPIES 55.5% OF THE SQUARE FOOTAGE DIRECTLY BELOW (1230.1 S.F.) INCLUSIVE OF ROOFED OVER PORCHES. 60% IS THE MAXIMUM ALLOWABLE

HATCH REPRESENTS THE FINISHED AREA OF ATTIC IN WHICH THERE IS A CEILING HEIGHT OF FIVE FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES

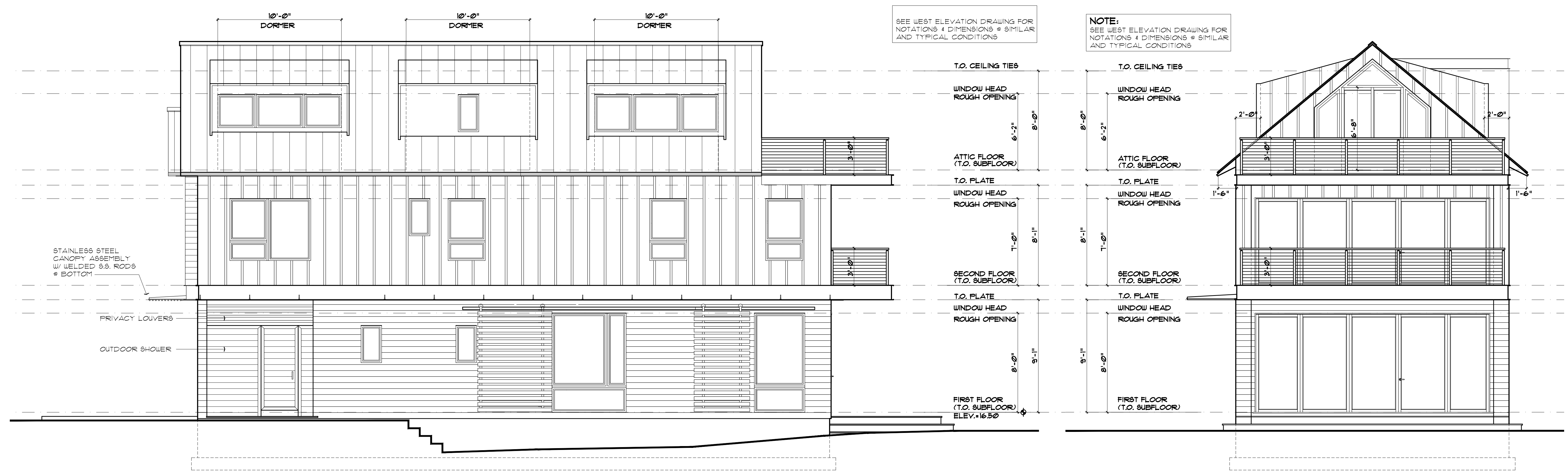


3
3
337 Beachfront
Section @ Garret Dormer
SCALE: 1/4" = 1'-0"



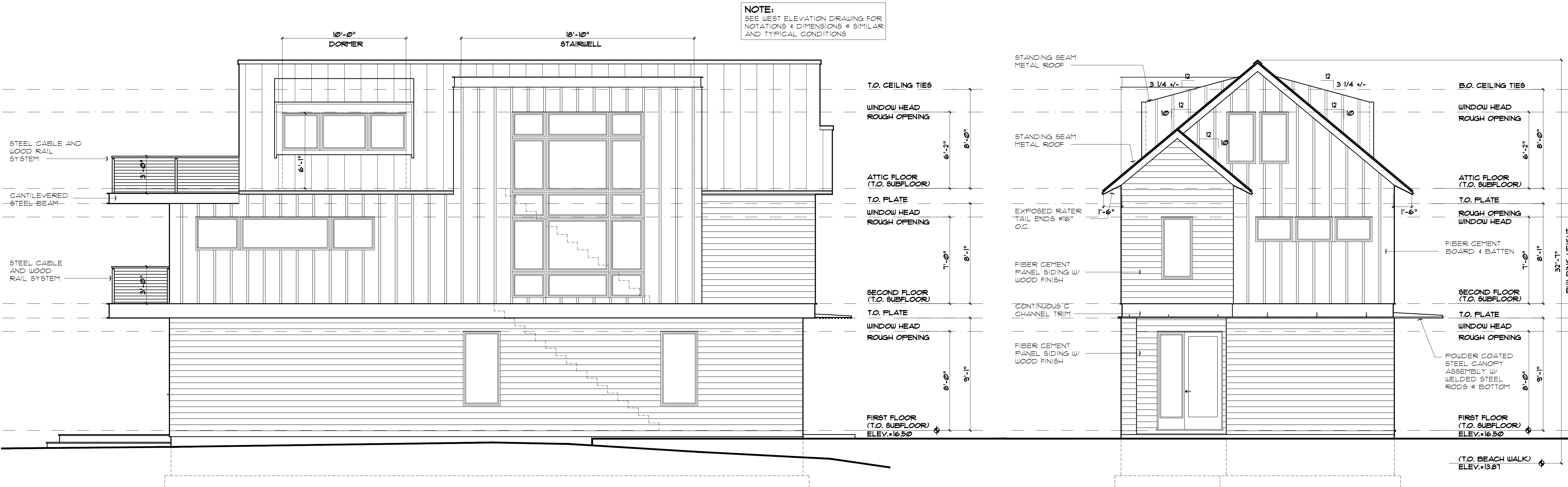
4
3
337 Beachfront
Building Section
SCALE: 1/4" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	



337 Beachfront
South Elevation
SCALE: 1/4" = 1'-0"

337 Beachfront
East Elevation
SCALE: 1/4" = 1'-0"



337 Beachfront
North Elevation
SCALE: 1/4" = 1'-0"

337 Beachfront
West Elevation
SCALE: 1/4" = 1'-0"

NOTE:
SEE WEST ELEVATION DRAWING FOR
NOTATIONS & DIMENSIONS @ SIMILAR
AND TYPICAL CONDITIONS

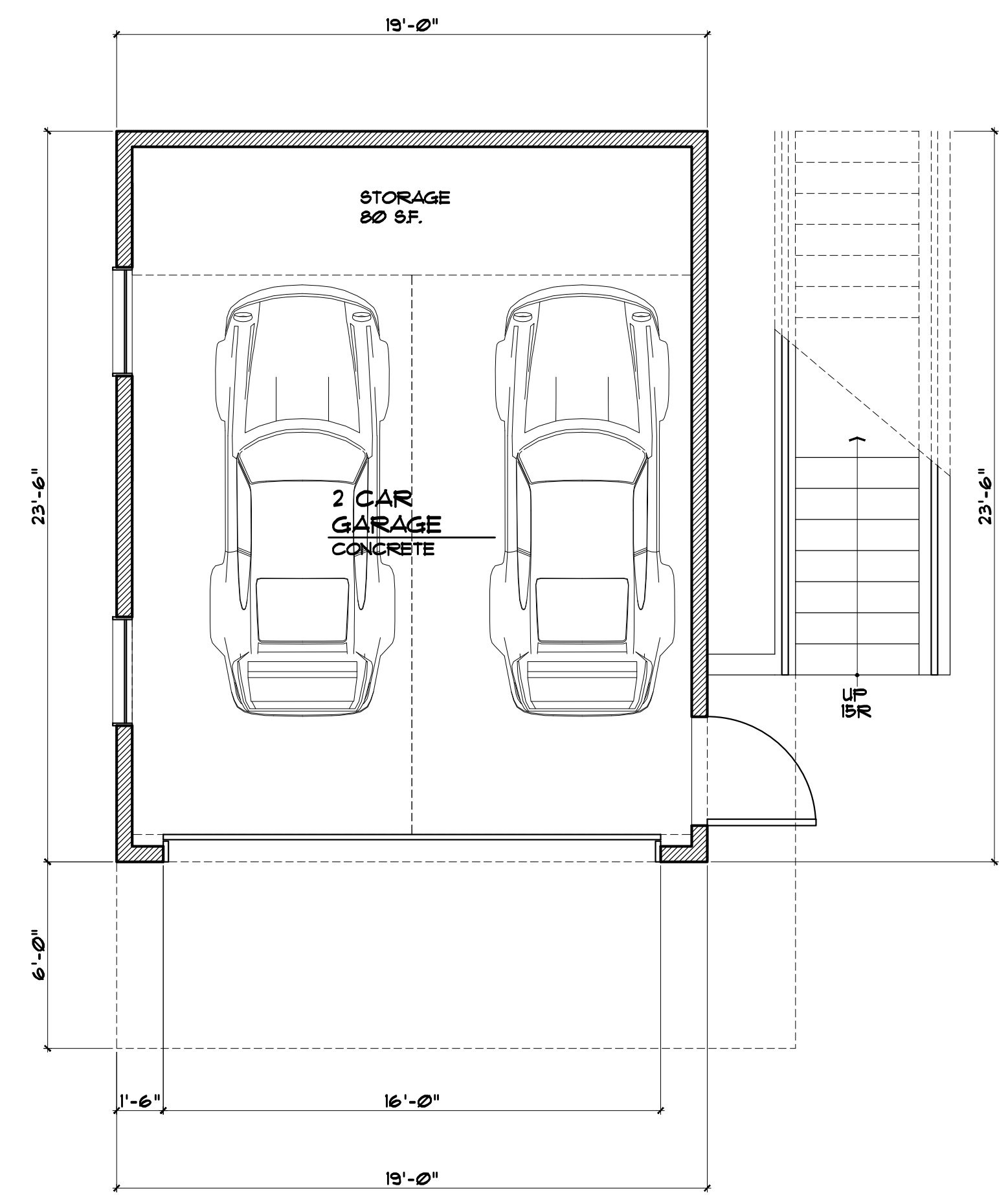
SEE WEST ELEVATION DRAWING FOR
NOTATIONS & DIMENSIONS @ SIMILAR
AND TYPICAL CONDITIONS

NOTE:
SEE WEST ELEVATION DRAWING FOR
NOTATIONS & DIMENSIONS @ SIMILAR
AND TYPICAL CONDITIONS

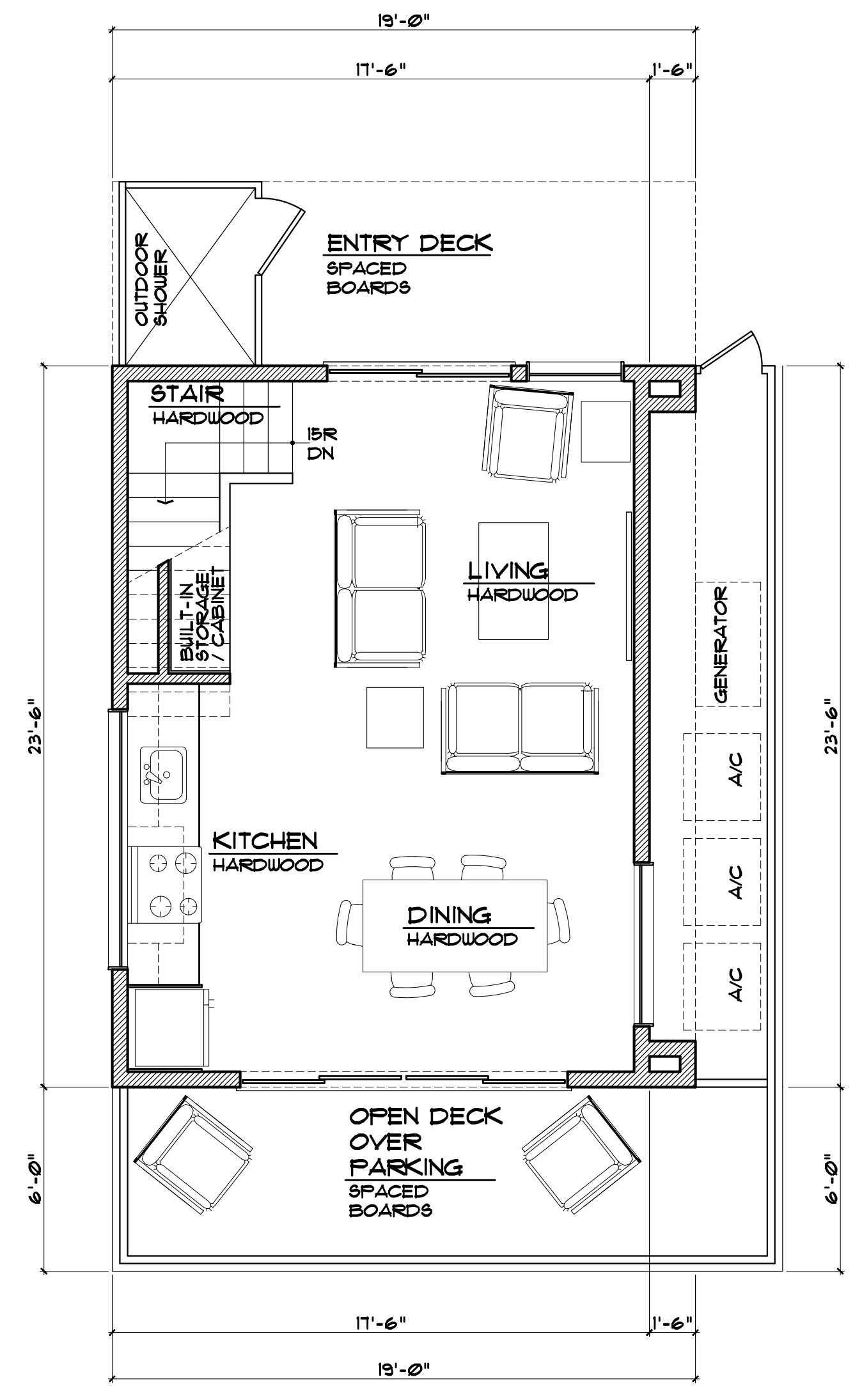
NOTE:
SEE WEST ELEVATION DRAWING FOR
NOTATIONS & DIMENSIONS @ SIMILAR
AND TYPICAL CONDITIONS

revisions	date
1.	
2.	
3.	
4.	

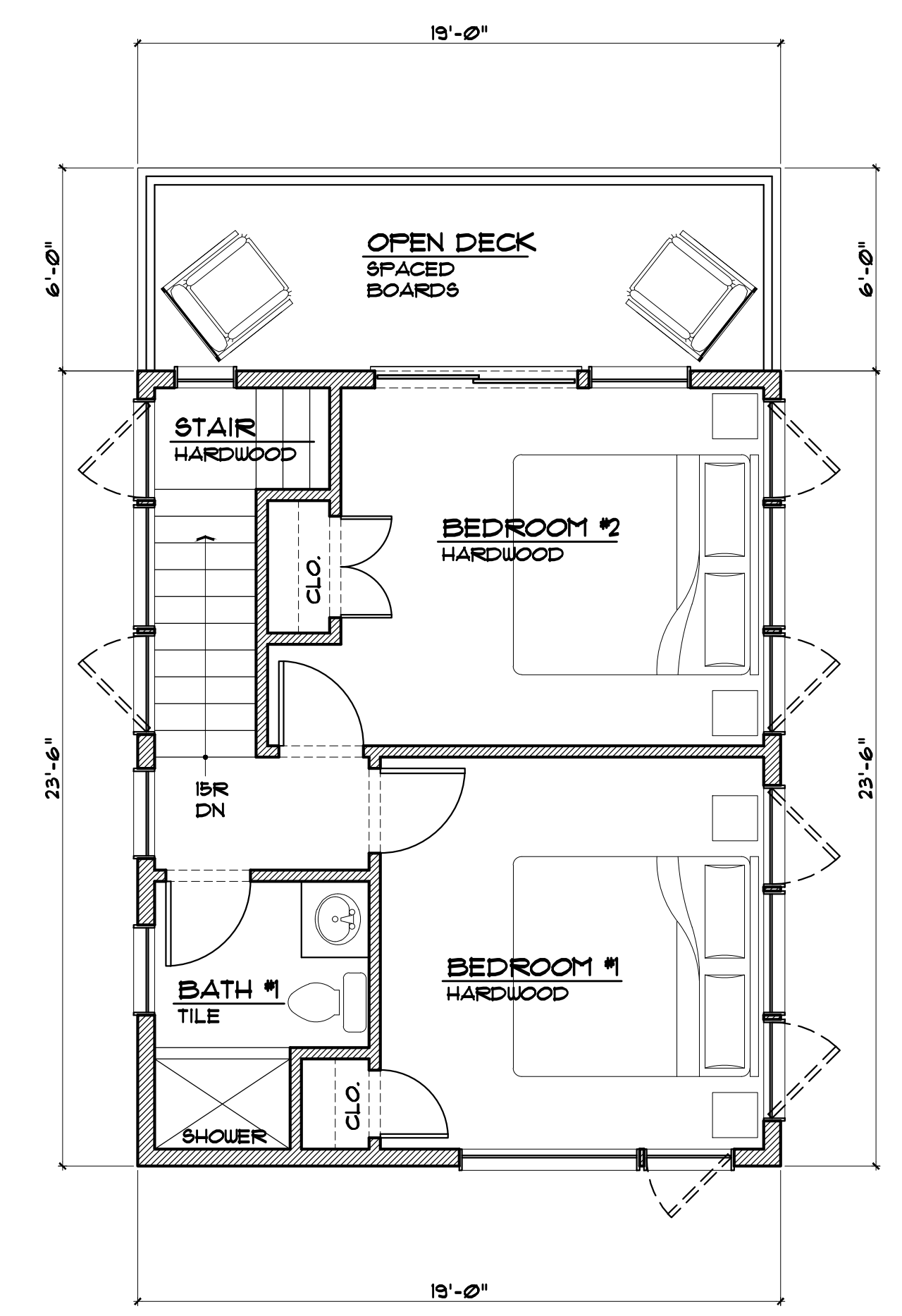
project number
2012



1
5
336 First Avenue
Grade Level Plan
SCALE: 1/4" = 1'-0"



