

**MANASQUAN PLANNING BOARD MEETING AGENDA
CONDUCTED WITH ZOOM
NOVEMBER 09, 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 November 09, 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

RESOLUTIONS

1. #56-2021 Giunco Realty - 233 E. Main Street - Application #38-2021

APPLICATION

2. #43-2021 VFW - 30 Ridge Avenue - Block 43 Lot 4.01
3. #47-2021 Langella, Thomas & Nancy - 348 Euclid Avenue - Block 115 Lot 2.01

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

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

**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 2.

October 14, 2020

Manasquan VFW Lodge 1838
30 Ridge Avenue
Manasquan, NJ 08736

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

Dear Sir or Madam:

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

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

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

Application denied for the following reason(s):

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

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

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

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

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

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

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

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

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

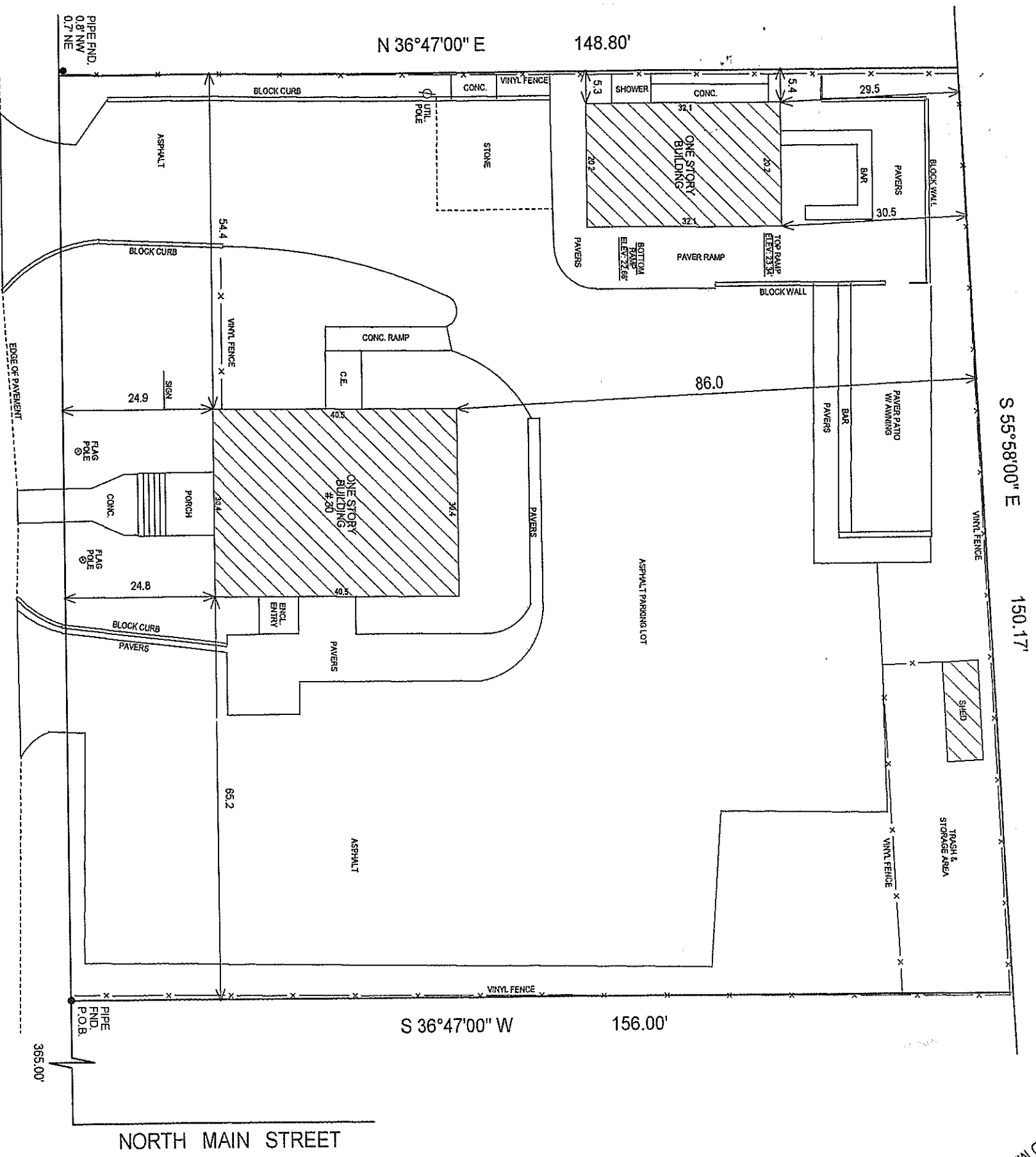
Section 35-13.3 – On site Parking – 1 Space / 200sf. Required
23 Spaces Required
15 Spaces Existing

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



SURVEY NOTES:
 ALL ELEVATIONS NAVD 1988

THIS SURVEY CERTIFIED TO:
 MANASQUAN VFW POST 1838

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

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

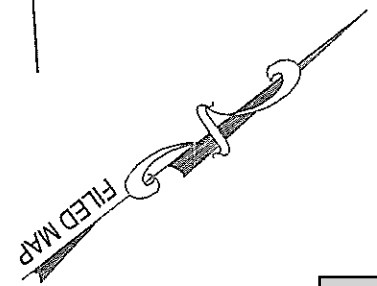
Charles O'Malley
CHARLES O'MALLEY, P.L.S.

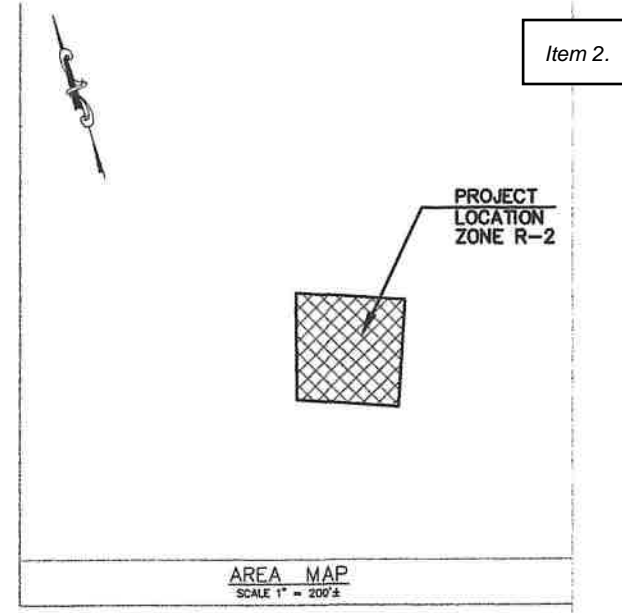
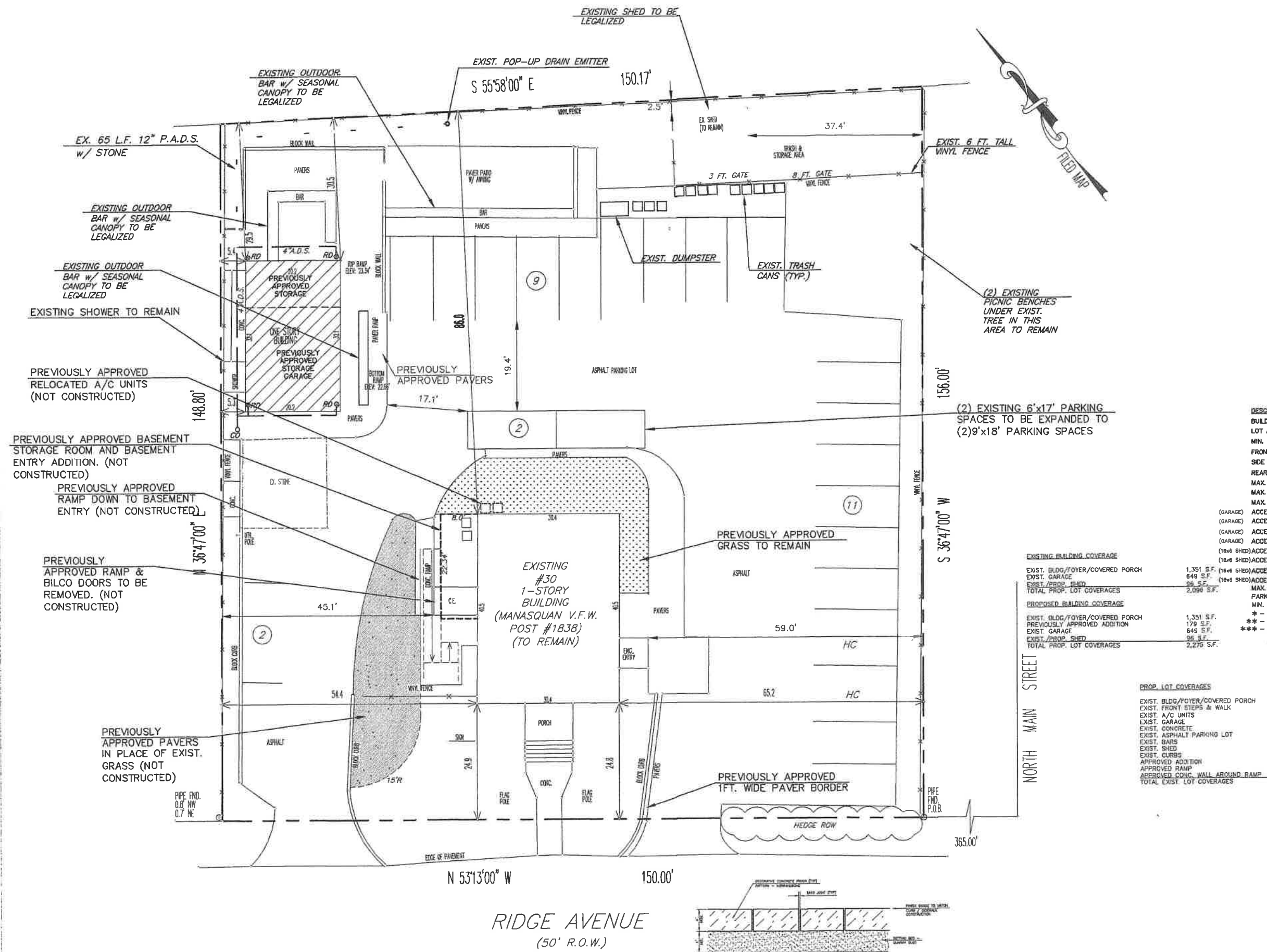
CHARLES O'MALLEY, PLS, LLC
 Professional Land Surveyor
 New Jersey Lic. No. 24GS03487100
 908 Riverview Drive
 Brielle, New Jersey 08730
 (732) 223-3141