2
5
336 First Avenue
First Floor Plan
SCALE: 1/4" = 1'-0"

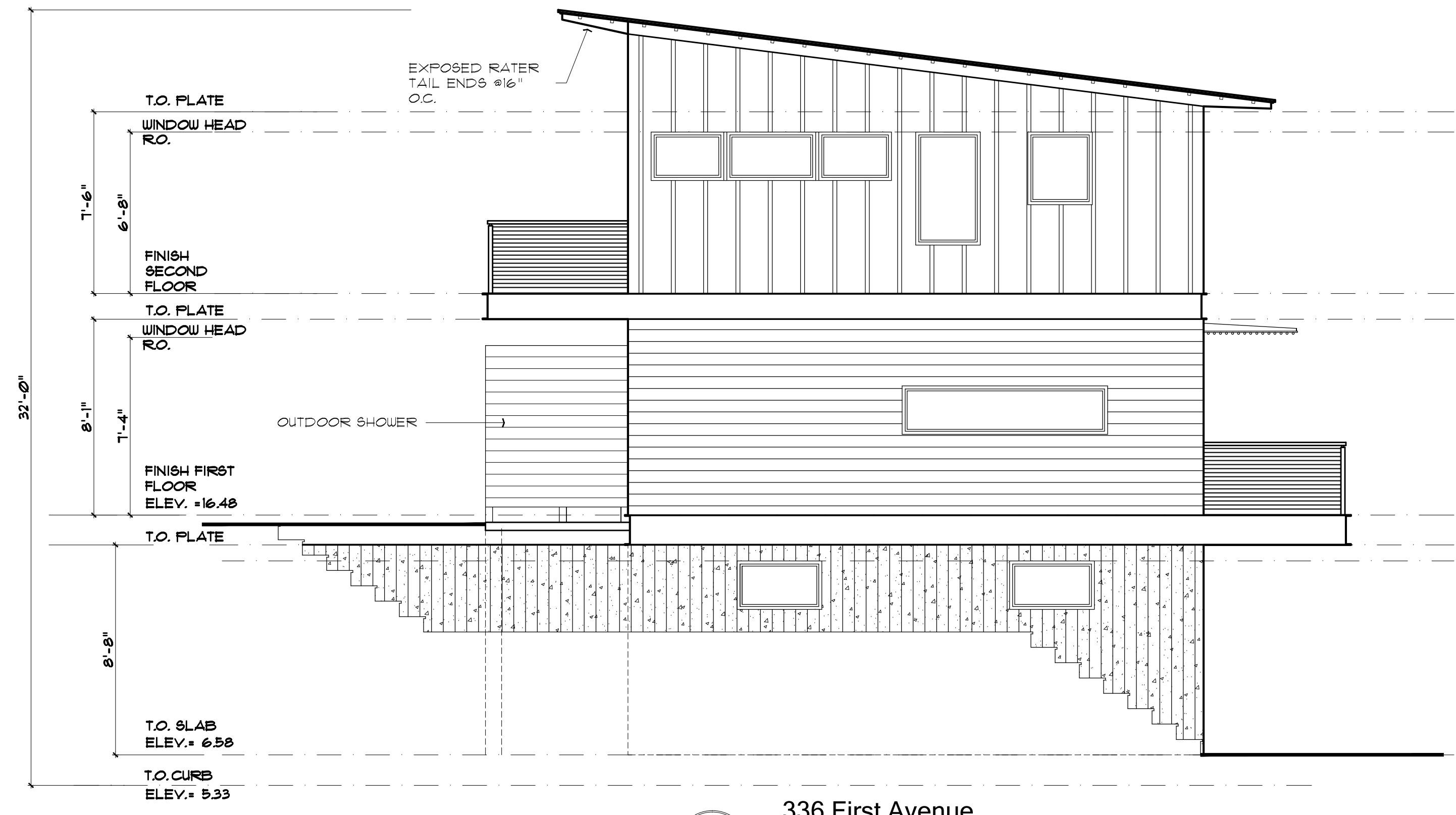


3
5
336 First Avenue
Second Floor Plan
SCALE: 1/4" = 1'-0"

revisions	date
1.	
2.	
3.	
4.	

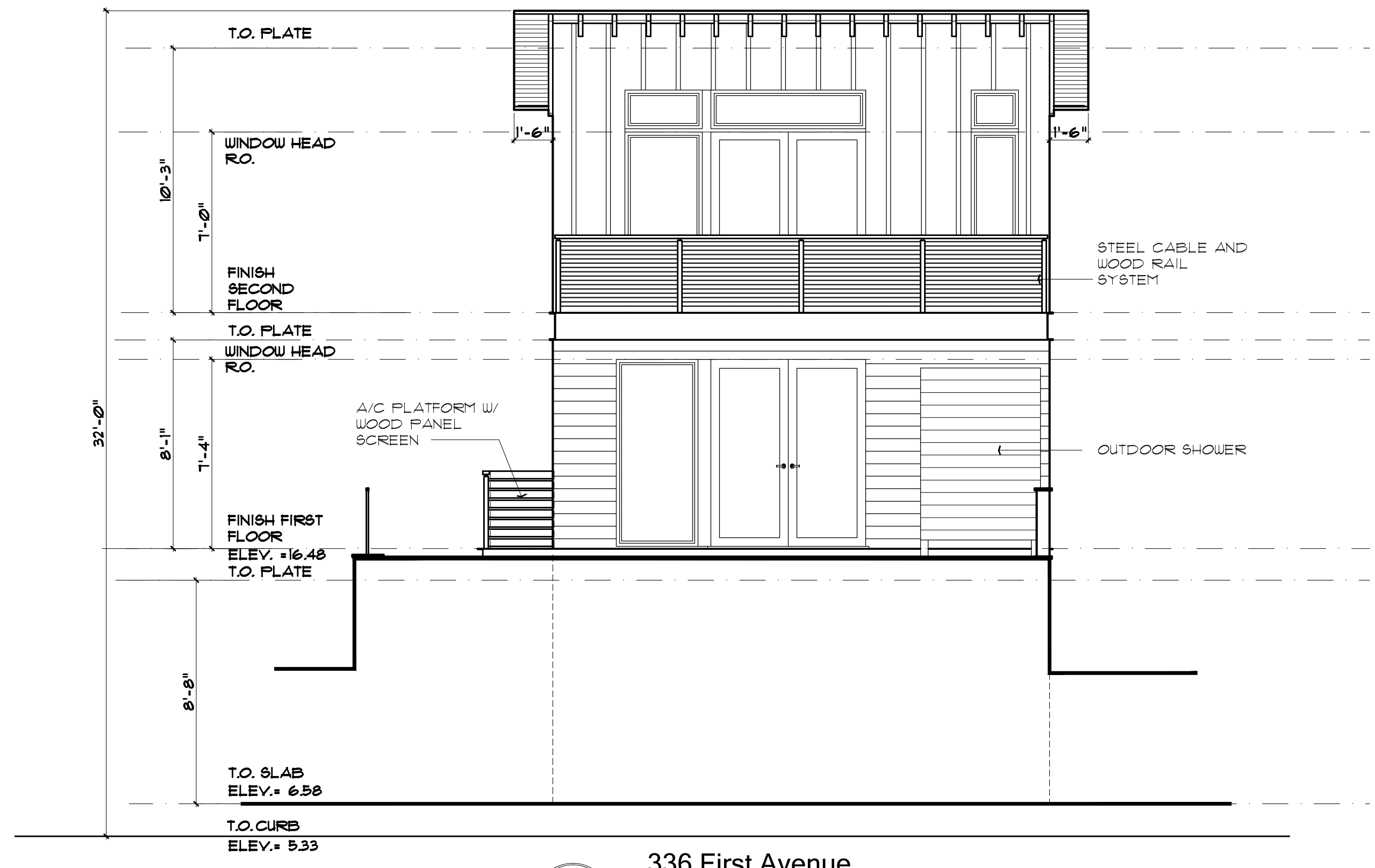
project number
2012

NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS



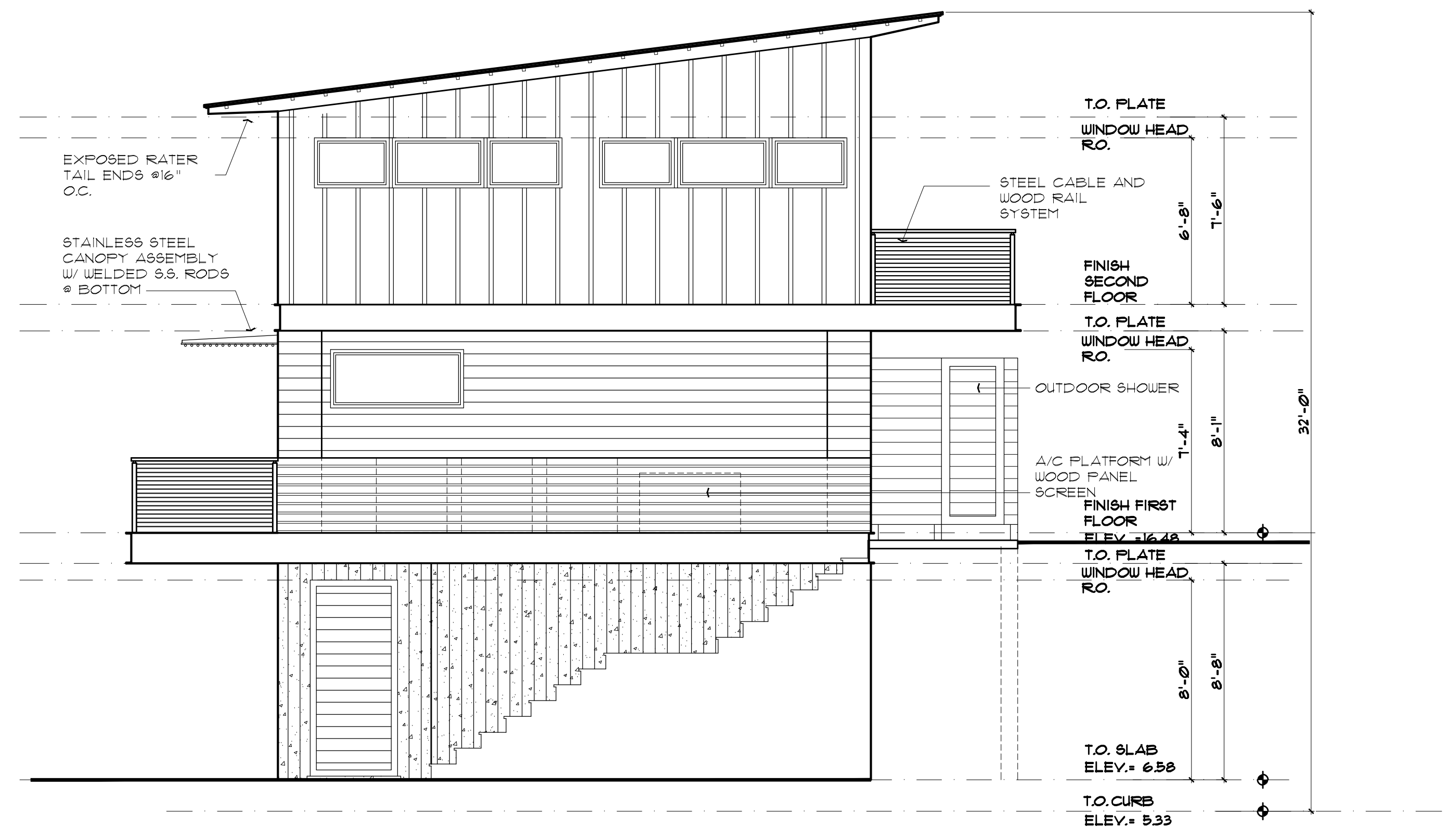
4
6
336 First Avenue
North Elevation
SCALE: 1/4" = 1'-0"

NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS



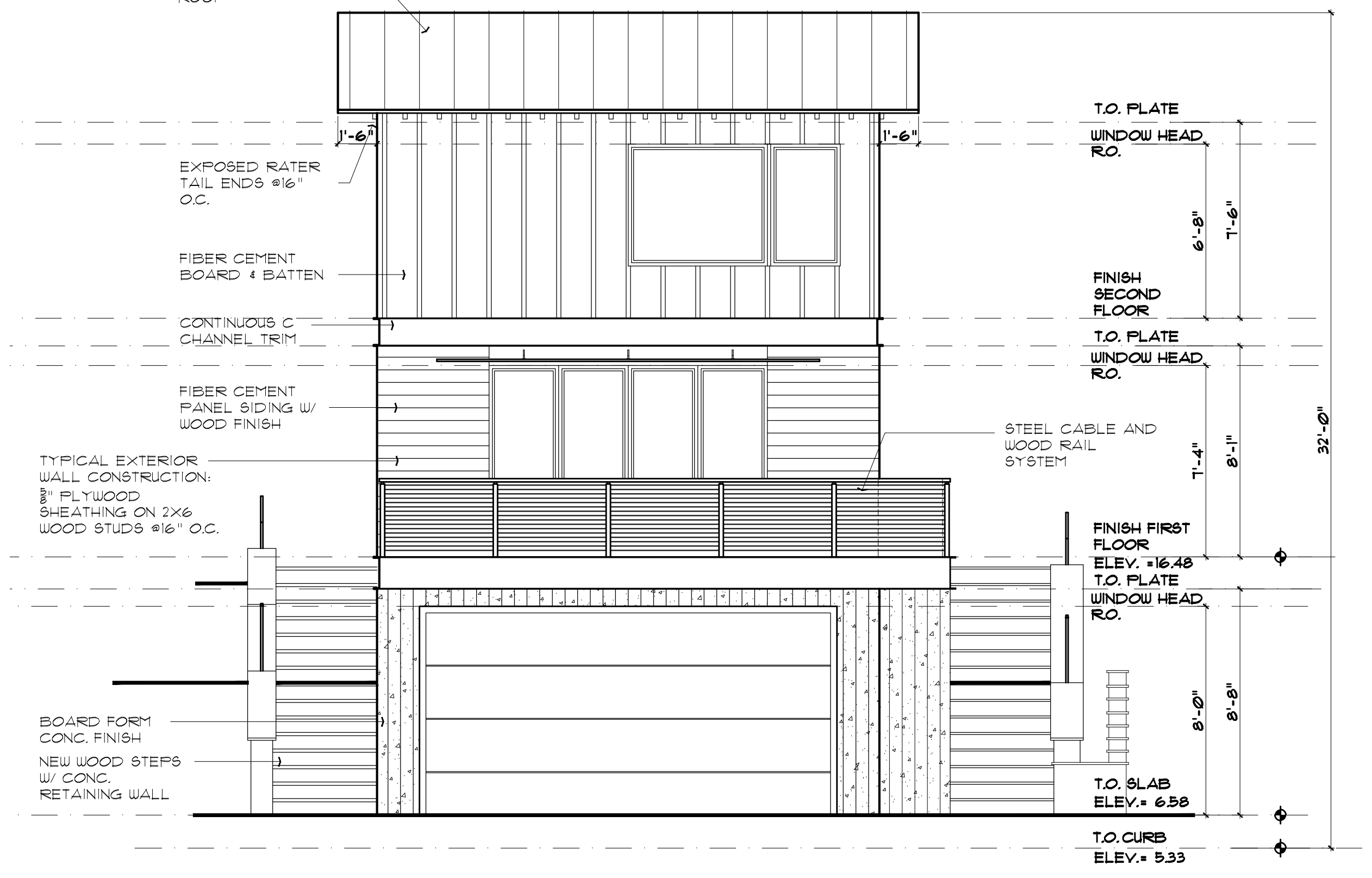
3
6
336 First Avenue
East Elevation
SCALE: 1/4" = 1'-0"

NOTE:
SEE WEST ELEVATION DRAWING FOR NOTATIONS & DIMENSIONS @ SIMILAR AND TYPICAL CONDITIONS

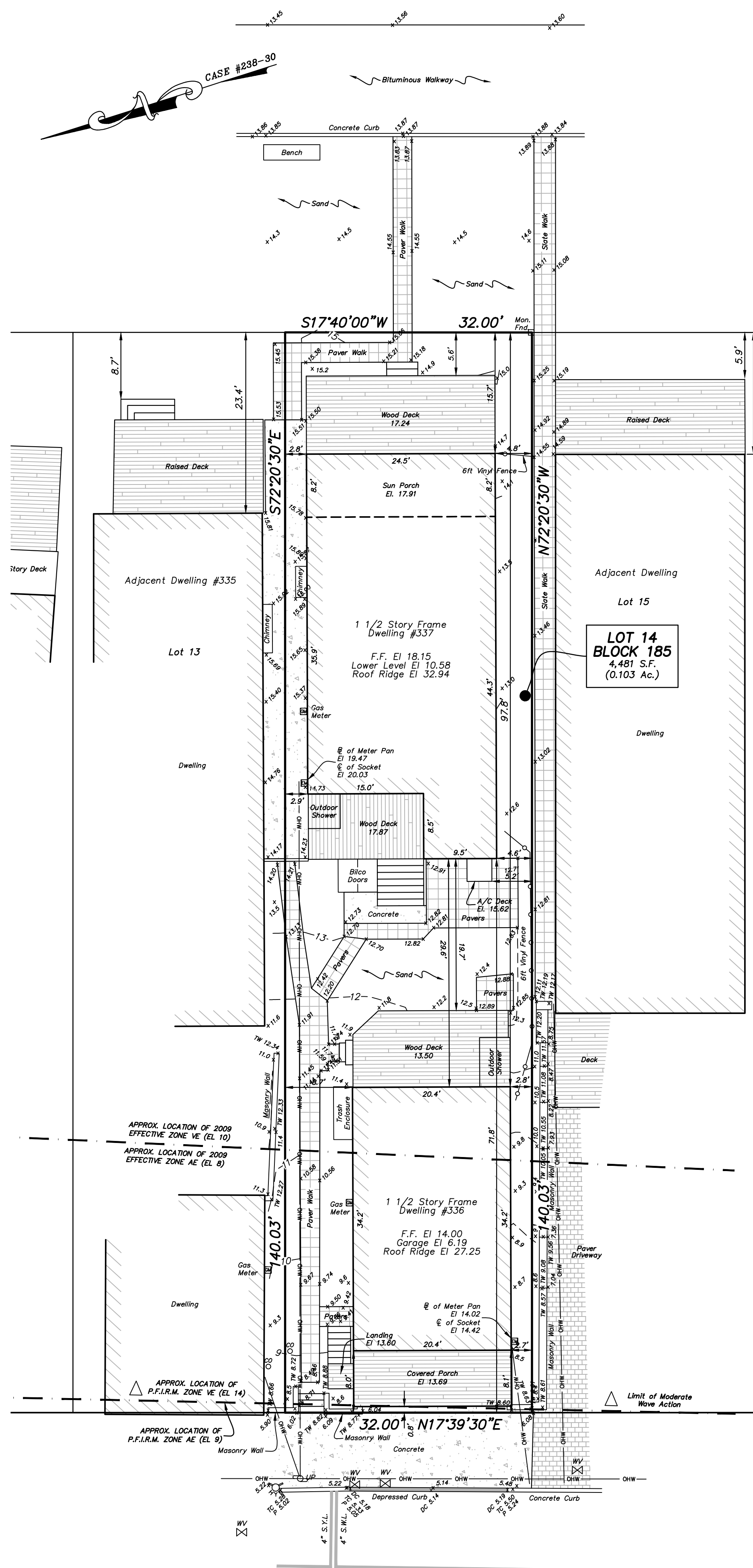


2
6
336 First Avenue
South Elevation
SCALE: 1/4" = 1'-0"

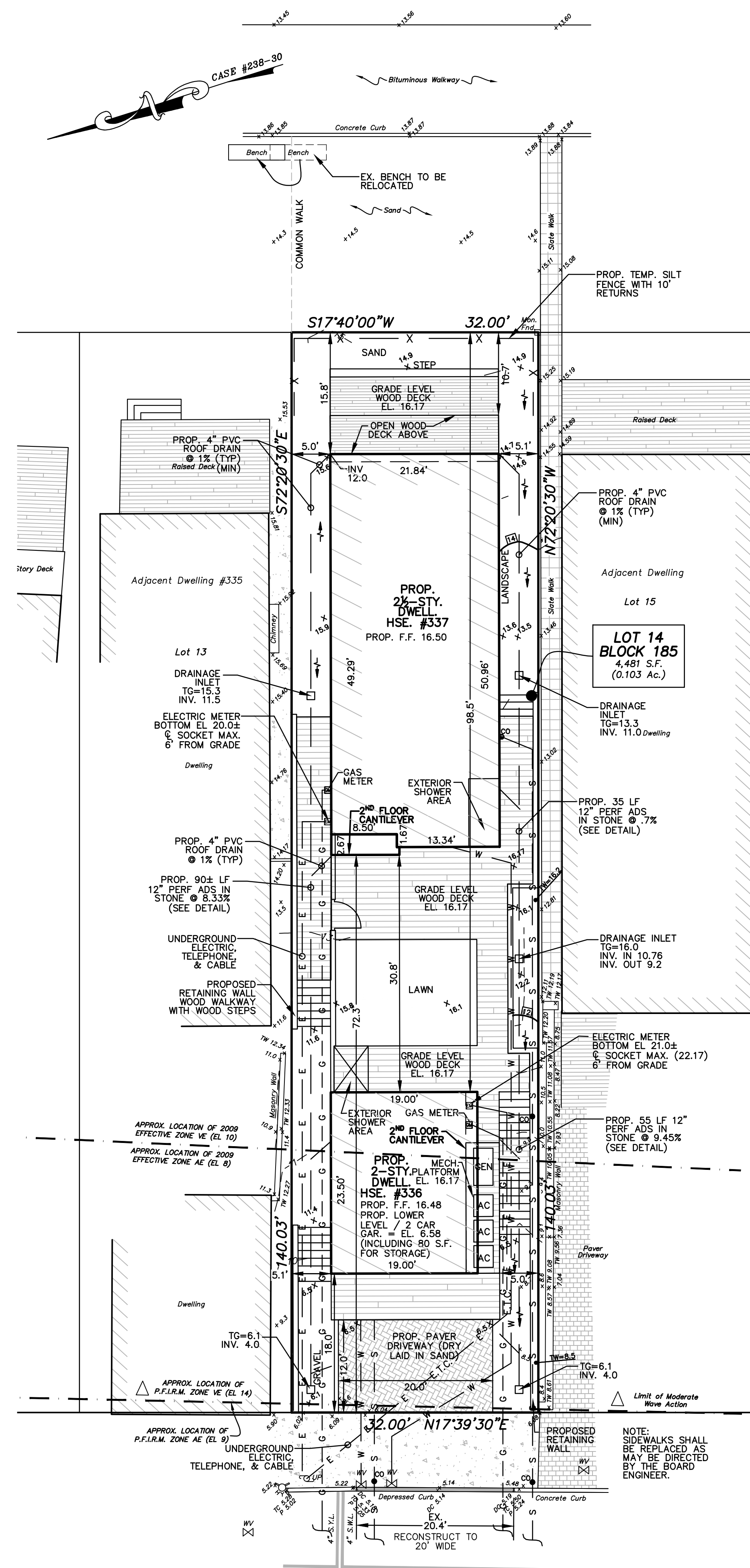
TYPICAL ROOFING:
STANDING SEAM METAL ROOF



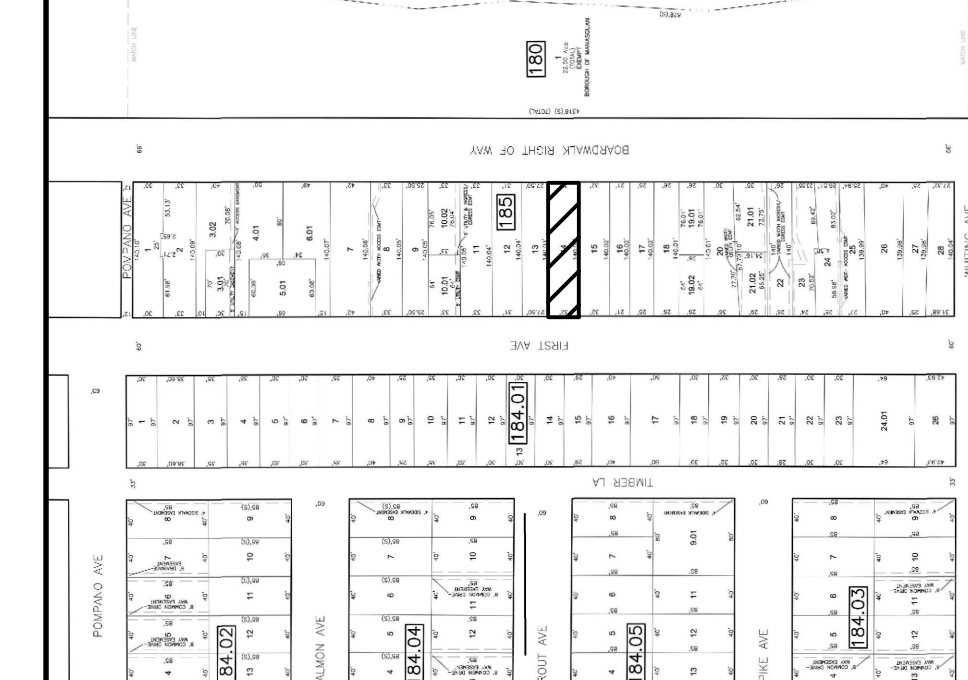
1
6
336 First Avenue
West Elevation
SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS PLAN
SCALE 1"=10'



PROPOSED DEVELOPMENT PLAN
SCALE 1"=10'



KEY MAP
SCALE 1"=200'



AERIAL MAP
N.T.S.

GENERAL NOTES:

1. SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY LOT 14 BLOCK 185 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY." PREPARED BY LINDSTROM, DIESSNER AND CARR P.C. DATED 7/20/2020. WILLIAM H. DOOLITTLE P.L.S. FOR JANET & SCOTT CINFO.
2. ELEVATIONS BASED ON NAVD 1988 DATUM AND GPS RTK OBSERVATIONS.
3. PROPERTY LOCATED IN FLOOD ZONES AE (EL. 8) & VE (EL. 10), COMMUNITY NUMBER 345303 MAP NUMBER 3402500466F, EFFECTIVE DATE SEPTEMBER 25, 2009. PROPERTY LOCATED IN FLOOD ZONES AE (EL. 9) & VE (EL. 14) LIMWA, BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS REVISED JANUARY 31, 2014.
4. UTILITIES ARE EXISTING AND SHALL REMAIN AND BE RECONNECTED TO PROPOSED DWELLING IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND UTILITY COMPANY REQUIREMENTS. LOCATION OF EX. UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION.
5. FOR COMPLETE BUILDING DIMENSIONS AND INFORMATION SEE ARCHITECTURAL PLANS.
6. THERE ARE NO WETLANDS ON SITE.
7. THERE IS NO BELOW GRADE BASEMENT PROPOSED.
8. A FLOOR WITH A FLOOR THAT IS NOT 1 FOOT ABOVE THE BFE IS NOT PERMITTED.
9. ANY AND ALL IMPORTED EARTHEN MATERIAL SHALL BE CERTIFIED CLEAN.
10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND EACH DWELLING SHALL HAVE SEPARATE UTILITIES.

OWNER/APPLICANT:
JANET & SCOTT CINFO
NJDMD, LLC
217 HORSEBACK HOLLOW
AUSTIN, TX 78732

PROPERTY IS LOCATED IN THE R-4 DISTRICT

FIRST AVENUE HOUSE #336

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	10 FT.	0.8 FT.*	18.0 FT. DWELL; 12.0 FT. DECK
SIDE SETBACK NORTH	5 FT.	8.7 FT.*	5.1 FT.
SIDE SETBACK SOUTH	5 FT.	3.7 FT.*	3.0 FT.
REAR SETBACK	15 FT.	97.8 FT.	98.5 FT.
DIST. TO BLDG.	35 FT.	29.6 FT.**	30.8 FT.**
MAX. HEIGHT ⁽¹⁾	32 FT.	21.77 FT.	32.0 FT.
	2 Sty	1 1/2 Sty	2 Sty

OCEAN FRONT HOUSE #337

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	15 FT.	15.7 FT.	15.8 FT. DWELL; 10.7 FT. DECK**
SIDE SETBACK NORTH	5 FT.	2.8 FT.*	5.0 FT.
SIDE SETBACK SOUTH	5 FT.	4.6 FT.*	5.1 FT.
REAR SETBACK	15 FT.	71.8 FT.	72.3 FT.
DIST. TO BLDG.	35 FT.	29.6 FT.*	30.8 FT.**
MAX. HEIGHT ⁽²⁾	32 Sty	19.07 FT.	32.58 FT.
	2 1/2 Sty	1 1/2 Sty	2 1/2 Sty

* EXISTING NON-CONFORMING
** VARIANCE REQUESTED
(1) MEASURED FROM TC OF FIRST AVENUE 5.48
(2) MEASURED FROM TC 13.87 AT THE BOARDWALK

LEGEND:

- 47- EXISTING CONTOUR
- 123.45- EXISTING CONTOUR
- 123.45- EXISTING SPOT GRADE
- 123.45- PROPOSED SPOT GRADE
- EXISTING INLET
- PROPOSED INLET
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING M.H.
- PROPOSED M.H.
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- SOIL BORING LOCATION
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- TOB TOP OF BLOCK

REFERENCES USED:
- FILED MAP, CASE #238-30
- DEED BOOK 9358, PAGE 2093

PROPERTY DESCRIPTION:
BEING KNOWN AS LOT 14 IN BLOCK 185 AS SHOWN ON A MAP ENTITLED "FINAL MAP OF BLOCK 185, LANDS OF AMERICAN TIMBER COMPANY, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J." FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON NOVEMBER 9, 1990 AS MAP CASE #238-30.

ALSO BEING KNOWN AS LOT 14 IN BLOCK 185 ON THE OFFICIAL TAX MAP SHEET 31 OF BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

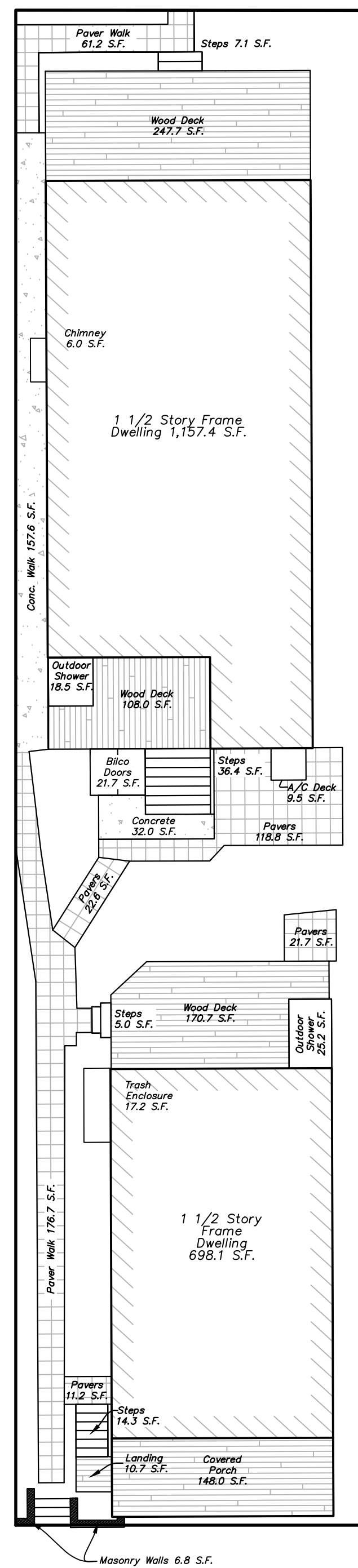
5	11/30/21	REVISED PER ARCHITECT	JAR
4	10/18/21	REVISED PER ARCHITECT	JAR
3	8/31/21	REVISED LOCATION OF MECH. PLATFORM & EXTERIOR SHOWER / REVISED RETAINING WALL	JAR
2	6/3/21	REVISED PER ZONING OFFICER DENIAL LETTER 5/27/21	JAR
1	3/31/21	REVISED PER ARCHITECT REVISIONS	JAR
NO.	DATE	REVISION DESCRIPTION	BY

Lindstrom, Diessner & Carr, P.C.
ENGINEERING ♦ SURVEYING ♦ PLANNING
136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel. (732)477-8900 • Fax. (732)477-8026

PLOT PLAN
LOT 14 BLOCK 185

CHARLES E. LINDSTROM
PROFESSIONAL ENGINEER N.J. LIC. NO. 24602473900
PROFESSIONAL PLANNER N.J. LIC. NO. 33100233300

BOROUGH OF MANASQUAN	MONMOUTH COUNTY	NEW JERSEY
DRAWN BY: JAR	SCALE: SEE PLAN	DATE: 12/31/2020
SHEET: 1 OF 2	PROJECT: 20075	