PLAN OF SURVEY

LOT 4.01 BLOCK 43
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY
 NEW JERSEY

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

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

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

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

APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA

ZONE R-2

DESCRIPTION	REQUIRED/PERMITTED	PREVIOUSLY APPROVED	PROPOSED
BUILDING USE	RESIDENTIAL	SOCIAL CLUB	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,880 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	** 24.62 FT.	** 24.8 FT.
SIDE YARD SETBACK	5 & 10 FT.	46.53 & 59.07 FT.	45.1 & 59 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.	88 FT.
MAX. BUILDING COVERAGE	30 % (8,658 S.F.)	9.33 % (2,133 SF)	9.95 % (2,275 S.F.)
MAX. LOT COVERAGE	45 % (10,287 S.F.)	** 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.		

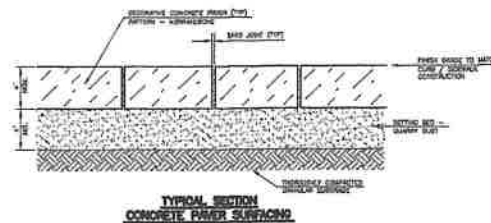
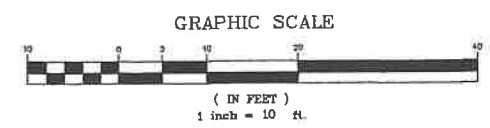
10/25/21 - REVISED TO SHOW UPDATED FIELD CONDITIONS
 7/28/21 - REVISED SHED PER OWNER
 7/20/21 - REMOVED REFERENCE TO SHED THAT WAS REMOVED FROM SITE.
 10/7/20 - REVISED PER OWNER
 7/13/16 - REVISED PER OWNER
 10/7/13 - REVISED PER ZONING REVIEW DATED 5-25-13.
 9/11/13 - REVISED PER OWNER
 8/1/13 - REVISED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

C.A. #24G428108900
 DRN BY: ACAD
 DATE: 10/11/21
 SCALE: AS SHOWN
 JOB #: 2012.180
 SHEET: 1 OF 1



RECEIVED OCT 26 2021

October 26, 2021

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

Re: Boro File No. MSPB-R1740
Variance – Langella
Block 115, Lot 2.01
348 Euclid Avenue
R-1 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/Variance Plan prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated April 28, 2021, last revised September 29, 2021.
2. Architectural Floor Plans and Elevations prepared by Christopher Rice, RA, of Rice and Brown Architects, dated May 3, 2021.

The property is located in the R-1 Single-Family Residential Zone with frontage on Euclid Avenue. With this application, the applicant proposes to construct a new rear addition on the existing dwelling, new detached garage, paver driveway extension, and interior alterations. The application is deemed complete as of October 26, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 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 coverage of 25% is permitted, whereas a coverage of 31.13% is proposed (27.57% exists).
3. The following non-conformities exist on Lot 2.01 and are not proposed to be modified as part of this application:
 - a. A minimum lot area of 7,000 square feet is required, whereas a lot area of 6,000 square feet exists.




Re: Boro File No. MSPB-R1740
Variance – Langella
Block 115, Lot 2.01

October 26, 2021
Sheet 2

- b. A minimum front yard setback of 25 feet is required, whereas a setback of 21.3 feet exists.
4. A revised grading plan for the property must be submitted if any grading changes or fill are proposed.
5. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed addition and garage do not increase the building coverage by more than 500 square feet.
6. It appears that no existing trees will be removed as part of the application.
7. If a landing or expanded paver area is proposed for the rear stairs, it should be shown on the plan. It should be noted that it does not appear that such a landing would create an additional variance.
8. If proposed, the location of any additional air conditioning units must be shown on the plan. They must be located outside of the side yard setback area or a variance must be requested.
9. Any curb and sidewalk must be replaced along Euclid Avenue.

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.
52 Abe Voorhees Drive, Manasquan, NJ 08736
Ray Carpenter, PE
RC Associates, 2517 Route 35, Building J, Suite 102, Manasquan, NJ 08736
Thomas Langella
348 Euclid Avenue, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Thomas J. Langella

*Applicant's Address: 348 Euclid Ave, Manasquan, NJ 08736

*Telephone Number: Home: 732-766-0970 Cell: _____

*e-mail Address: michael@hendersonlawfirmnj.com

*Property Location: 348 Euclid Ave

*Block: 115 Lot: 2.01

*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: September 15, 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? None to the applicants knowledge.
(Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this property? _____

(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

10/6/21
Date

06/2021

Also Residential Title Insurance Policy - One-to-Four Family Residences (S-1-87)
If you want information about coverage or need assistance to resolve complaints, please call our toll free number: 1-800-723-1902. If you make a claim under your policy, you must furnish written notice in accordance with Section 3 of the Conditions and Specifications.
Visit our World-Wide Web site at: <http://www.stewart.com>

STEWART TITLE GUARANTY COMPANY

OWNER'S COVERAGE STATEMENT

This Policy insures your title to the land described in Schedule A-if the land is a one-to-four family residential lot or condominium unit. Your insurance, as described in this Coverage Statement, is effective on the Policy Date shown in Schedule A.

Your insurance is limited by the following:

- EXCLUSIONS on page 2
- EXCEPTIONS in Schedule B
- CONDITIONS on pages 2 and 5.