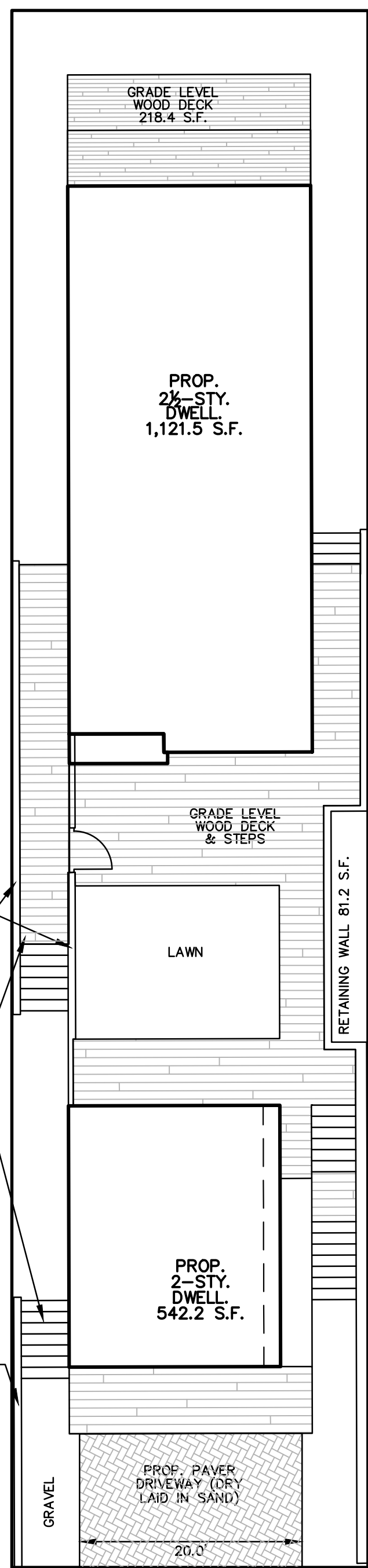
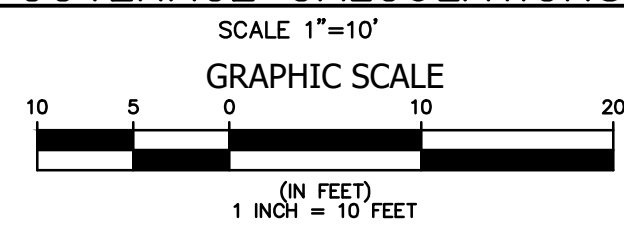
EXISTING BUILDING COVERAGE

CHIMNEY 6.0 S.F.
 1 1/2 STORY FRAME DWELLING 1,157.4 S.F.
 OUTDOOR SHOWER 25.2 S.F.
 1 1/2 STORY FRAME DWELLING COVERED PORCH 148.0 S.F.
 TOTAL 2,034.7 S.F.

EXISTING LOT COVERAGE

STEPS 7.1 S.F.
 WOOD DECK 247.7 S.F.
 CHIMNEY 6.0 S.F.
 1 1/2 STORY FRAME DWELLING CONC. WALK 157.6 S.F.
 OUTDOOR SHOWER 18.8 S.F.
 WOOD DECK 108.0 S.F.
 STEPS 21.7 S.F.
 WOOD DECK 36.4 S.F.
 WOOD DECK 9.0 S.F.
 BILCO DOORS 21.7 S.F.
 A/C DECK 9.5 S.F.
 CONCRETE 32.0 S.F.
 WOOD DECK 170.7 S.F.
 STEPS 5.0 S.F.
 WOOD DECK 170.7 S.F.
 OUTDOOR SHOWER 25.2 S.F.
 TRASH ENCLOSURE 17.2 S.F.
 1 1/2 STORY FRAME DWELLING 698.1 S.F.
 STEPS 14.3 S.F.
 LANDING 10.7 S.F.
 COVERED PORCH 148.0 S.F.
 MASONRY WALLS 6.8 S.F.
 TOTAL 2,897.9 S.F.

EXISTING COVERAGE CALCULATIONS DETAIL



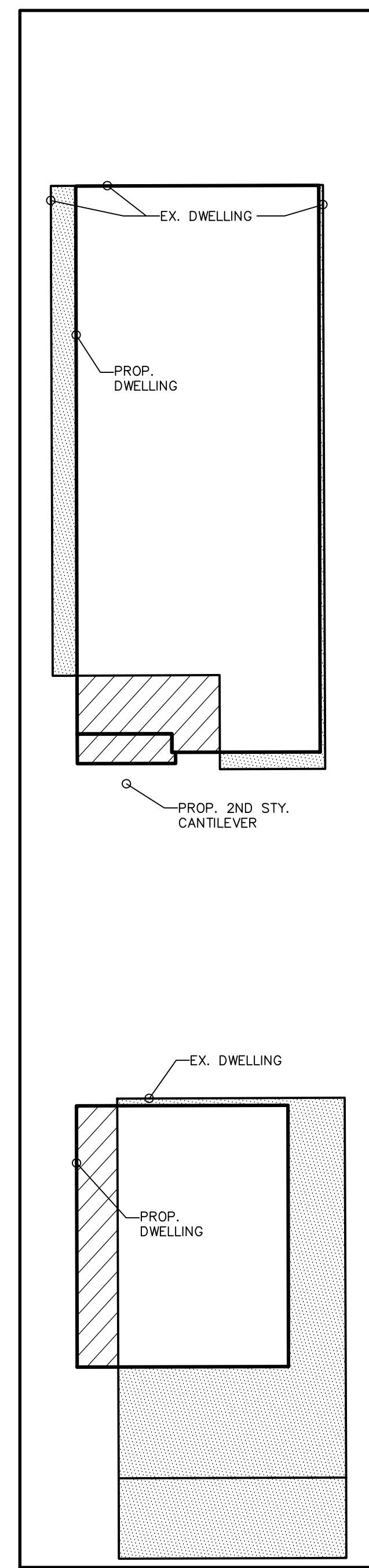
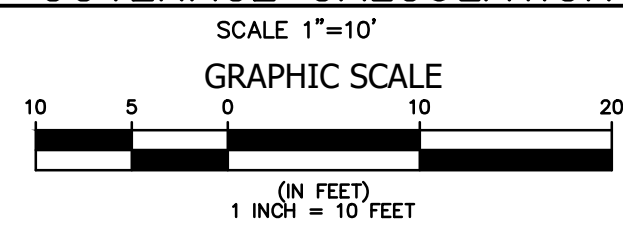
PROPOSED BUILDING COVERAGE

PROP. 2 1/2-STY. DWELL. 1,121.5 S.F.
 PROP. 2-STY. DWELL. 446.5 S.F.
 TOTAL 1,568.0 S.F.

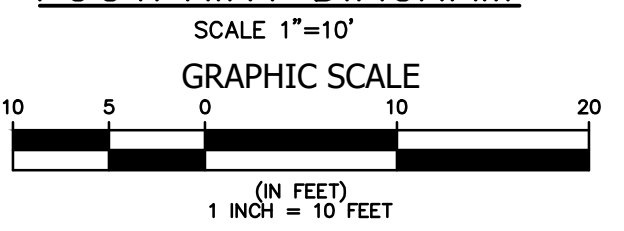
PROPOSED LOT COVERAGE

PROP. 2 1/2-STY. DWELL. 1,121.5 S.F.
 PROP. RETAINING WALLS 39.4 S.F.
 PROP. 2-STY. DWELL. 446.5 S.F.
 PROP. RETAINING WALL 16.2 S.F.
 TOTAL 1,704.8 S.F.

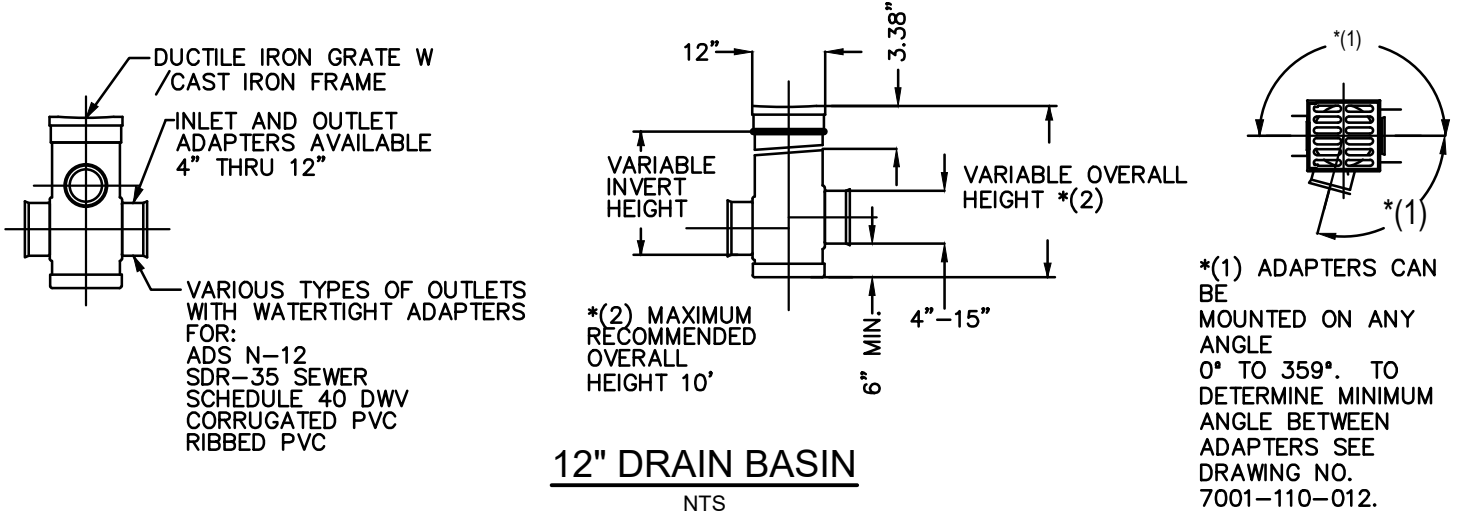
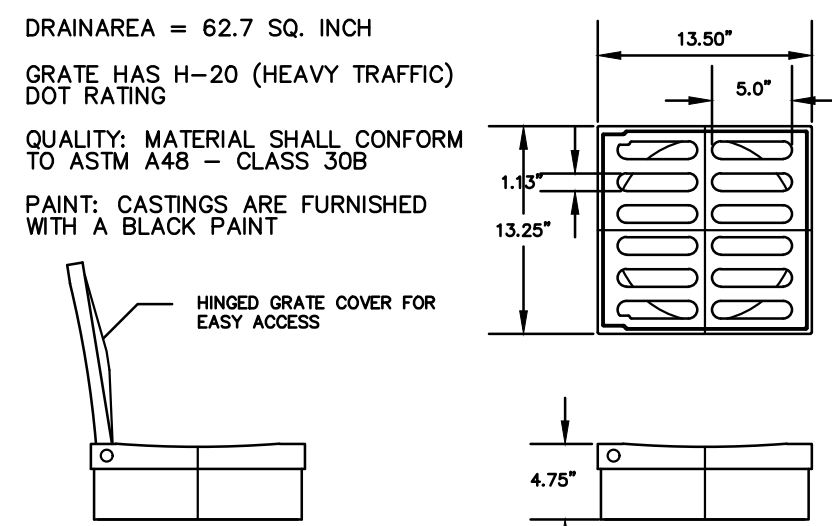
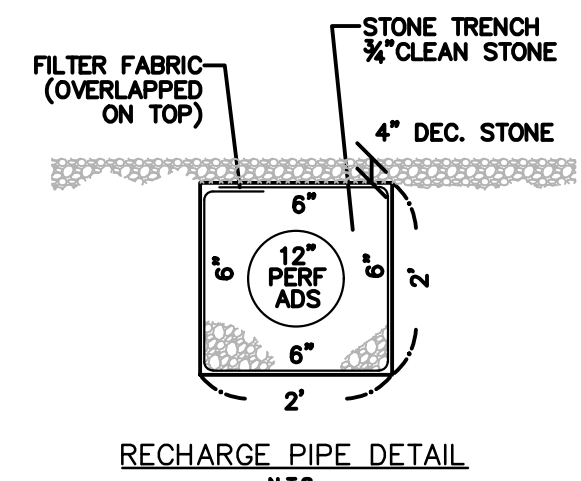
PROPOSED COVERAGE CALCULATIONS DETAIL



FOOTPRINT DIAGRAM



AREA OF EXPANSION 184.0 S.F.
 AREA OF REDUCTION 618.8 S.F.
 NET AREA OF FOOTPRINT REDUCTION 434.8 S.F.



FLOOD HAZARD CONTROL ACT NOTES

- DECK:
 - THE DECK IS NOT ENCLOSED WITH WALLS EITHER ABOVE OR BELOW ITS FLOOR EXCEPT FOR PROTECTIVE OR DECORATIVE FENCING BANISTERS OR LATTICE WORK THAT ALLOW FLOODWATERS TO PASS FREELY.
 - THE DECK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL FLOOD REDUCTION STANDARDS 44 C.F.R. PART 60 & FEMA'S TECHNICAL BULLETINS.
 - THE DECK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PERMIT-BY-RULE 16 AT N.J.A.C. 7:13-7.16
- RESIDENTIAL CONSTRUCTION IN TIDAL FLOOD HAZARD AREA
 - THE PROPOSED FINISHED FLOOR LIVING SPACE IS ELEVATION 16.5 FOR OCEAN FRONT AND 16.48 FOR FIRST AVENUE NAVD88.
 - LOWEST FLOOR SHALL MEET THE FOLLOWING:
 - THE ENCLOSURE IS USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE;
 - THE FLOOR OF THE ENCLOSURE IS SITUATED AT OR ABOVE THE ADJOINING EXTERIOR GRADE ALONG AT LEAST ONE ENTIRE EXTERIOR WALL, IN ORDER TO PROVIDE POSITIVE DRAINAGE OF THE ENCLOSED AREA; AND
 - THE ENCLOSURE IS CONSTRUCTED WITH FEMA COMPLIANT BREAKAWAY WALLS AND PERMANENT FLOOD OPENINGS THAT MEET THE REQUIREMENTS OF THE UNIFORM CONSTRUCTION CODE AT N.J.A.C. 5:23
 - THE DEED FOR THE LOT ON WHICH THE ENCLOSURE OR GARAGE IS CONSTRUCTED IS MODIFIED TO:
 - EXPLAIN THAT THE ENCLOSURE OR GARAGE IS LIKELY TO BE INUNDATED BY FLOODWATERS, WHICH MAY RESULT IN DAMAGE AND/OR INCONVENIENCE.
 - DISCLOSE THE DEPTH OF FLOOD THAT THE ENCLOSURE OR GARAGE WOULD EXPERIENCE DURING THE FEMA 100-YEAR FLOOD AND FLOOD HAZARD AREA DESIGN FLOOD, IF EITHER ELEVATION IS KNOWN;
 - PROHIBIT HABITATION OF THE ENCLOSURE OR GARAGE; AND
 - EXPLAIN THAT CONVERTING THE ENCLOSURE OR GARAGE INTO A HABITABLE AREA MAY SUBJECT THE PROPERTY OWNER TO ENFORCEMENT ACTION BY THE NADEP.
 - THE PROPOSED DRIVEWAY ASSOCIATED WITH HABITABLE BUILDING SHALL MEET THE REQUIREMENTS AT N.J.A.C. 7:13-12.6(f). THE DRIVEWAY WILL NOT BE CONSTRUCTED FOR A BUILDING THAT IS PART OF RESIDENTIAL SUBDIVISION OR MULTIUNIT DEVELOPMENT AND A DEED MODIFICATION WILL BE PROVIDED IN ACCORDANCE WITH 12.6(f), SINCE IT IS NOT FEASIBLE TO CONSTRUCT THE DRIVEWAY AT LEAST ONE FOOT ABOVE THE BFE OF 14.0' NAVD.

V-ZONE NOTES

- BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER FOR DWELLING AND GARAGE AREA TO BE SET AT MIN. ELEVATION 15.0 MIN. (FEMA PRELIMINARY FIRM 14.0 PLUS 1 FOOT OF FREEBOARD TO BOTTOM OF GIRDER).
- THE PROPOSED FINISHED FLOOR LIVING SPACE IS ELEVATION 16.5 FOR OCEAN FRONT AND 16.48 FOR FIRST AVENUE NAVD88.
- ALL AREAS BELOW LOWEST HORIZONTAL GIRDER MIN. (EL. 15.0) SHALL BE NON BEARING BREAKAWAY WALLS IN ACCORDANCE WITH FEMA REQUIREMENTS.
- LOWEST HORIZONTAL STRUCTURAL MEMBER SHALL BE SUPPORTED BY PILING DRIVEN TO A TIP ELEVATION OF -10.0 NAVD 88.
- GARAGE SLAB (EL. 6.58) SHALL BE NON STRUCTURAL CONCRETE SLABS, NOT CONNECTED TO SUPPORT PILING IN ACCORDANCE WITH V-ZONE FEMA STANDARDS.
- GARAGE DOORS SHALL BE NON BEARING AND BREAKAWAY DESIGN BELOW THE LOWEST HORIZONTAL STRUCTURAL MEMBER MIN. (EL. 15.0).
- LOWER LEVEL BELOW EL. 15.0 SHALL ONLY BE USED FOR STORAGE AND PARKING AND SHALL NOT BE USED FOR HABITABLE SPACE.
- THE PROPOSED GARAGE WILL BE ENCLOSED USING NON BEARING (FEMA APPROVED) BREAKAWAY WALLS.
- ALL DUCT WORK, ELECTRICAL COMPONENTS AND MECHANICALS SERVING THE BUILDING SHALL BE LOCATED ABOVE THE DECK AND ALL SERVICE CONDUIT AND/OR PIPING FOR THE SUBJECT BUILDING SHALL NOT BE LOCATED ON THE BREAK-AWAY WALLS.
- ALL STAIRWAY SYSTEMS FOR THE SUBJECT BUILDING BELOW THE DECK SHALL BE OF BREAK-AWAY CONSTRUCTION DESIGN AND SHALL BREAK CLEANLY AWAY DURING THE BASE FLOOD EVENT WITHOUT CAUSING DAMAGE TO THE BUILDING OR ITS FOUNDATION. THE STAIRWAY SYSTEMS SHALL BE DESIGNED TO RESIST FLOOD LOADS AND REMAIN IN PLACE DURING THE BASE FLOOD EVENT. THE ELEVATED BUILDING AND ITS FOUNDATION DESIGNED TO RESIST ANY FLOOD LOADS THAT ARE TRANSFERRED FROM THE STAIRS TO THE BUILDING.
- THE BUILDING AND ANY ASSOCIATED DECKS, WHICH ARE LOCATED IN THE VE FLOOD ZONE, SHALL BE DESIGNED WITH A DEEP FOUNDATION (PILES OR COLUMNS) TO SUPPORT THE STRUCTURE IN THE EVENT OF SCOUR OR EROSION, AND THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER FOR THE ELEVATED STRUCTURE, INCLUDING GARAGE, SHALL BE ABOVE THE DFE.

CAFRA GENERAL NOTES:

- INDIGENOUS COASTAL PLANTS ARE ENCOURAGED TO BE USED WHEREVER FEASIBLE. NO PLASTIC LINERS SHALL BE USED IN LANDSCAPED OR GRAVEL AREAS. ALL LINERS SHALL BE MADE OF FILTER CLOTH OR OTHER PERMEABLE MATERIAL.
- CROWN DRIVEWAY TO PITCH RUNOFF TO DRAIN ONTO PERMEABLE AREAS OF THE SITE OR USE OTHER PERMEABLE STONE.
- PROPOSED SILT FENCE SHALL BE ERRECTED PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND LANDSCAPING IS COMPLETE.
- ALL CONSTRUCTION SHALL COMPLY WITH FEMA REQUIREMENTS AND FLOOD HAZARD CONTROL ACT REQUIREMENTS.
- FLOOD VENTS SHALL BE INSTALLED IN GARAGE AND LOWER LEVEL IN ACCORDANCE WITH FEMA REQUIREMENTS.

FLOOD VENTS SHALL MEET THE FOLLOWING:

- THE INVERT OF EACH FLOOD VENT SHALL BE NO MORE THAN 12 INCHES ABOVE THE ADJOINING EXTERIOR GRADE OR INTERIOR SLAB.
- THE INVERT OF AT LEAST HALF OF THE FLOOD VENTS SHALL BE NO MORE THAN 12 INCHES ABOVE THE FLOOR OF THE BUILDING.
- THE COMBINED EFFECTIVE OPEN AREA OF THE FLOOD VENTS SHALL BE AT LEAST ONE SQUARE INCH PER SQUARE FOOT OF THE AREA OF THE FOOTPRINT OF THE BUILDING, UNLESS A SMALLER FEMA-APPROVED DEVICE WITH AN EQUIVALENT EFFECTIVE AREA IS UTILIZED; AND
- THE FLOOD VENTS SHALL NOT BE BLOCKED AT ANY TIME, BUT SHALL PERMANENTLY REMAIN OPEN SO THAT THE FLOODWATERS CAN FREELY ENTER THE BUILDING TO BALANCE HYDROSTATIC PRESSURE DURING A FLOOD.
- NO FLOOD VENT SHALL BE PLACED CLOSER THAN 3 FEET TO A GAS METER OR GAS CONSUMING APPLIANCE.
- SEE ARCHITECTURAL PLANS FOR FLOOD VENT DETAILS AND MODEL.
- FLOOD VENTS TO BE PROVIDED FOR ALL ENCLOSED AREAS OF THE LOWER LEVEL ON THE BASIS OF 1 SQ. IN. OF VENTING PER SQ. FT. OF ENCLOSURE.

NO.	DATE	REVISION DESCRIPTION	BY
4	11/30/21	REVISED PER ARCHITECT	JAR
3	10/18/21	REVISED PER ARCHITECT	JAR
2	8/31/21	REVISED LOCATION OF MECH. PLATFORM & EXTERIOR SHOWER / REVISED RETAINING WALL	JAR
1	3/31/21	REVISED PER ARCHITECT REVISIONS	JAR

Lindstrom, Diessner & Carr, P.C.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel. (732)477-8900 • Fax. (732)477-8026

CHARLES E. LINDSTROM
 PROFESSIONAL ENGINEER N.J. LIC. NO. 24602473900
 PROFESSIONAL PLANNER N.J. LIC. NO. 33100233300

PLOT PLAN
 LOT 14 BLOCK 185

BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY

DRAWN BY: JAR SCALE: 1"=20' DATE: 12/31/2020 SHEET: 2 OF 2 PROJECT: 20075

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

September 9, 2021

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

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

Dear Ms. Salerno:

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

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

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

The following are our comments and recommendations regarding this application:

Zoning

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


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

September 9, 2021
Sheet 2

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

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

Very truly yours,



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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Michael Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736



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

September 9, 2021
Sheet 3

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

September 9, 2021
Revised November 4, 2021

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

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

Dear Ms. Salerno:

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

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

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

The following are our comments and recommendations regarding this application:

Zoning

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




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

November 4, 2021
 Sheet 2

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

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

Very truly yours,



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



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

November 4, 2021
Sheet 3

ADY:jy

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

**PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY**

I. APPLICANT: Manasquan VFW Lodge 1838

Address: 30 Ridge Ave, Manasquan, NJ 08736

Phone: 732-962-8566

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

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

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

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

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

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

**Indicates a need for a variance

* Indicates existing non-conformity (previously approved)

III. SITE INFORMATION:

Street Address: 30 Ridge Ave

Block 43, Lot 4.01

Zoning Districts: R-2

Present Use: Social Club

Proposed Use: Social Club

Permitted Use: One Single Family dwelling

VI. ZONE REQUIREMENTS: R-2 Zone

Min. Lot Area: 5,000 sq ft

Min Lot Frontage: 50 ft

Front Yard Setback: 25 ft

Side Setback: 5/10 ft

Rear Setback: 20 ft

Max. Bldg. Height: 35 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 30%

Max. Lot Coverage: 45%

V. MISCELLANEOUS:

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

VI. COMMENT:

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

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

8/27/21
Date


MICHAEL D. HENDERSON, ESQ
Attorney for Applicant

BOROUGH HALL
201 EAST MAIN STREET

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 3.

October 14, 2020

Manasquan VFW Lodge 1838
30 Ridge Avenue
Manasquan, NJ 08736

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

Dear Sir or Madam:

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

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

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

Application denied for the following reason(s):

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

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

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

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

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

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

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

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

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

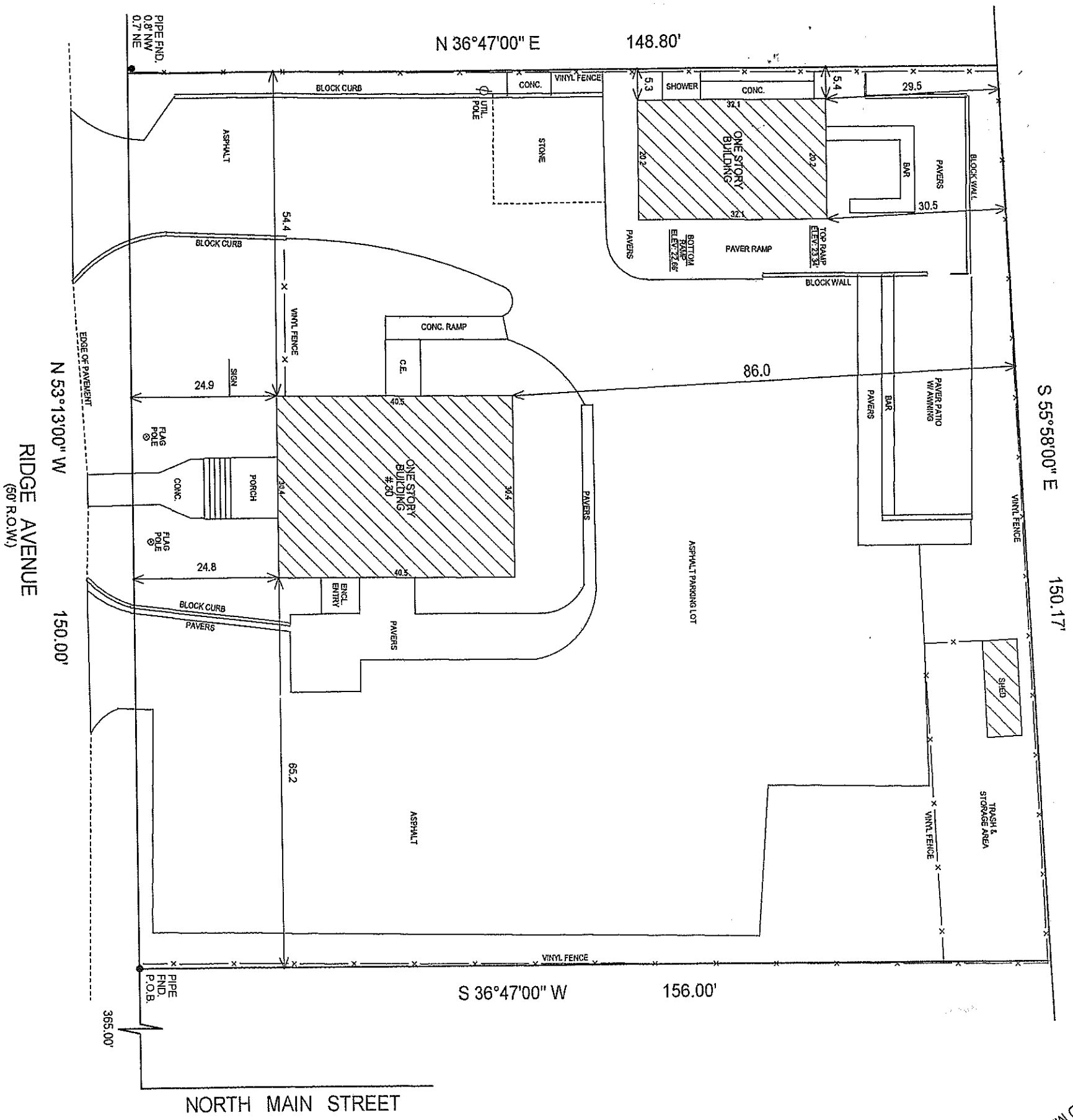
Section 35-13.3 – On site Parking – 1 Space / 200sf. Required
23 Spaces Required
15 Spaces Existing

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



SURVEY NOTES:
 ALL ELEVATIONS NAVD 1988

THIS SURVEY CERTIFIED TO:
 MANASQUAN VFW POST 1838

This survey subject to any easement of record and other pertinent facts which an accurate title search might disclose. Any subsurface easements, if any, not visible are not located by this survey. Due to certain weather conditions, i.e., ice, and/or snow and/or the overgrown vegetation on the property, interior sidewalks and/or patios may not be shown on the plat. No liability is assumed by the certifying surveyor for the use by any party not shown in the certification. The work product of the surveyor constitutes an opinion of the land surveyor as to the nature and quality of the property surveyed. Moreover, that certification does not constitute a warranty, either expressed or implied as to the absolute correctness of the information presented in such survey.

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

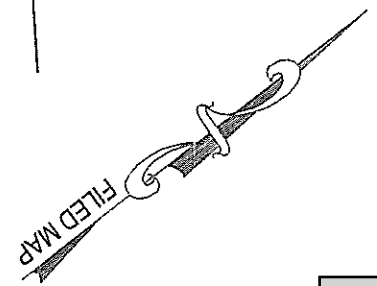
Charles O'Malley
CHARLES O'MALLEY, P.L.S.

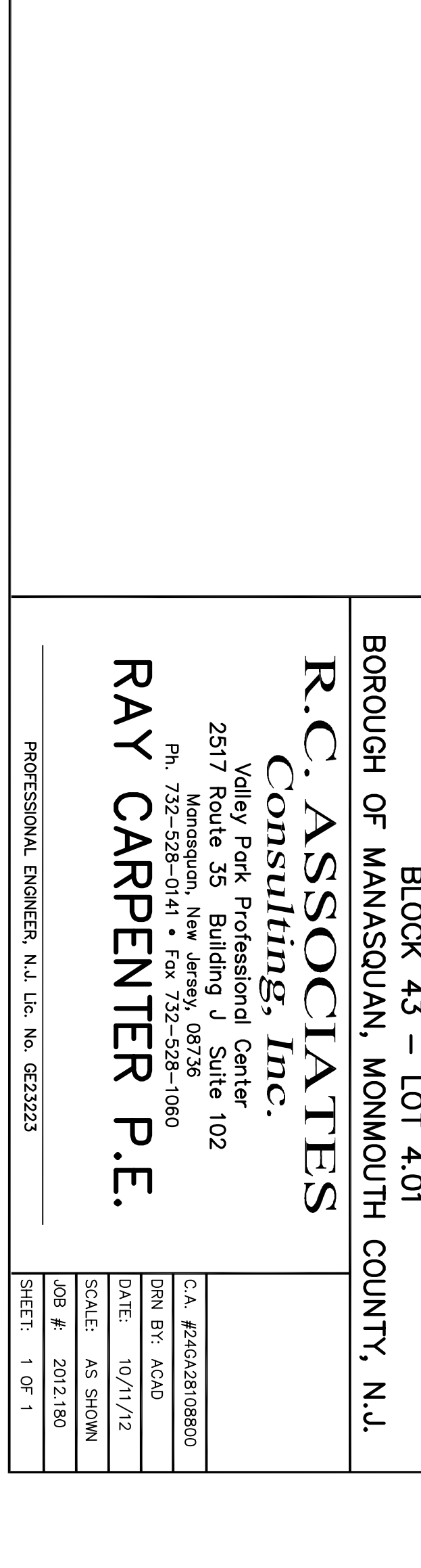
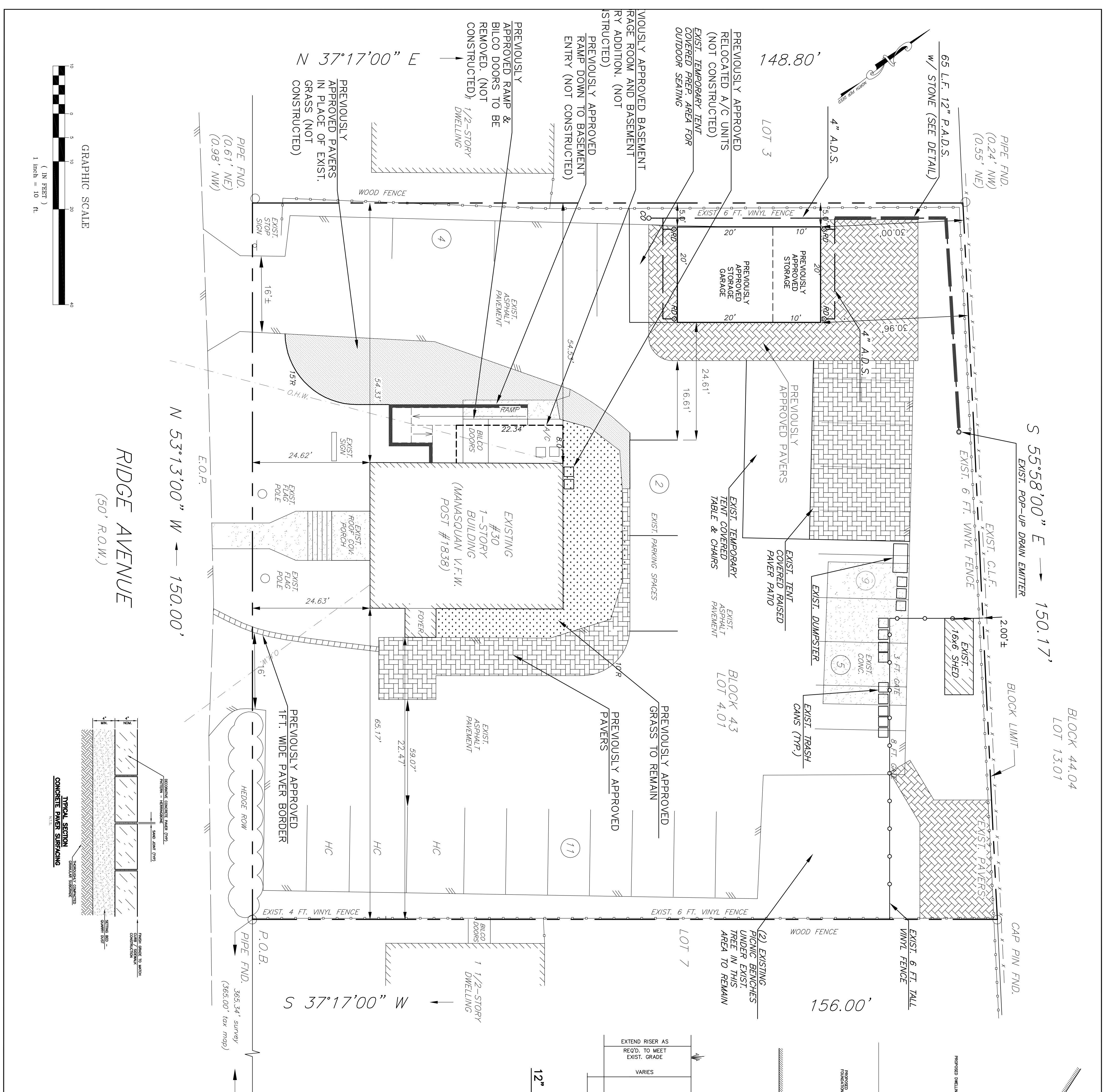
CHARLES O'MALLEY, PLS, LLC
 Professional Land Surveyor
 New Jersey Lic. No. 24GS03487100
 908 Riverview Drive
 Brielle, New Jersey 08730
 (732) 223-3141