We insure you against actual loss resulting from:
• any title risk covered by this Policy-up to the policy Amount and
• attorneys' fees and expenses we have to pay under

This Policy covers the following title risks:

1. Someone else owns an interest in your title.
2. A document is not properly signed, dated, or acknowledged.
3. Forgery, fraud, duress, incompetency, incapacity, or impersonation.
4. Defective recording of any document.
5. You do not have any legal right of access to the land.
6. There are restrictive covenants limiting use of the land.
7. There is a lien on your title because of:
 - a mortgage or deed of trust
 - a judgment, tax, or special assessment
 - a charge by a homeowner's or condominium association
8. There are liens on your title, arising out of unpaid taxes or other charges, not furnished before the Policy Date-unless you agreed to pay for the labor and materials.
9. Others have rights arising out of leases, easements, or licenses.
10. Someone else has an easement on your land.
11. Your title is unmarketable, which allows you to sue to perform a contract to purchase, to lease or to make a mortgage loan.
12. You are forced to remove your existing structure, boundary wall or fence-because:
 - it extends on to adjoining land or on to a public street
 - it violates a restriction shown in Schedule B
 - it violates an existing zoning law.
13. You cannot use the land because use as shown on the plat violates a restriction shown in Schedule B or an existing zoning law.
14. Other defects, liens, or encumbrances.

COMPANY WILL DEFEND AGAINST COURT CASES

We will defend your title in any court case as to any title risk that is based on a Covered Title Risk insured against by this Policy. We will pay the costs, attorneys' fees, and expenses incurred in that defense.

We can end this duty to defend your title by exercising any of the defenses listed in Item 4 of the Conditions.

This policy is not complete without Schedules A and B.

Signed under seal for the Company, but this Policy is to be valid only when it bears an authorized countersignature.

STEWART TITLE
GUARANTY COMPANY

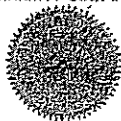
Robert J. Morris, Jr.
Chairman of the Board

Countersigned:

Authorized Countersignature

Company

City, State



Robert S. Morris
President

Page 3 of Policy
Serial No. 0-9917 483547

RESIDENTIAL TITLE INSURANCE POLICY**SCHEDULE A**

File No.: TA-111846

Policy No: 0-9917-483547

Policy Date: July 08, 2009

Policy Amount: \$719,500.00

1. Name of Insured:

THOMAS J. LANGELLA, SINGLE

2. Your interest in the land covered by this Policy is: FEE SIMPLE**3. The land referred to in this Policy is in the County of Monmouth, State of New Jersey, and is described as follows:**

Land and premises as set forth in Deed from Eric Borghoff and Christine Borghoff, h/w to the Insured herein, dated June 25, 2009, recorded July 08, 2009 in the Monmouth County Clerk's Office in Official Record 8784, Page 2142.

SEE DESCRIPTION SCHEDULE A ATTACHED

Issuing Agent:
TRIDENT ABSTRACT TITLE AGENCY, L.L.C.
8 Broad Street, Freehold, NJ 07728
(732)431-3134

**SCHEDULE A
LEGAL DESCRIPTION**

File No.: TA-111846

Policy No.: 0-9917-483547

ALL that certain tract, lot and parcel of land lying and being in the Borough of Manasquan, County of Monmouth and State of New Jersey, being more particularly described as follows:

BEING known and designated as part of Lot 2 Block 2 as shown on a certain map entitled, "Map No. 2, Plan of Lends of D.V. Perrine, Manasquan, New Jersey", said map being duly filed in the Monmouth County Clerk's Office on April 9, 1952 in Deed Book 2411 Page 469.

BEGINNING at a point in the Easterly line of Euclid Avenue, distant 55.85 feet Southerly, from the Southeasterly intersection of South McClellan Avenue and Euclid Avenue and running; thence

- 1. North 49 degrees 00 minutes 00 seconds East, 120.00 feet to a point; thence*
- 2. South 41 degrees 00 minutes 00 seconds East, 50.00 feet to a point; thence*
- 3. South 49 degrees 00 minutes 00 seconds West, 120.00 feet to a point; thence*
- 4. North 41 degrees 00 minutes 00 seconds West, along the Northeasterly line of Euclid avenue, 50.00 feet to the point and place of BEGINNING.*

THE above description is drawn in accordance with a survey prepared by Charles O'Malley, PLS, dated June 19, 2009.

*For Information Only:
Also known as Lot(s) 2.01, Block 115 on the Tax Map of the Borough of Manasquan, in the County of Monmouth, also known as 348 Euclid Avenue.*

**RESIDENTIAL TITLE INSURANCE POLICY
SCHEDULE B**

EXCEPTIONS

File No.: TA-111846

Policy No.: 0-9917-483547

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. *Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.*
2. *The lien of all taxes for the year 2009 and thereafter.
Taxes paid through the 3rd quarter of 2009.
Possible additional taxes and assessments, assessed or levied under R.S. 54:4-63.1 et seq.*
3. *Calculation of the area and/or acreage is not insured to be accurate.*
4. *Subject to Encroachment Agreement and Maintenance Easement as set forth in Deed Book Official Record 8163 Page 251.*
5. *Subject to the rights of electric, telephone and cable television utilities servicing the premises in question.*
6. *Restrictive Covenants as set forth in the following Deed Book(s): 1157 page 5 and Deed Book 1349 Page 258.*
7. *Mortgage in the amount of \$519,500.00 made by Thomas J. Langella, single to Manasquan Savings Bank dated June 25, 2009, recorded July 08, 2009 in the Monmouth County Clerk's Office in Official Record 8784, Page 2146.*

Countersigned: _____
Authorized Officer or Agent: Andrew P. Carton

6

nineteen and two (19 and 2) Block number two (2) on a map entitled "Map No. 2 Plan of Lumb of D.V. Perrine Manasquan, New Jersey, surveyed June 1886, W.K. Potter Surveyor, Manasquan." beginning at a point in the southerly line of East Main Street said point being distant fifty five feet and eighty five hundredths of a foot easterly from a point in the southerly line of East Main Street, where the easterly line of McClellan Avenue, intersects the same, and a corner of lot number twenty (1) bound along the easterly line of lots numbers twenty and one, in a southerly direction two hundred and ninety one and twelve hundredths feet to a point in the northerly line of Euclid Avenue, a corner to lot number one thence (2) bound along the northerly line of Euclid Avenue in an easterly direction fifty feet to the corner of lot number three thence (3) bound along the westerly line of lots numbers three and eighteen in a northerly direction one hundred and ninety one and twelve hundredths feet to a point in the southerly line of East Main Street, a corner to lot number eighteen thence (4) bound along the southerly line of East Main Street in a westerly direction fifty feet to the beginning. Being the same premises described in a deed from Asher Curtis (single) to the said Zephyr C. Parent and Amelia Parent, bearing date February 25th, 1900 and recorded in the Monmouth County Clerk's office in Book 1104 of deeds for said County on Page 614 B. the party of the second part, his heirs and assigns covenants to and with the party of the first part, their heirs, that he, the said party of the second part, will not erect upon the above described lots a any building within thirty feet of the inside sidewalk line of East Main Street or within twenty feet of the inside sidewalk line of Euclid Avenue. That said premises shall never be used for the sale of any intoxicating liquors or for any manufacturing purposes whatsoever; that no pig pen, public laundry, livery stable, meat market or fish market shall ever be erected or maintained thereon. these covenants shall run with the land.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges and advantages, with the appurtenances to the same belonging or in anywise appertaining;

ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof;

TO HAVE AND TO HOLD, all and singular the above described land and premises with the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever;

AND the said Zephyr C. Parent and Amelia Parent do for themselves, their heirs, executors and administrators covenant and agree to and with the said party of the second part, his heirs and assigns, that the said Zephyr C. Parent and Amelia Parent are the true, lawful and right owners of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment or limitation or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever;

AND ALSO, that the said party of the first part now have good right, full power and lawful authority to grant, bargain, sell and convey the said land and premises in manner aforesaid;

AND ALSO, that Zephyr C. Parent and Amelia Parent will warrant, secure and forever defend the said land and premises, unto the said John A. Longstreet his heirs and assigns forever;

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 Edwin
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 STATE
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 Parent
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AND the said party of the first part for themselves, their heirs the above described and hereby granted and released premises and every part and parcel thereof, with the appurtenances unto the said party of the second part, her heirs and assigns, against the said party of the first part, and their heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same SHALL AND WILL WARRANT and by these presents FOREVER DEFEND.

IN WITNESS WHEREOF the said party of the first part, have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED) Fred S. Nutt (L.S.)
IN THE PRESENCE OF) Rebecca O. Nutt (L.S.)

Benj. B. Pearce

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

BE IT REMEMBERED, That on this eighth day of May in the year of our Lord One thousand nine hundred and twenty six

before me the subscriber, a Master in Chancery of New Jersey personally appeared Fred S. Nutt and Rebecca O. Nutt his wife who I am satisfied are the grantors mentioned in the within indenture to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Benj. B. Pearce

H. C. C. of N.J.

Received and recorded May 10th A.D. 1926 at S A. N.

Joseph McDermott Clerk

Comp'd

Restrictions

DOB 1349-258

LOUIE W. LONGSTREET) THIS INDENTURE, Made this thirteenth day of April in the year
EX'RX.) of our Lord one thousand nine hundred and twenty six

TO) BETWEEN Louis W. Longstreet, widow of the Borough of Manasquan
HUMBERT GIUMETTI ET) in the County of Monmouth and State of New Jersey and Louis W.
VICTORIA HIS UX) Longstreet, executrix of the last Will and Testament of John A.
Longstreet, dec'd, party of the first part,

AND Humbert Giumetti and Victoria Giumetti his wife of the Borough of Manasquan in the County of Monmouth and State of New Jersey, party of the second part;

WITNESSETH, That the said party of the first part, in consideration of the sum of One dollar and other valuable consideration lawful money of the United States of America to her the said party of the first part in hand well and truly paid by the said party of the second part, before the sealing and delivery of these presents, the receipt whereof the said party of the first part, does hereby acknowledge has granted, bargained, and sold, aliened, released, conveyed and confirmed and by these presents, does grant, bargain, and sell, alien, release, convey and

259

confirm unto said party of the second part, their heirs and assigns, ALL those certain lots, tracts or parcels of land and premises hereinafter particularly described, situate, lying and being in the Borough of Manasquan in the County of Monmouth and State of New Jersey, being lots numbers nineteen and two (19 and 2) Block number two (2) on a map entitled "Map No. 2 plan of Lands of D.V. Perrine Manasquan New Jersey, surveyed June 1916, W. K. Potter, Surveyor, Manasquan"

BEGINNING at a point in the southerly line of East Main Street said point being distant fifty five feet and eighty five hundredths of a foot easterly from a point in the southerly line of East Main Street where the easterly line of McClellan Avenue intersects the same, and a corner of lot number twenty; (1) bound along the easterly line of lots numbers twenty and one in a southerly direction two hundred and ninety one and twelve hundredths feet to a point in the northerly line of Euclid Avenue a corner to lot number one; thence (2) bound along the northerly line of Euclid Avenue in an easterly direction fifty feet to the corner of lot number three; thence (3) bound along the westerly line of lots numbers three and eighteen in a northerly direction two hundred and ninety one and twelve hundredths feet to a point in the southerly line of East Main Street a corner to lot number eighteen; thence (4) bound along the southerly line of East Main Street in a westerly direction fifty feet to the beginning.

BEING the same premises described in a deed made by Zephyr C. Parent and Amelia Parent his wife to John A. Longstreet bearing date September 3, 1921 and recorded in book 1157 of Deeds, page 5 do.

The parties of the second part, their heirs and assigns, covenant to and with the party of the first part, her heirs and assigns, that they, the said parties of the second part, will not erect upon the above described lots any building within thirty feet of the inside sidewalk line of East Main Street or within twenty feet of the ⁱⁿside sidewalk line of Euclid Avenue.

That said premises shall never be used for the sale of any intoxicating liquors or for any manufacturing purposes whatsoever. That no pig pen public laundry, livery stable, meat market or fish market shall ever be erected or maintained thereon. These covenants shall run with the land.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, both in law and equity of her the said party of the first part, is and to the said party of the first part, in and to the said premises with the appurtenances: TO HAVE AND TO HOLD said lots, tracts or parcels of land, hereditaments and premises hereby granted and every part and parcel thereof, with the appurtenances unto the said party of the second part, their heirs, and assigns, to the own proper use, benefit and behoof of them the said party of the second part, their heirs and assigns, forever,

AND the said Louis W. Longstreet party aforesaid of the first part, for herself, her heirs, executors and administrators does hereby covenant, pro-

OCT. 4 2002

3

ENCROACHMENT AGREEMENT AND MAINTENANCE EASEMENT

NOV 17 2002



01170241

This agreement is made on this 1st day of October, 2002, by and between
ERIC BORGHOFF and CHRISTINE BORGHOFF, husband and wife,
hereinafter referred to as the FIRST PARTY; and

EUGENE L. BORGHOFF and JOAN A. BORGHOFF, husband and wife,
hereinafter referred to as the SECOND PARTY.

WHEREAS, the FIRST PARTY owns certain land known as Block 115, Lot 2.01 on the Borough of Manasquan Tax Map, more commonly known as 348 Euclid Avenue, Manasquan, New Jersey; which property is delineated on a survey made by Rowland W. Erb, L.P.E. and L.S. dated December 24, 1991 attached hereto and made a part hereof; and

WHEREAS, the SECOND PARTY owns property located at 344 Euclid Avenue, Manasquan, New Jersey, known as Block 115, Lot 1.01 on the Borough of Manasquan Tax Map; and

WHEREAS, the true boundary line between said properties is shown on the survey attached hereto; and

WHEREAS, there has been erected by the SECOND PARTY by mistake a fence and patio onto the property owned by the FIRST PARTY.

NOW, THEREFORE, in consideration of \$1.00 each to the other in hand paid, it is mutually understood and agreed as follows:

(1) That the SECOND PARTY admits that the true boundary line between the said lands is shown on the survey attached, and that the said encroachment stands upon the land owned by the FIRST PARTY, but that, by reason of said encroachment, the SECOND PARTY does not claim, nor shall claim, any right, title or interest in and to the land owned by the FIRST PARTY, except as specifically set forth herein.

(2) That the parties to this agreement agree that the encroachments may stand as presently located and the FIRST PARTY specifically grants an easement to the SECOND PARTY to permit them to maintain and keep that portion of the fence and patio which is now located on the property owned by the FIRST PARTY. The specific area of the easement is shown on the survey attached hereto and made a part hereof.

PREPARED BY: *Deborah Strawder*

*DA 8163-251
R 11-13-2002*

MS 1123314
MID-STATE ABSTRACT COMPANY
207 HOOPER AVENUE
P.O. BOX 413
TOMS RIVER, NJ 08754
(732) 244-3000

All of the covenants and agreements herein set forth shall be binding upon all parties to this agreement, their heirs, executors, administrators, successors and assigns.

Sworn and subscribed to
before me on October 1, 2002

Deborah L. Strawder
Deborah L. Strawder
Notary Public of New Jersey
Commission Expires 6-23-03

Eugene L. Borghoff
Eugene L. Borghoff

Jean A. Borghoff
Jean A. Borghoff

Eric Borghoff
Eric Borghoff

Christine Borghoff
Christine Borghoff

Mid-State Abst.
R/R R/R #596

ATTORNEY ASSISTANCE
287 LESWING DRIVE
BRICK, NEW JERSEY 08723

M. CLAIRE FRENCH
COUNTY CLERK
MONMOUTH COUNTY
NEW JERSEY
INSTRUMENT NUMBER
2002223922
RECORDED ON
NOV 13, 2002
8:58:26 AM
BOOK = DR-8193
PAGE = 251
Total Pages: 3
COUNTY RECORDING \$33.00
FEES
DEDICATED TRUST FUND \$2.00
COMMISSION
TOTAL \$35.00

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

September 15, 2021

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

Re: Block: 115 Lot: 2.01 Zone: R-1
Langella – 348 Euclid Avenue

Dear Sir:

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

Remove the existing detached garage, shed, asphalt driveway and construct a two story rear addition, detached garage in the rear yard and other interior alterations and renovations and install a paver driveway.

Survey prepared by Charles O'Malley on June 19, 2009. Plot plan prepared by Ray Carpenter on April 28, 2021. Building height certification prepared by Charles O'Malley on September 9, 2021. Conceptual building plans prepared by Christopher Rice on May 3, 2021.

Application denied for the following reason(s):

Section 35-9.4 – Lot Area – 7,000s.f. Required
6,000s.f. Existing

“ - Front Setback – 25ft. Required
21.3ft. Existing

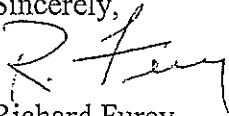
“ - Building Coverage – 25% Permitted
27.57% Existing
31.3% Proposed

Additional required documentation.