PLAN OF SURVEY

LOT 4.01 BLOCK 43
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY
 NEW JERSEY

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





12" A.D.S. RECHARGE
NOT TO SCALE

DESCRIPTION	REQUIRED/PERMITTED	EXISTING
RESIDENTIAL BUILDING USE	RESIDENTIAL	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	**24.62 FT.
5 & 10 FT.	46.53 & 59.07 FT.	46.53 & 59.07 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.
MAX. BUILDING COVERAGE	30 % (6,858 SF)	13.28 % (3,039 SF)
MAX. LOT COVERAGE	45 % (10,287 SF)	**62.44% (14,274 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	**62.88 % (14,370 SF)
(GARAGE) ACCESS, BLDG. SIDE S.B.	5 FT.	1 STORY
(GARAGE) ACCESS, BLDG. REAR S.B.	5 FT.	5 FT.
(GARAGE) ACCESS, BLDG. HEIGHT	15 FT.	30 FT.
(GARAGE) ACCESS, BLDG. AREA	15 FT.	15 FT.
(GARAGE) ACCESS, BLDG. SIDE S.B.	600 S.F.	*600 S.F.
(GARAGE) ACCESS, BLDG. SIDE S.B.	5 FT.	±4.7 FT.
(GARAGE) ACCESS, BLDG. REAR S.B.	5 FT.	**4.2 FT.
(GARAGE) ACCESS, BLDG. HEIGHT	10 FT.	<10 FT.
(GARAGE) ACCESS, BLDG. AREA	100 S.F.	96 S.F.
MAX. # OF SHEDS	N/A	N/A
MAX. # OF SHEDS	1 SHED	1 SHED
PARKING (1/200 S.F.)	8 SPACES	24 SPACES

*** - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 62.87 % VIA RESOLUTION # 21-2013
 ** - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 62.87 % VIA RESOLUTION # 21-2013
 * - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 62.87 % VIA RESOLUTION # 21-2013
 - GRADES SHOWN BASED ON NAVD 88 DATUM
 - PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES
 - EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER
 TOPOGRAPHIC & BOUNDARY INFORMATION TAKEN FROM A MAP PREPARED BY AGEE SURVEYING CO. INC., PROFESSIONAL LAND SURVEYORS, DATED 3/27/12.

EXIST. LOT COVERAGES

EXIST. BLDG./COVERED PORCH	EXIST. FRONT STEPS & WALK	EXIST. CARAGE	EXIST. ASPHALT PARKING LOT	EXIST. SHED OPTION	APPROVED RAMP	APPROVED CONC. WALL AROUND RAMP	TOTAL EXIST. LOT COVERAGES
1,354 S.F.	140 S.F.	10 S.F.	11,784 S.F.	96 S.F.	179 S.F.	33 S.F.	14,274 S.F.
1,354 S.F.	140 S.F.	10 S.F.	11,784 S.F.	96 S.F.	179 S.F.	33 S.F.	14,270 S.F.

EXIST. LOT COVERAGES

EXIST. BLDG./COVERED PORCH	EXIST. FRONT STEPS & WALK	EXIST. CARAGE	EXIST. ASPHALT PARKING LOT	EXIST. SHED OPTION	APPROVED RAMP	APPROVED CONC. WALL AROUND RAMP	TOTAL EXIST. LOT COVERAGES
1,354 S.F.	140 S.F.	10 S.F.	11,784 S.F.	96 S.F.	179 S.F.	33 S.F.	14,270 S.F.

7/26/21 - REVERSED SHED PER OWNER
 7/20/21 - REMOVED REFERENCE TO SHED THAT WAS REMOVED FROM SITE.
 7/13/16 - REVERSED PER OWNER
 10/7/13 - REVERSED PER ZONING REVIEW DATED 9-25-13.
 9/11/13 - REVERSED PER OWNER
 9/11/13 - REVERSED PER ZONING BOARD MEETING COMMENTS.

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 43 LOT 4.01 AS SHOWN ON SHEET 7 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASSAQUAN, MONMOUTH COUNTY, NEW JERSEY. PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.52488 ACRES.

APPLICANT: MANASSAQUAN V.F.W. POST NO. 1838
 30 RIDGE AVENUE
 MANASSAQUAN, N.J.

APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA

ZONE R-2

APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA

AREA MAP
SCALE 1" = 200 FT.

PROJECT LOCATION ZONE R-2

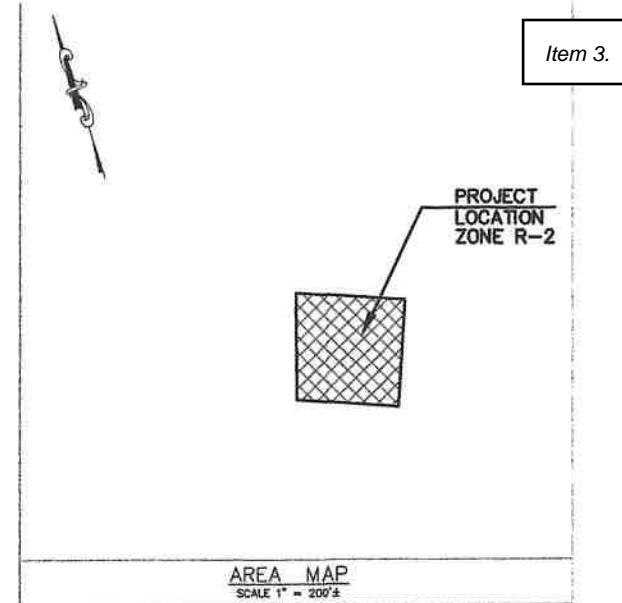
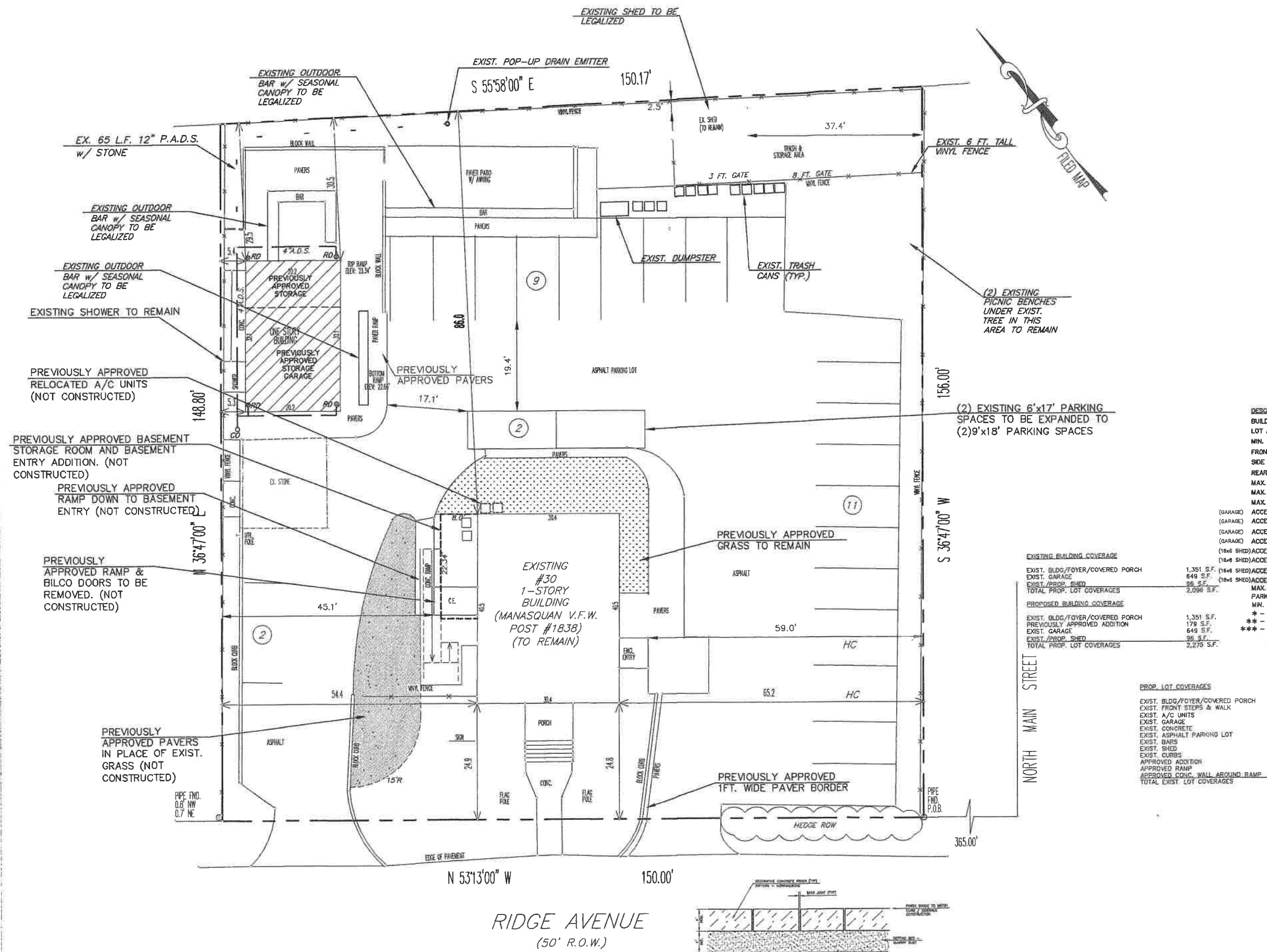
MANASSAQUAN V.F.W. PRELIMINARY & FINAL SITE PLAN AMENDED SITE PLAN
 BLOCK 43 - LOT 4.01
 BOROUGH OF MANASSAQUAN, MONMOUTH COUNTY, N.J.

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

RAY CARPENTER P.E.

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

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



GENERAL NOTES

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

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

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

APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA

DESCRIPTION	REQUIRED/PERMITTED	PREVIOUSLY APPROVED	PROPOSED
BUILDING USE	RESIDENTIAL	SOCIAL CLUB	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,880 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	** 24.62 FT.	** 24.8 FT.
SIDE YARD SETBACK	5 & 10 FT.	46.53 & 59.07 FT.	45.1 & 59 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.	88 FT.
MAX. BUILDING COVERAGE	30 % (8,658 S.F.)	9.33 % (2,133 SF)	9.85 % (2,275 S.F.)
MAX. LOT COVERAGE	45 % (10,287 S.F.)	** 52.44% (14,274 SF)	59.56 % (13,616.50 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STORY)	< 35 FT. (1 STORY)	< 35 FT. (1 STORY)
(GARAGE) ACCESS. BLDG. SIDE S.B.	5 FT.	5 FT.	5.3 FT.
(GARAGE) ACCESS. BLDG. REAR S.B.	5 FT.	30 FT.	29.5 FT.
(GARAGE) ACCESS. BLDG. HEIGHT	15 FT.	15 FT.	15 FT.
(GARAGE) ACCESS. BLDG. AREA	600 S.F.	*600 S.F.	***649 S.F.
(16x6 SHED)ACCESS. BLDG. SIDE S.B.	5 FT.	N/A	37.4 FT.
(16x6 SHED)ACCESS. BLDG. REAR S.B.	5 FT.	N/A	***2.5 FT.
(16x6 SHED)ACCESS. BLDG. HEIGHT	10 FT.	N/A	< 10 FT.
(16x6 SHED)ACCESS. BLDG. AREA	100 S.F.	N/A	98 S.F.
MAX. # OF ACCESSORY BLDGS.	1 BUILDING	1 BUILDING	***2 BUILDINGS
PARKING (1/200 S.F.)	8 SPACES	24 SPACES	24 SPACES
MIN. SHOWER SETBACK	5 FT.	N/A	***0.8 FT.

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

EXISTING BUILDING COVERAGE

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

PROPOSED BUILDING COVERAGE

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

PROP. LOT COVERAGES

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

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

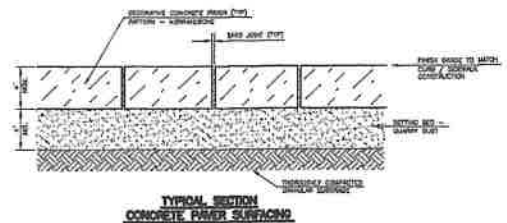
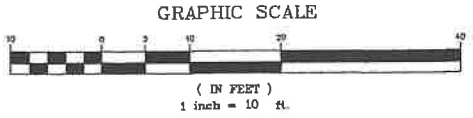
MANASQUAN V.F.W. PRELIMINARY & FINAL SITE PLAN
AMENDED SITE PLAN
 BLOCK 43 - LOT 4.01
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
 Consulting, Inc.

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

RAY CARPENTER P.E.

PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223



RECEIVED OCT 26 2021

C.A. #24G28108900
 DRN BY: ACAD
 DATE: 10/11/21
 SCALE: AS SHOWN
 JOB #: 2012.180
 SHEET: 1 OF 1

September 14, 2021

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

Re: Boro File No. MSPB-R1730
Variance – Ricci
Block 175, Lot 45.01
451 Long 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. Final As-Built Survey prepared by Robert Vallee, PLS, of Vallee Surveying, Inc., dated February 24, 2021, last revised July 13, 2021.
2. Architectural Floor Plans and Elevations prepared by Antonio Scalisa, AIA, of the Parallel Architecture Group, dated July 20, 2019.

The property is located in the R-3 Single-Family Residential Zone with frontage on Long Avenue. With this application, the applicant is requesting variance relief for building height for the newly constructed dwelling. The application is deemed complete as of September 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 in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum building height of 38 feet permitted, whereas a height of 38.53 feet exists and is proposed.
3. The applicant should be prepared to present to the Board the process and background of the building process and how the dwelling's total height was constructed above what was approved
4. The approved architectural plans proposed the finish floor elevation at 16.54 and the as-built survey indicates this floor was constructed at elevation 16.60.

Re: Boro File No. MSPB-R1730
Variance – Ricci
Block 175, Lot 45.01

September 14, 2021
Sheet 2

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Robert Ricci
451 Long Avenue, 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

RECEIVED SEP 01 2021

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: ROBERT RICCI

*Applicant's Address: 451 LONG AVE. MANASQUAN

*Telephone Number: Home: — Cell: 908-230-4094

*e-mail Address: RROBERT908@AOL.COM

*Property Location: 451 LONG AVE.

*Block: 175 Lot: 45.01

*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: MAY 17, 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

8/26/21
Date

06/2021

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1313 Item 4.

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

*33-9.41
zone schedule*

May 17, 2021

Robert Ricci
451 Long Avenue
Manasquan, NJ 08736

Re: Block: 175 Lot: 45.01 Zone: R-3

Dear Sir:

I reviewed the final as-built survey and building height certification that was prepared by Robert Vallee on May 6, 2021.

The height certification shows a peak elevation at 42.18ft. The average top of curb elevation is 3.65ft. The building height is 38.6ft. The maximum permitted height is 38ft. measured off the top of curb.

You have the option of reducing the height to a maximum of 38ft. or submitting an application to the Planning Board for variance relief.

Your failure to comply with this notice on or before May 28, 2021 will result in a summons being issued.