- Plot plan revised to show location of any mechanical equipment.
- Plot plan revised to show the removal of any trees on the property.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

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

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Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
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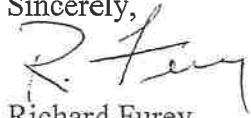
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- Plot plan revised to show the removal of any trees on the property.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

LANGELLA RESIDENCE



NOTE: ARTISTIC RENDERINGS, NOT TO BE USED FOR CONSTRUCTION. REFER TO PLANS & ELEVATIONS FOR CONSTRUCTION INFORMATION

DESIGN LOADS

BEDROOMS	30 PSF (LL.) + 10 PSF (DL.) = 40 PSF (TL.)
FLOOR	40 PSF (LL.) + 10 PSF (DL.) = 50 PSF (TL.)
ATTIC (GREATER THAN 3'-6" HT.)	20 PSF (LL.) + 10 PSF (DL.) = 30 PSF (TL.)
ATTIC (LESS THAN 3'-6" HT.)	10 PSF (DL.) = 10 PSF (TL.)
ROOF	20 PSF (LL.) + 15 PSF (DL.) = 35 PSF (TL.)
BALCONIES	60 PSF (LL.) + 10 PSF (DL.) = 70 PSF (TL.)
DECKS	40 PSF (LL.) + 10 PSF (DL.) = 50 PSF (TL.)
STAIRS	100 PSF (LL.) + 10 PSF (DL.) = 110 PSF (TL.)
HANDRAILS	200 LBS (APPLIED IN ANY DIRECTION)

BUILDING/SITE CHARACTERISTICS

NUMBER OF STORIES	1.5 STORY
HEIGHT OF STRUCTURE	27'-11"
AREA - LARGEST FLOOR	1258 SF.
NEW BUILDING AREA	2527 SF.
CONSTRUCTION CLASSIFICATION	5B
USE GROUP	R-5
FLOOD HAZARD ZONE	X
BASE FLOOD ELEVATION (B.F.E.)	N/A
WETLANDS	NO
MAX LIVE LOAD	40 PSF
STRUCTURAL DESIGN CRITERIA	ASCE-7
WIND DESIGN SPEED	122 MPH

APPLICABLE CODES AND STANDARDS

- INTERNATIONAL BUILDING CODE/2018, NJ ED
- INTERNATIONAL RESIDENTIAL CODE/2018, NJ ED
- INTERNATIONAL ENERGY CONSERVATION CODE/2018 (LOW-RISE RESIDENTIAL)
- NATIONAL STANDARD PLUMBING CODE/2018, NJ ED (NSPC W/ NJ EDITS FROM 3.15)
- NATIONAL ELECTRICAL CODE (NFPA 70)/2017
- INTERNATIONAL MECHANICAL CODE/2018
- REHABILITATION SUBCODE (NJAC 5:23-6) NJUCC, Subchapter 6



544 Washington Boulevard
Sea Girt, New Jersey 08750

732.449.9055
www.shorearchitect.com

CHRISTOPHER RICE

NJ. LIC. NO. 14432
NY. LIC. NO. 026745

DUSTIN C. BROWN

CO. LIC. NO. 402474

ADDITION & RENOVATION
 LANGELLA RESIDENCE
 348 EUCLID AVE. MANASQUAN, NJ
 LOT: BLOCK:

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REVISIONS:

COMM. 2008

DRAWN BY: DCB

DATE: 5/3/21



CS

**ADDITION & RENOVATION
LANGELLA RESIDENCE**
348 EUCLID AVE. MANASQUAN, NJ
LOT: BLOCK:

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REVISIONS:

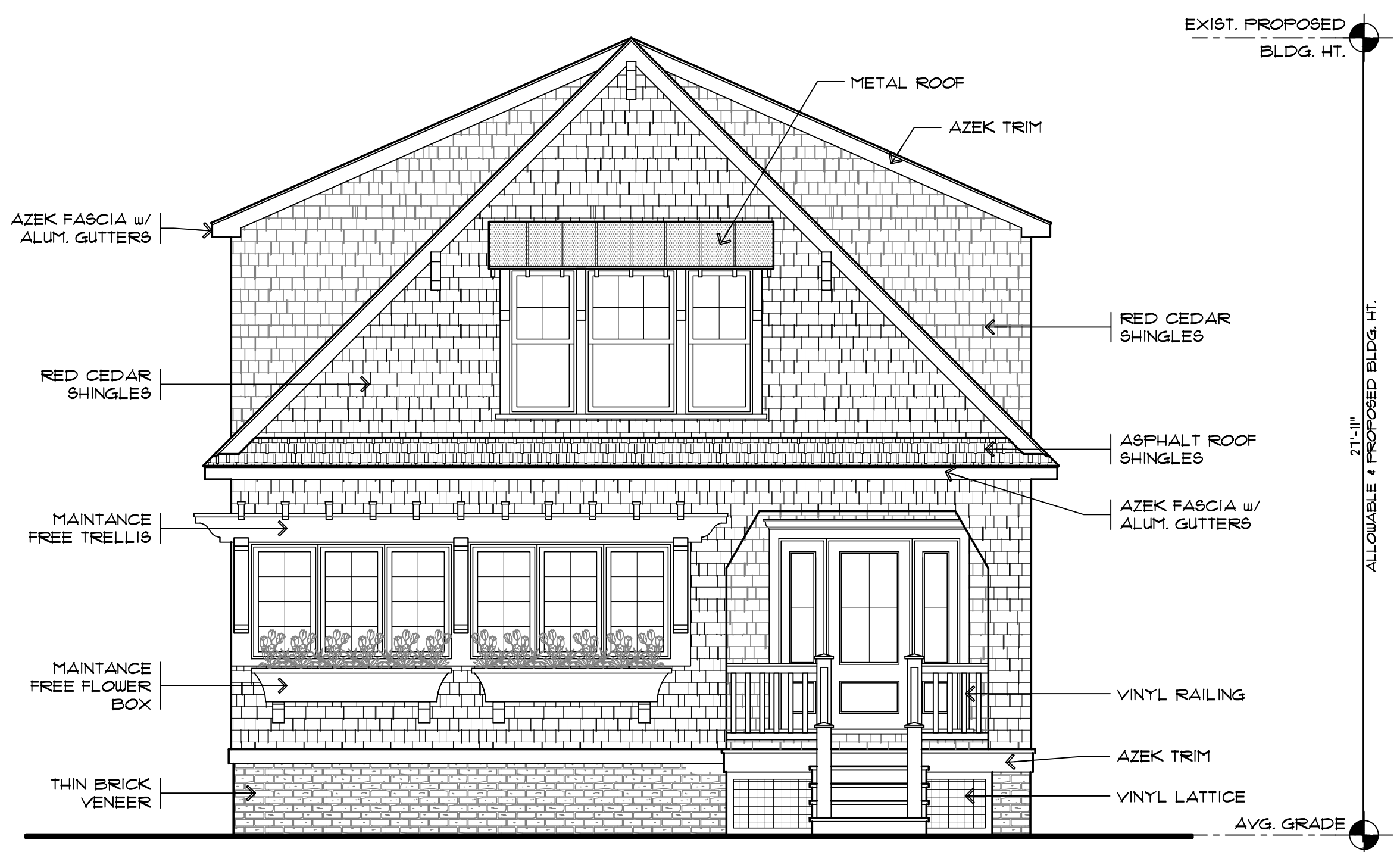
COMM. 2008

DRAWN BY: DCB

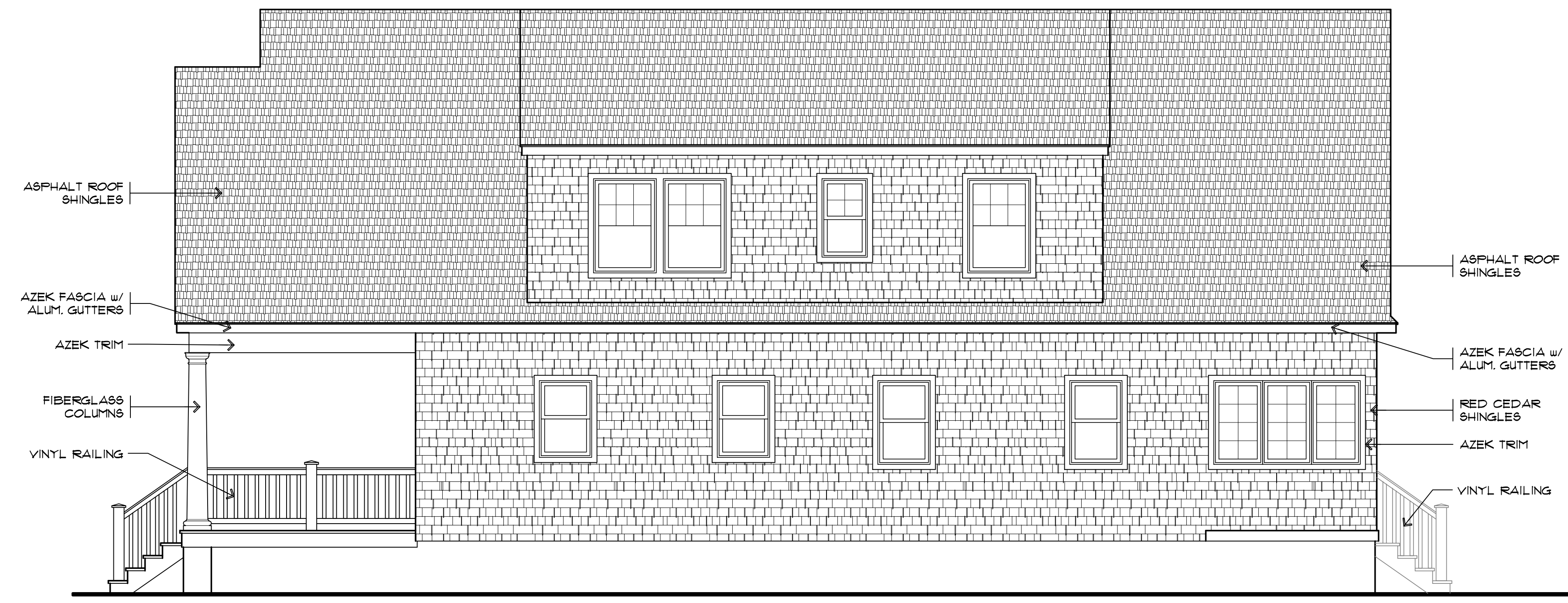
DATE: 5/3/21



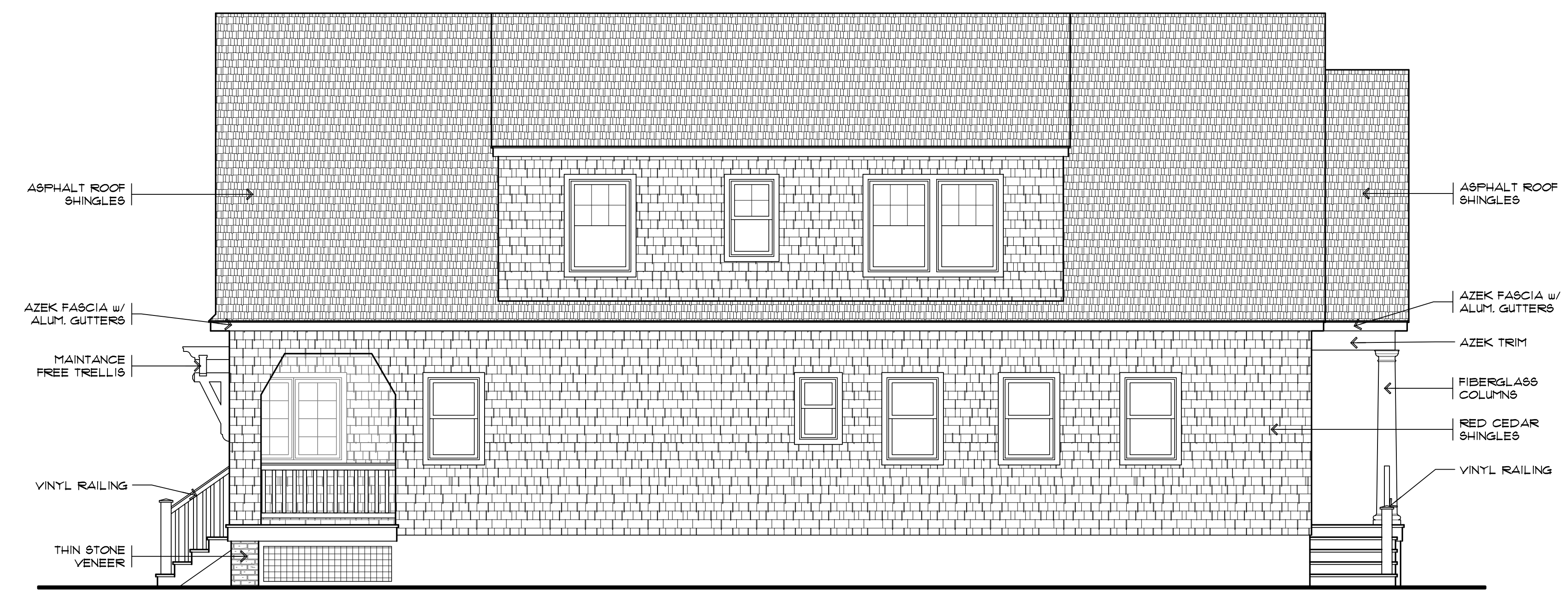
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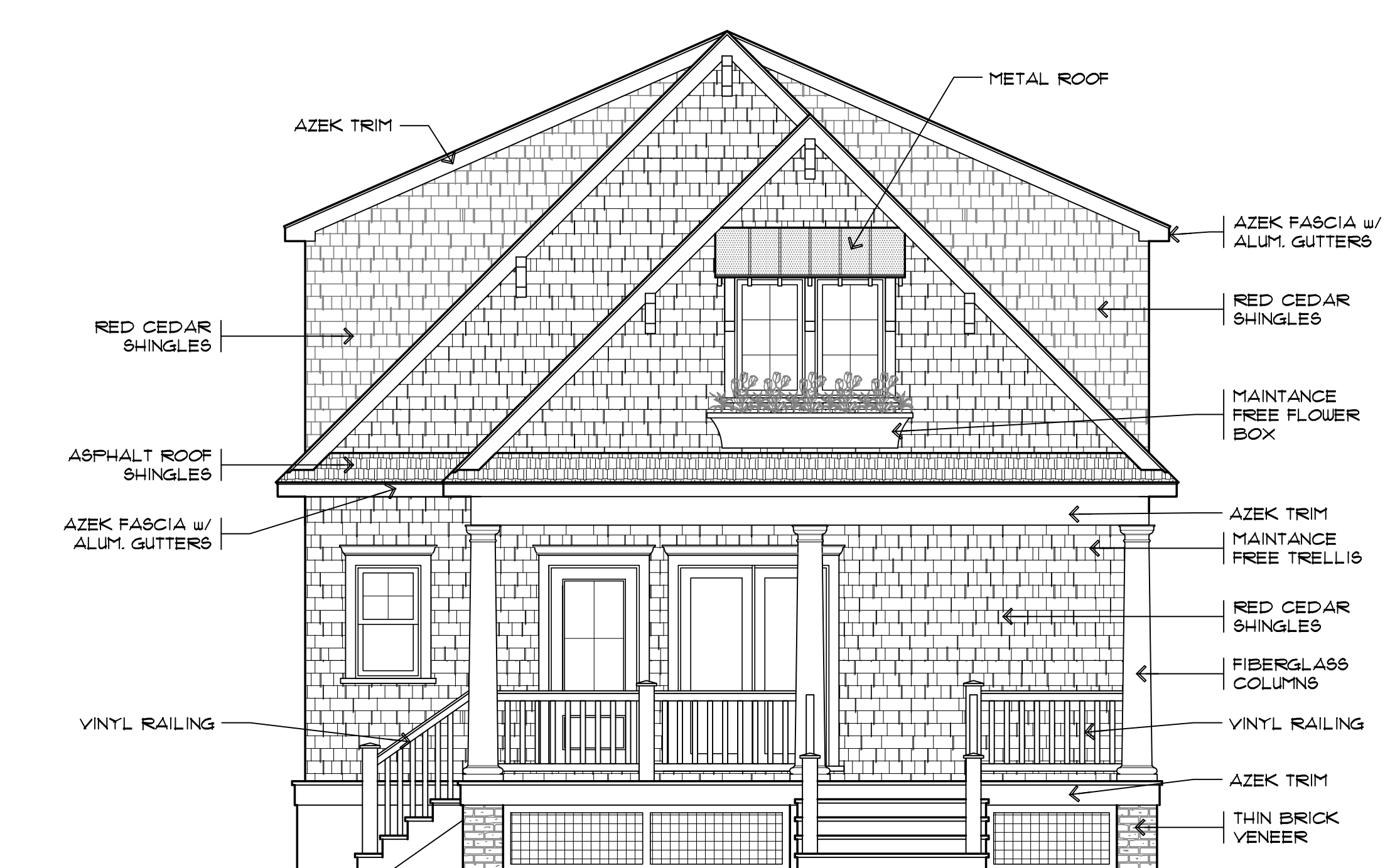
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