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

Sincerely,

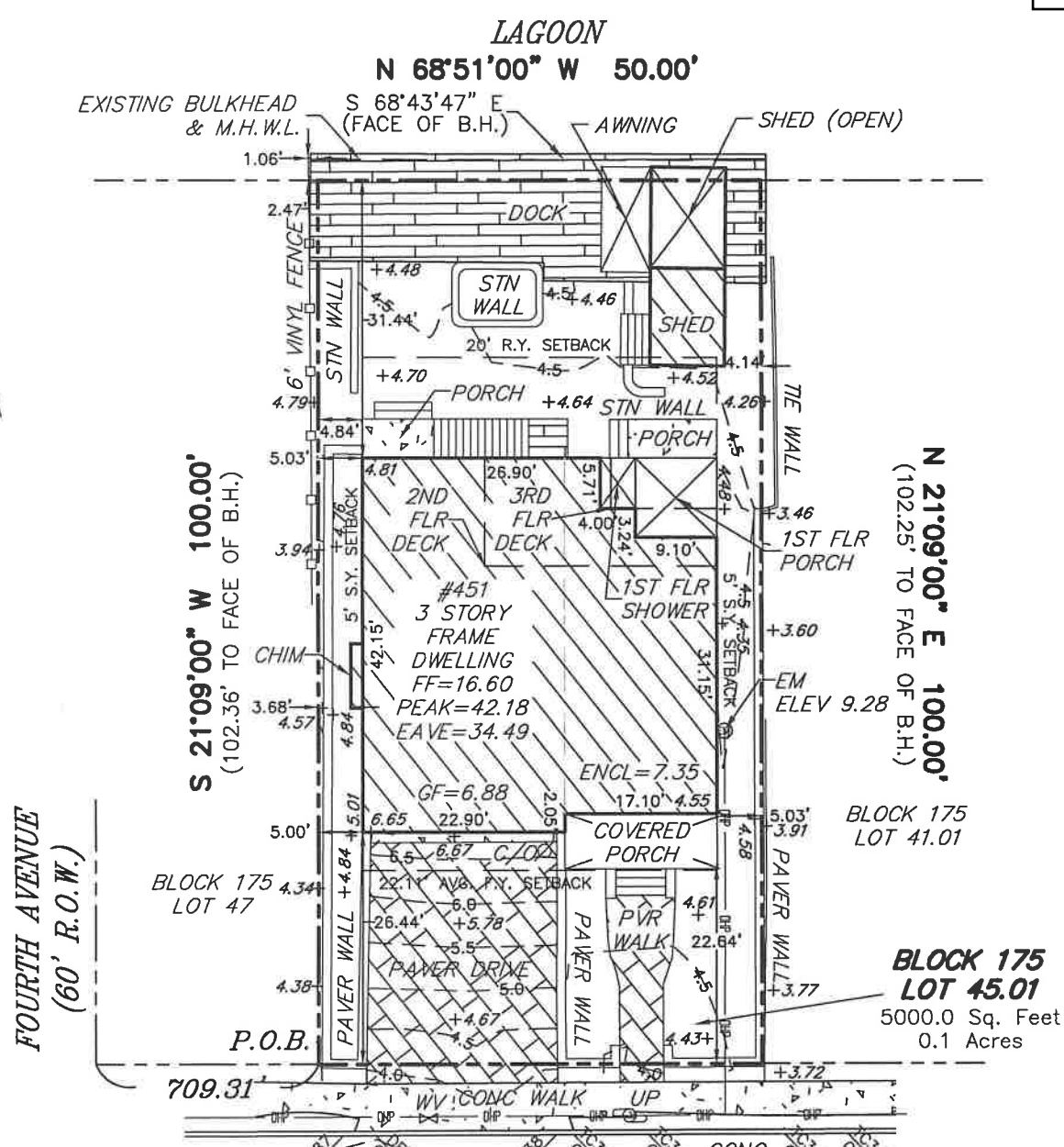
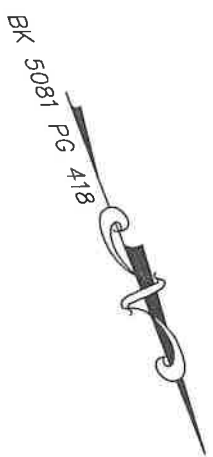


Richard Furey
Zoning/Code Enforcement Officer

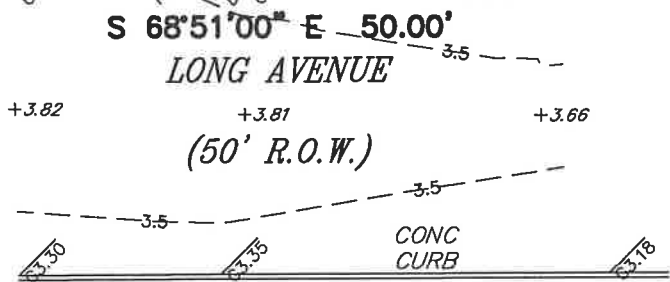
Cc: Frank DiRoma, Code Official

*MEETING #0
831 2596 8496*

*PASSCODE
126894*



- NOTES:
- 1 SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. SUBJECT TO RESTRICTIONS OR EASEMENTS THAT AN ACCURATE TITLE SEARCH WOULD ENCLOSE.
 - 2 PROPERTY BASED ON DEED BOOK 5081 PAGE 418.
 - 3 LOT AND BLOCK NUMBERS REFER TO THE BOROUGH OF MANASQUAN TAX MAPS, SHEET No. 28.
 - 4 PROPERTY CORNERS WERE NOT FOUND AT TIME OF SURVEY. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO P.L. 2003, C14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1 9(d).
 - 5 UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.
 - 6 NO ATTEMPT WAS MADE AND NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
 - 7 ELEVATIONS SHOWN HEREON REFERENCE NAVD 1988 DATUM AND WERE OBTAINED USING GPS OBSERVATIONS.
 - 8 DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL CONTRACTORS ARE TO VERIFY BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.
 - 9 AS-BUILT PLAN REFERENCES A MAP ENTITLED "PLAN OF SURVEY WITH TOPOGRAPHY" PREPARED BY VALLEE SURVEYING, INC DATED 9/21/18.
 - 10 AS-BUILT PLAN REFERENCES A MAP ENTITLED "GRADING PLAN" PREPARED BY MCH ENGINEERING, INC DATED 1/29/19, LAST REVISED 3/21/19.
 - 11 AS-BUILT PLAN REFERENCES A MAP ENTITLED "GRADE BEAM PLAN" PREPARED BY PARALLEL ARCHITECTURAL GROUP DATED 7/10/19, LAST REVISED 2/18/21.
 - 12 AS-BUILT PLAN REFERENCES A SURVEY ENTITLED "FOUNDATION LOCATION PLAN" PREPARED BY VALLEE SURVEYING DATED 2/24/20.



HOUSE INFORMATION:
 ENCLOSURE SQUARE FOOTAGE= 1570 SF

FIRM MAP INFORMATION:
 COMMUNITY MAP: BOROUGH OF MANASQUAN
 COMMUNITY NUMBER: 345303
 MAP: 34025C0456
 PANEL NUMBER: 0456
 FLOOD ZONE: AE
 BASE FLOOD ELEVATION: 8.0'
 PRELIM. BFE: 9.0' (RELEASE DATE 1/31/14)

WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USERS PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C.13:40-5.133:40-5.1(d). FOR LOT 45.01 IN BLOCK 175 SHOWN HEREON, SAID WAIVER LETTER DATED 9/21/2018 FROM SAID PURCHASER(S) REFERENCED HEREON

THIS CERTIFICATION IS MADE ONLY TO THE HEREON PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY BELOW NAMED PURCHASER. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
 THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY.

ROBERT RICCI;
 PARALLEL ARCHITECTURAL GROUP;

FINAL AS-BUILT
 OF TAX MAP LOT 45.01 IN BLOCK 175

SITUATED IN
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

SCALE: 1" = 20'

DATE: FEBRUARY 24, 2021

REVISION	DATE
FRONT WALLS	5/6/21
CURB	7/13/21

VALLEE SURVEYING, INC.
 LAND SURVEYING & PLANNING
 1010 COMMONS WAY
 TOMS RIVER, NJ 08755
 TEL: (732) 244-2373

ROBERT L. VALLEE
 PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43276
 CERTIFICATE OF AUTHORIZATION No. 24GA28254100

494 Broadway, Suite 3
Long Branch, NJ 07740
V: 732.229.4400
F: 732.229.4488
www.ParallelGrp.com

New Home to:
SMITH & RICCI
RESIDENCE
451 Long Avenue
Manasquan, NJ 08136
Block: 115 Lots: 450

Antonio Scallio, AIA
NJ A1016313
NY 051133-1
PA SA-4033995
Certificate of Authorization
1AC009953

Title:

ELEVATIONS

Comm. No. 1586.18.0031
Date: JULY 10, 2015
Drawn By: NS
Checked By: AS
Scale: As Shown

Revisions		
No.	Date	Description

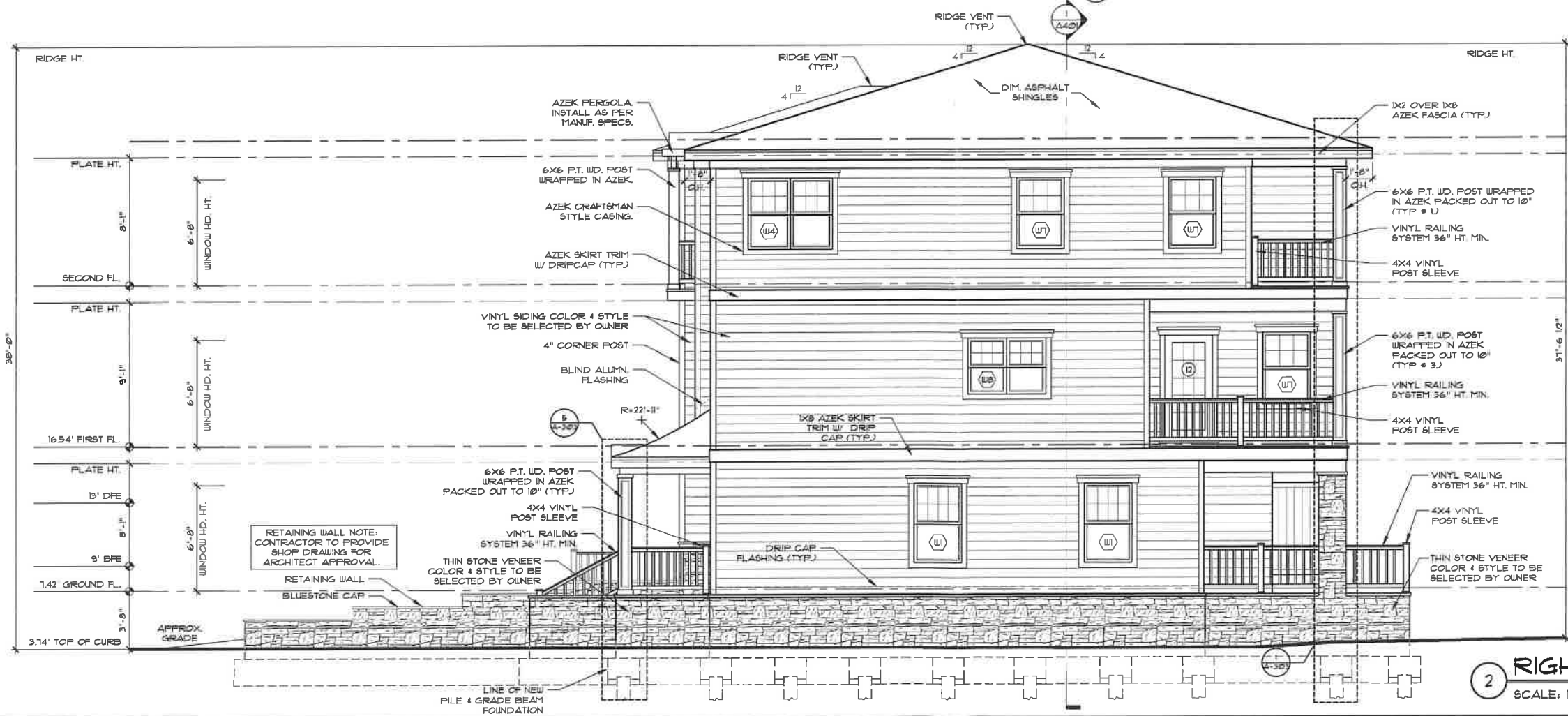
451 Long Avenue
Manasquan, NJ



FRONT ELEVATION

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

NOTE:
ALL GUTTERS & LEADERS
5" 1/2 ROUND/ROUND & COLOR
TO BE SELECTED BY OWNER



RIGHT ELEVATION

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

494 Broadway, Suite 3
Long Branch, NJ 07740
V: 732.229.4400
F: 732.229.4488
www.ParalleGrp.com

New Home to:
**SMITH & RICCI
RESIDENCE**
451 Long Avenue
Manasquan, NJ 08136
Block: 115 Lots: 45.0

Antonio Scallone, AIA
NJ 41016-915
NY 03133-1
PA RA403995
Certificate of Authorization
#A000053

ELEVATIONS

Comm. No. 1586.18.0031
Date: JULY 10, 2019
Drawn By: NS
Checked By: AS
Scale: As Shown

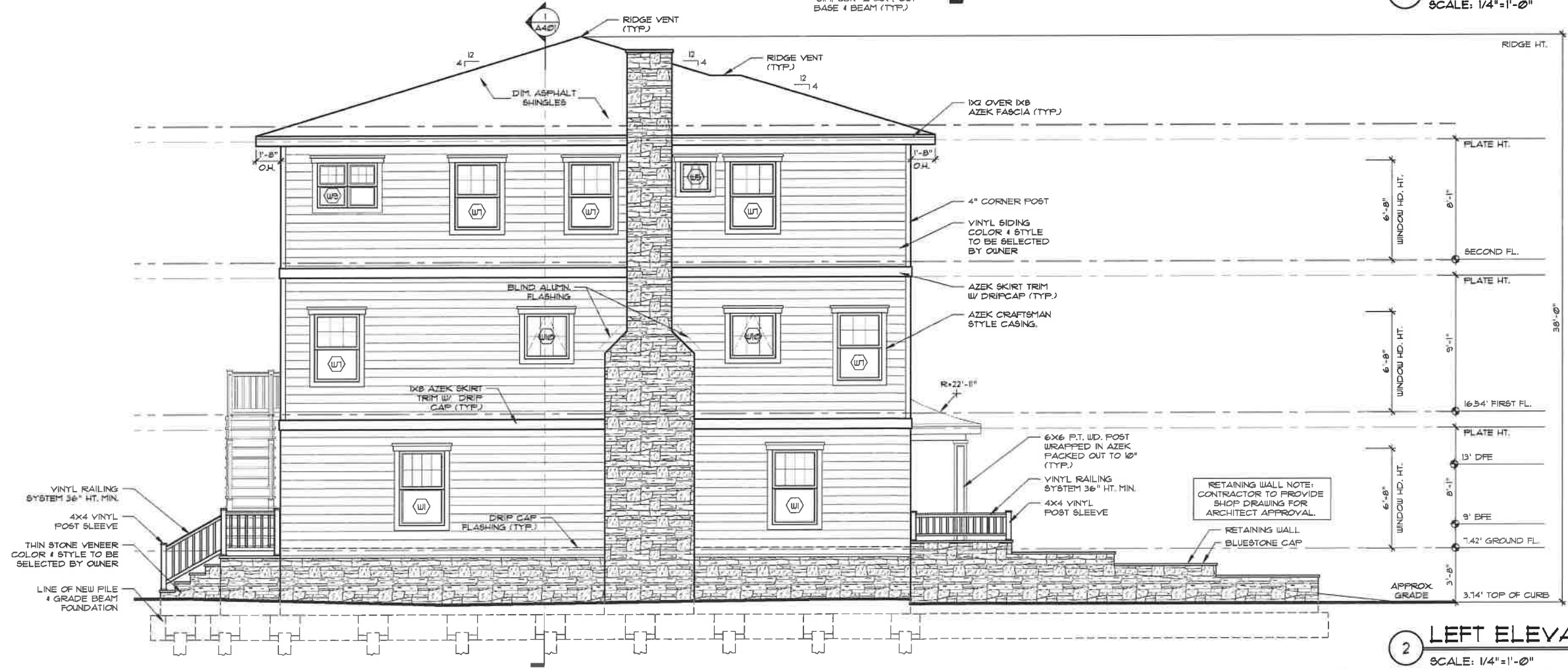
Revisions		
No.	Date	Description

451 Long Avenue
Manasquan, NJ



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

NOTE:
ALL GUTTERS & LEADERS
5" 1/2 ROUND/ROUND & COLOR
TO BE SELECTED BY OWNER



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"

434 Broadway, Suite 3
Long Branch, NJ 07740
V: 732.229.4400
F: 732.229.4488

www.ParallelGrp.com

New Home to:
**SMITH & RICCI
RESIDENCE**
451 Long Avenue
Manasquan, NJ 08736
Block: 115 Lots: 45.0

Antonio Scallise, AIA
NJ A1216935
NY 031733-1
PA RA403995
Certificate of Authorization
#AC006553

Title:
**SECOND FLOOR
PLAN**

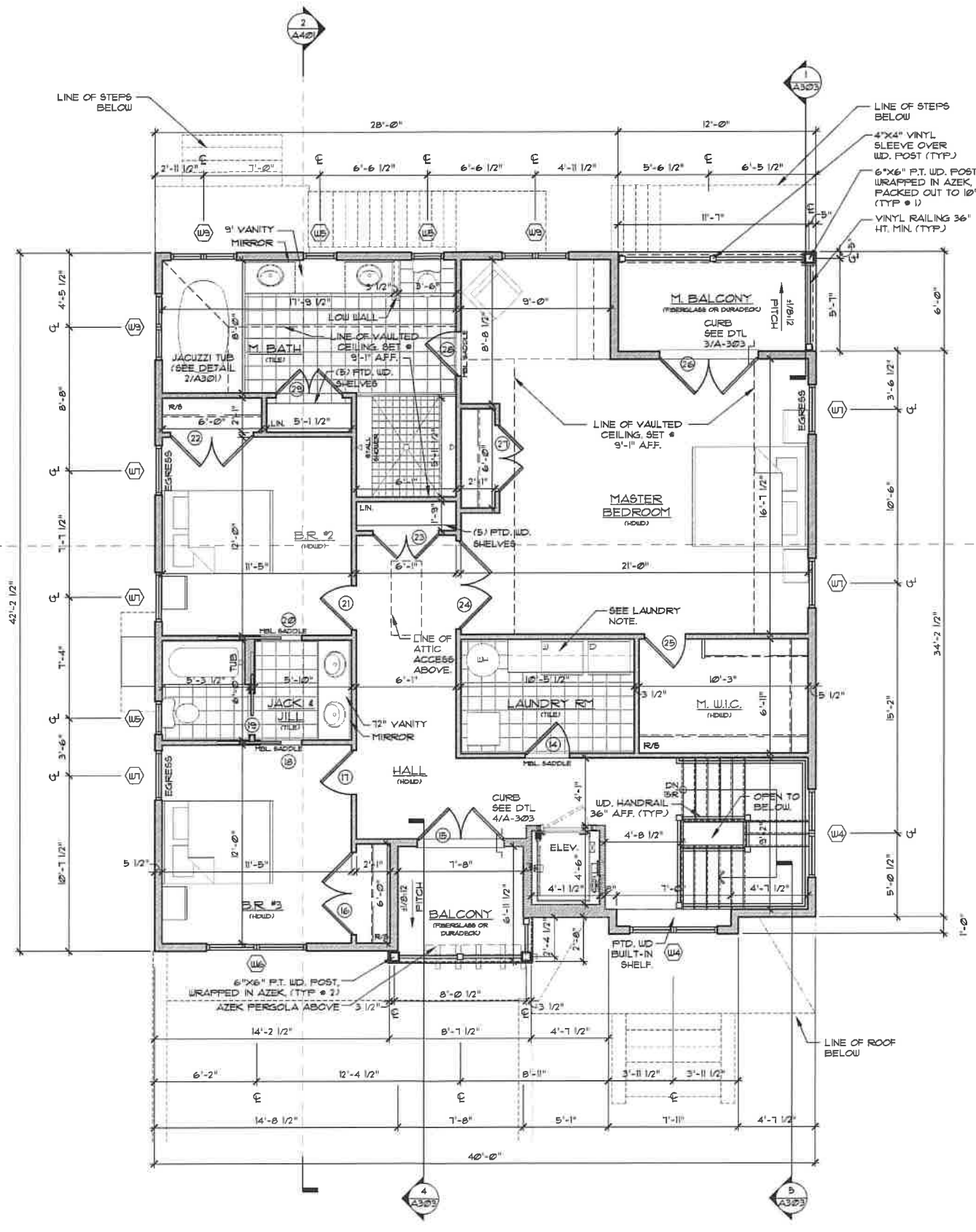
NOTES

Comm. No. 1586.18.0031
Date: JULY 10, 2019
Drawn By: NS
Checked By: AS
Scale: As Shown

Revisions		
No.	Date	Description

451 Long Avenue
Manasquan, NJ

A-104
6 OF 13



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

WINDOW SCHEDULE				
NUMBER	QUANTITY	WIDTH	HEIGHT	TYPE
W1	4	3'-0"	5'-0"	DOUBLE HUNG
W2	1	(2) 2'-0"	3'-6"	DOUBLE HUNG
W3	1	2'-0"	2'-0"	AWNING
W4	2	(2) 2'-8"	4'-6"	DOUBLE HUNG
W5	4	2'-0"	2'-0"	AWNING
W6	2	(2) 3'-0"	4'-6"	DOUBLE HUNG
W7	13	3'-0"	4'-6"	DOUBLE HUNG
W8	1	(2) 2'-6"	3'-0"	DOUBLE HUNG
W9	3	(2) 2'-0"	3'-0"	DOUBLE HUNG
W10	2	3'-0"	3'-0"	AWNING

NOTES:

- PROVIDE INSECT SCREENS ON ALL WINDOWS.
- (1) EGRESS WINDOW REQUIRED PER BEDROOM AS PER CODE. CONTRACTOR TO CONFIRM WINDOW MANUF. MODEL MEETS CODE REQUIREMENTS.
- GRILLE REQUIREMENTS, PER OWNER.
- TEMPERED GLASS OVER TUB, OR WITHIN 18" OF FINISH FLOOR.
- OPERABLE WINDOWS THAT ARE LOCATED 12" ABOVE FINISHED GRADE OR EXTERIOR SURFACE BELOW SHALL BE INSTALLED SO THAT THE STILL IS NO LESS THAN 24" AFF. OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OTHERWISE, WINDOW GUARDS IS REQUIRED IF THE SILL IS LESS THAN 24" AFF.

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	TYPE	HARDWARE
14	2'-8"	6'-8"	SGL. HINGED	PASSAGE
15	(2) 2'-8"	6'-8"	DBL. HINGED	PRIVACY
16	(2) 2'-6"	6'-8"	DBL. HINGED	DUMMY
17	2'-8"	6'-8"	SGL. HINGED	PRIVACY
18	2'-6"	6'-8"	POCKET	PRIVACY
19	2'-6"	6'-8"	POCKET	PRIVACY
20	2'-6"	6'-8"	POCKET	PRIVACY
21	2'-8"	6'-8"	SGL. HINGED	PRIVACY
22	(2) 2'-6"	6'-8"	DBL. HINGED	DUMMY
23	(2) 2'-0"	6'-8"	DBL. HINGED	DUMMY
24	(2) 2'-8"	6'-8"	DBL. HINGED	PRIVACY
25	2'-6"	6'-8"	SGL. HINGED	PASSAGE
26	(2) 3'-0"	6'-8"	DBL. HINGED	PRIVACY
27	(2) 2'-0"	4'-0"	DBL. HINGED	DUMMY
28	2'-8"	6'-8"	SGL. HINGED	PRIVACY
29	(2) 2'-0"	6'-8"	DBL. HINGED	DUMMY

NOTES:

- STYLE AND MANUFACTURER TO BE SELECTED BY OWNER
- ALL INTERIOR DOORS TO BE 6-PANEL, MASONRY SOLID CORE
- ALL BEDROOMS + BATHROOMS, HOLLOW CORE
- ALL CLOSETS

LAUNDRY ROOM NOTES

- LAUNDRY ROOM FLOOR TO BE PITCHED & WATERPROOFED PRIOR TO INSTALL OF TILE FINISH & CODE APPROVED EMERGENCY OVERFLOW DRAIN TO DAYLIGHT, OR APPROVED OVERFLOW PAN W/ DRAIN TO DAYLIGHT.
- INSTALL DRYER VENT TO EXTERIOR AS PER CODE.

STALL SHOWER NOTES

- "TILEABLE" FIBERGLASS PAN WITH "REDGUARD"
- SEE DETAILS 6-9/A301

STAIR & RAIL NOTES

- STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP)
- STAIR RISERS SHALL BE 8 1/4" MAX.
- ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYP)
- ALL BALUSTERS SHALL BE CONSTRUCTED TO NOT PERMIT A 4" DIA SPHERE TO PASS
- HANDRAILS SHALL BE CONTINUOUS WITHOUT INTERRUPTION EXCEPT BY A NEWEL POST AT THE TURN.
- THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD
- HANDRAIL GRIPS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MIN. TO 2 5/8" MAX. REFER TO IRC R311.5.6.3 FOR REQUIREMENTS FOR OTHER SHAPES AND SIZES
- HANDRAILS AND GRAB BARS DESIGNED TO RESIST A LOAD OF 50 LBS/LINEAR FOOT IN ANY DIRECTION

FLOOR PLAN LEGEND

- LINE OF ITEM ABOVE
- [Pattern] NEW 8" OR 12" CMU FOUNDATION WALLS (U.N.O.)
- [Pattern] NEW 3 1/2" INTERIOR/ 5 1/2" EXTERIOR WD STUD WALLS (U.N.O.)

434 Broadway, Suite 3
Long Branch, NJ 07740

V: 732.229.4400
F: 732.229.4488

www.ParallelGrp.com

New Home to:
SMITH & RICCI
RESIDENCE
451 Long Avenue
Manasquan, NJ 08736
Block: 15 Lots: 45.01

Antonio Scallio, AIA
NJ A1016919
NY 031733-1
PA RA403995
Certificate of Authorization
*AC000953

Title:

FIRST FLOOR
PLAN

NOTES

Comm. No. 158618.0031

Date: JULY 16, 2019

Drawn By: NS

Checked By: AS

Scale: As Shown

Revisions

No.	Date	Description

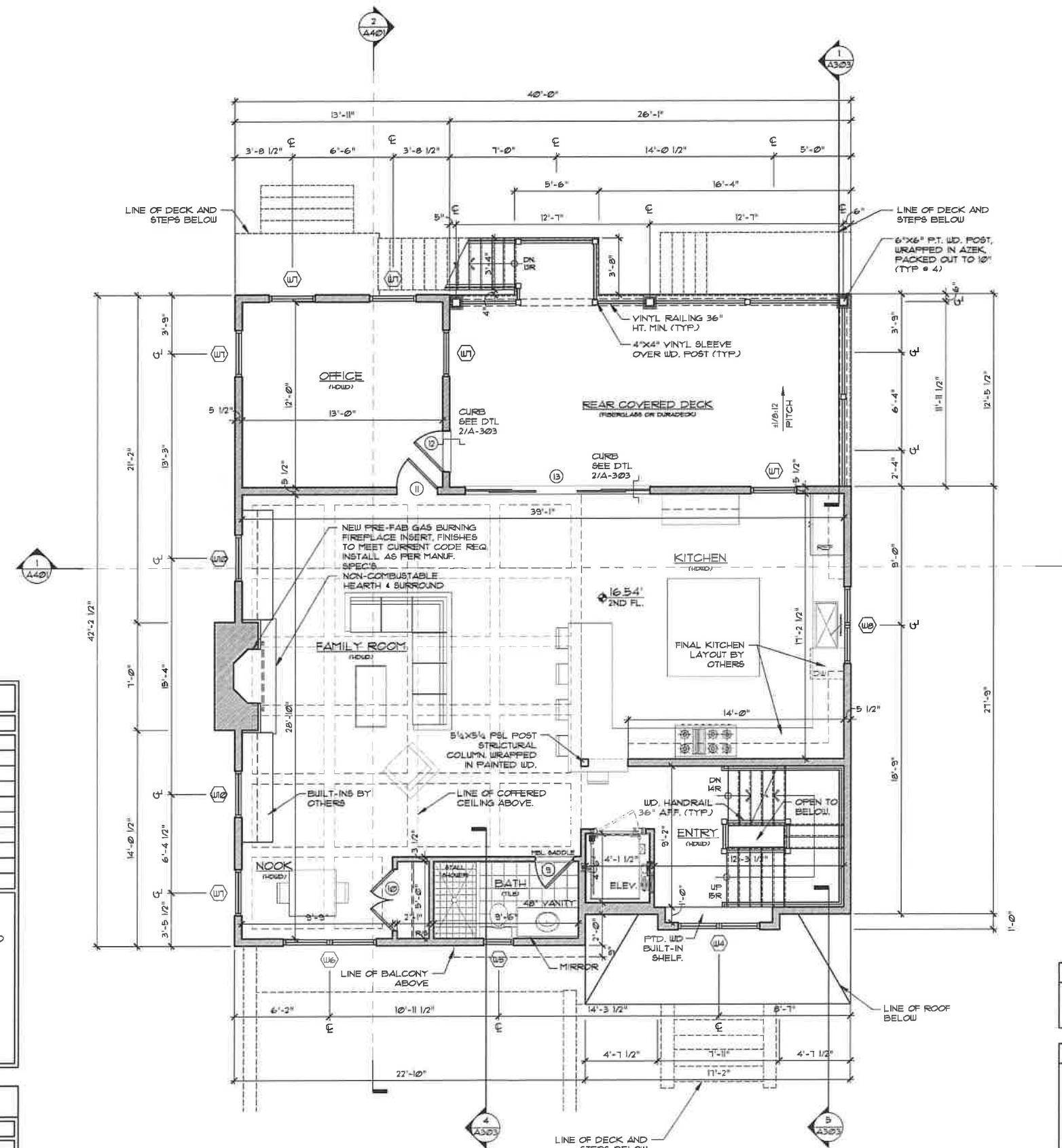
451 Long Avenue
Manasquan, NJ

A-103

5 OF 19

© 2019 Parallel Architectural Gr

80



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

WINDOW SCHEDULE

NUMBER	QUANTITY	WIDTH	HEIGHT	TYPE
W1	4	3'-0"	5'-0"	DOUBLE HUNG
W2	1	(2) 2'-0"	3'-6"	DOUBLE HUNG
W3	1	2'-0"	2'-0"	AWNING
W4	2	(2) 2'-8"	4'-6"	DOUBLE HUNG
W5	4	2'-0"	2'-0"	AWNING
W6	2	(2) 3'-0"	4'-6"	DOUBLE HUNG
W7	13	3'-0"	4'-6"	DOUBLE HUNG
W8	1	(2) 2'-6"	3'-0"	DOUBLE HUNG
W9	3	(2) 2'-0"	3'-0"	DOUBLE HUNG
W10	2	3'-0"	3'-0"	AWNING

- NOTES:
- PROVIDE INSECT SCREENS ON ALL WINDOWS.
 - (1) EGRESS WINDOW REQUIRED PER BEDROOM AS PER CODE. CONTRACTOR TO CONFIRM WINDOW MANUF. MODEL MEETS CODE REQUIREMENTS.
 - GRILLE REQUIREMENTS, PER OWNER.
 - TEMPERED GLASS OVER TUB, OR WITHIN 18" OF FINISH FLOOR.
 - OPERABLE WINDOWS THAT ARE LOCATED 12" ABOVE FINISHED GRADE OR EXTERIOR SURFACE BELOW SHALL BE INSTALLED SO THAT THE STILL IS NO LESS THAN 24" AFF. OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OTHERWISE, WINDOW GUARDS IS REQUIRED IF THE SILL IS LESS THAN 24" AFF.

DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	TYPE	HARDWARE
9	2'-6"	6'-8"	SGL. HINGED	PRIVACY
10	(2) 2'-0"	6'-8"	DBL. HINGED	DUMMY
11	2'-8"	6'-8"	SGL. HINGED	PRIVACY
12	3'-0"	6'-8"	SGL. HINGED ³	PRIVACY
13	12'-0"	6'-8"	4 PANEL SLIDER ³	PRIVACY

- NOTES:
- STYLE AND MANUFACTURER TO BE SELECTED BY OWNER
 - ALL INTERIOR DOORS TO BE 3-PANEL, MASONITE SOLID CORE.
 - FIRE RATED DOOR TO HAVE 20 MIN. RATING W/ SELF CLOSING HINGES
 - EXTERIOR FIBERGLASS DOOR COLOR AND STYLE TO BE SELECTED BY OWNER
 - INSTALL AS PER MANUF. SPECS

STALL SHOWER NOTES

- "TILEABLE" FIBERGLASS PAN WITH "REDGUARD"
- SEE DETAILS 6-B/A301

STAIR & RAIL NOTES

- STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.)
- STAIR RISERS SHALL BE 8 1/4" MAX.
- ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYP.)
- ALL BALUSTERS SHALL BE CONSTRUCTED TO NOT PERMIT A 4" DIA. SPHERE TO PASS
- HANDRAILS SHALL BE CONTINUOUS WITHOUT INTERRUPTION EXCEPT BY A NEWEL POST AT THE TURN.
- THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD
- HANDRAIL GRIPS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MIN. TO 2 5/8" MAX. REFER TO IRC R310.6.3 FOR REQUIREMENTS FOR OTHER SHAPES AND SIZES
- HANDRAILS AND GRAB BARS DESIGNED TO RESIST A LOAD OF 50 LBS./LINEAR FOOT IN ANY DIRECTION.

FLOOR PLAN LEGEND

- LINE OF ITEM ABOVE
- NEW 8" OR 12" CMU FOUNDATION WALLS (UNO.)
- NEW 3 1/2" INTERIOR/ 5 1/2" EXTERIOR WD STUD WALLS (UNO.)