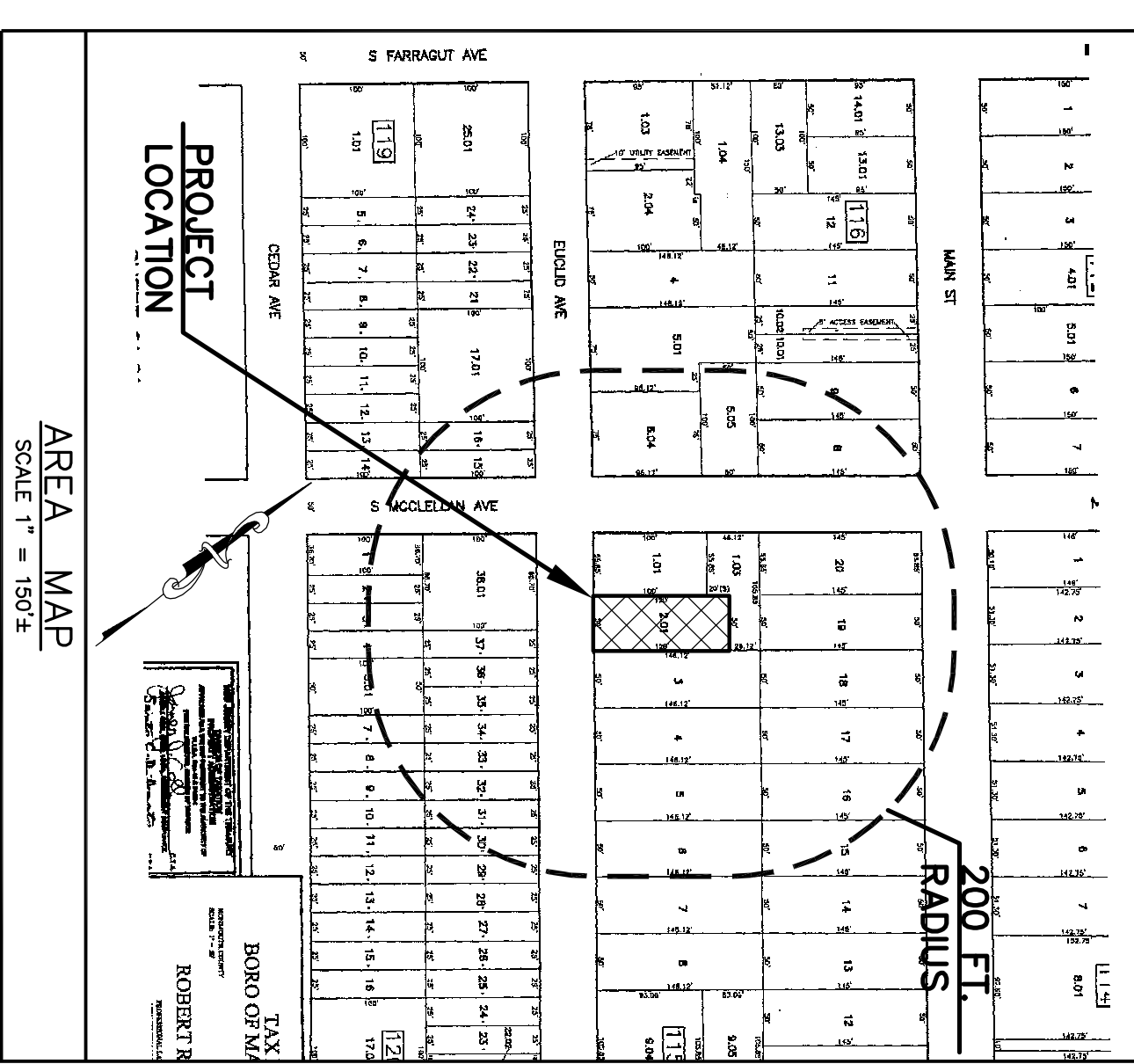
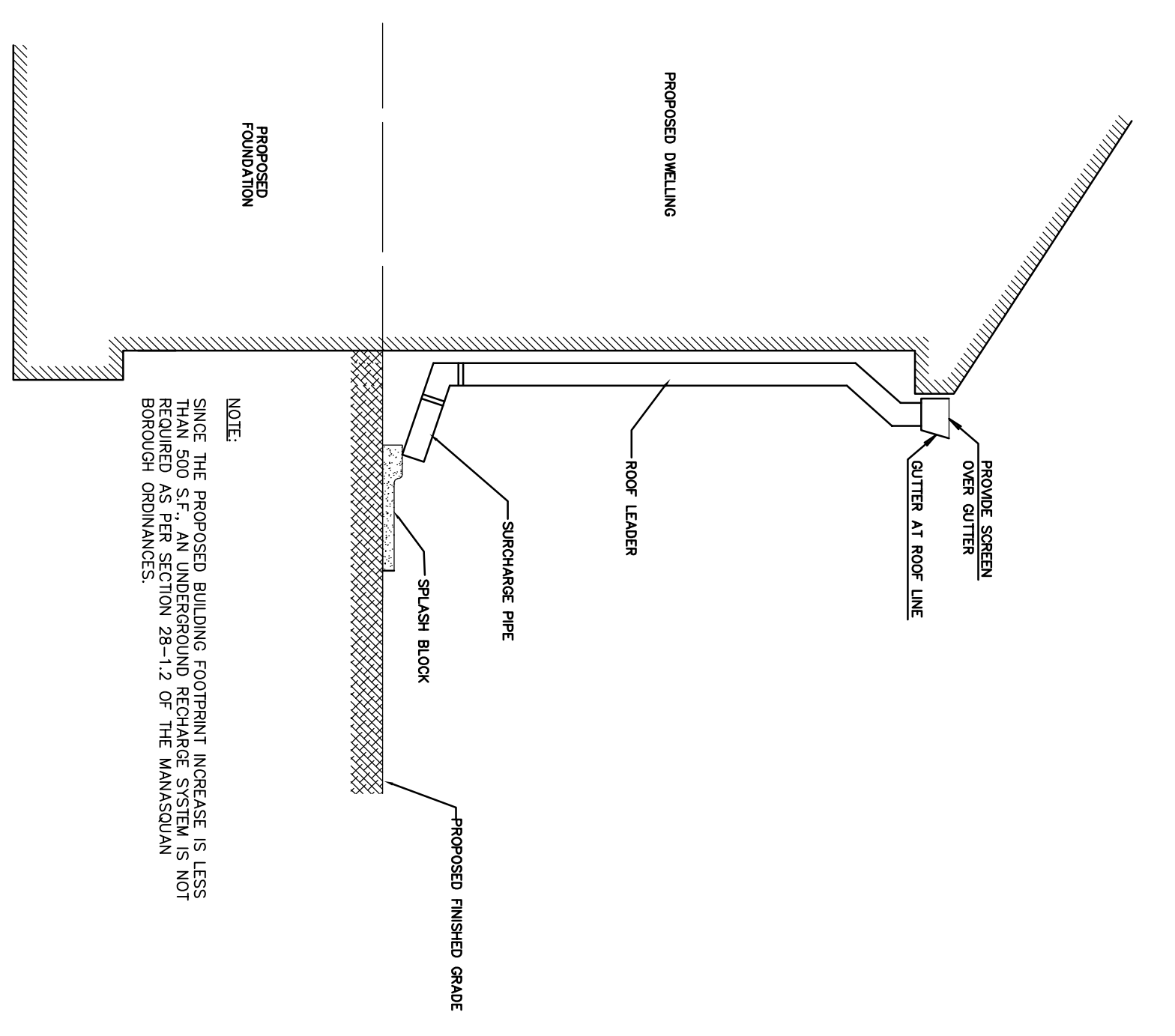
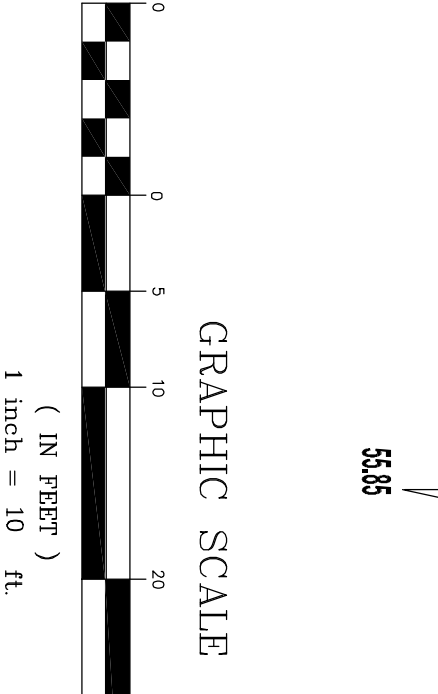
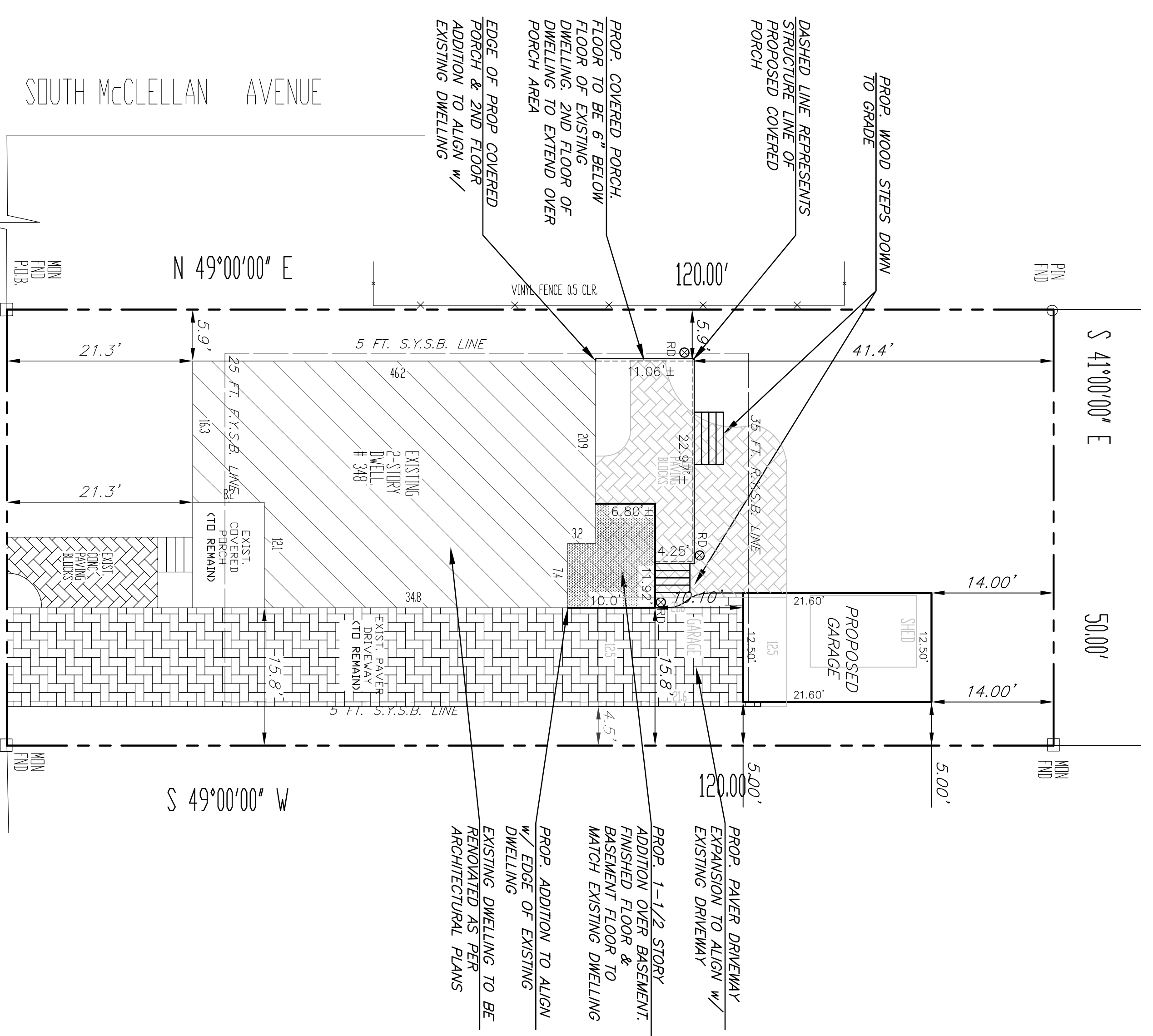
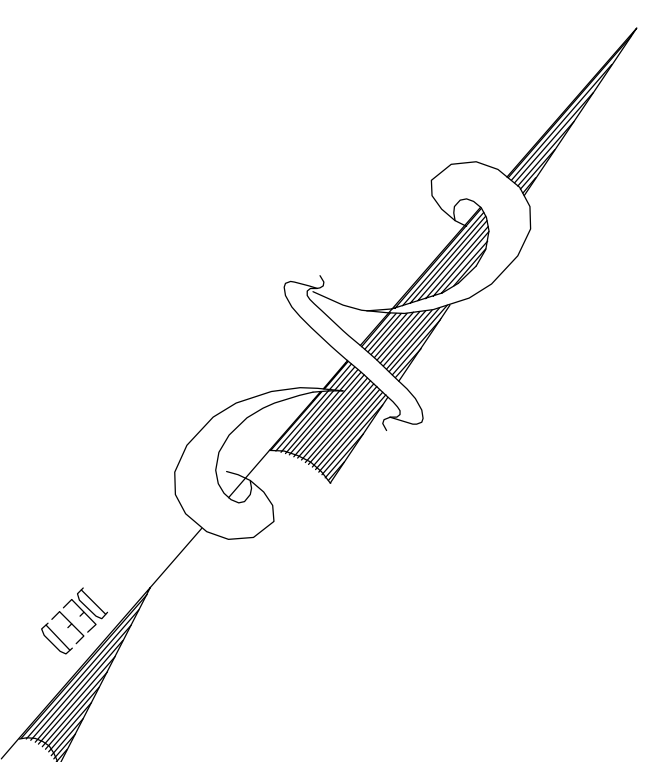
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



**DETAIL:
ROOF LEADER TO SPLASH BLOCK**
N.T.S.

GENERAL NOTES
PROPERTY IS KNOWN AS BLOCK 115, LOT 2.01, AS SHOWN ON SHEET 20 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE RESIDENTIAL R-1 ZONE AND CONTAINS A TOTAL OF 0.13772 ACRES.
OWNER/APPLICANT: THOMAS LANGELLA
348 EUCRID AVENUE
MANASQUAN, NEW JERSEY 08736
APPLICANT PROPOSES TO CONSTRUCT A NEW 1-1/2 STORY REAR YARD ADDITION, CONSTRUCT A DETACHED GARAGE & ASSOCIATED SITE IMPROVEMENTS.
ZONE R-1

DESCRIPTION	REQUIRED/REBUILT	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	7,000 S.F.	*6,000 S.F.	*6,000 S.F.
MIN. LOT FRONTAGE	50 FT.	50 FT.	50 FT.
FRONT YARD SETBACK	25 FT.	*21.3 FT.	*21.3 FT.
SIDE YARD SETBACK	5 FT.	5.9 & 15.8 FT.	5.9 & 15.8 FT.
REAR YARD SETBACK	35 FT.	*27.57 *(1,654 S.F.) *31.13 *(1,868 S.F.)	41.4 FT.
MAX. BUILDING COVERAGE	35 % (2,100 S.F.)	35 % (2,100 S.F.)	35 % (2,100 S.F.)
MAX. BLDG HEIGHT	35 FT (25 STY)	EXISTING (2 STY)	EXISTING (2 STY)
MIN. STORAGE	80 S.F.	80 S.F.	80 S.F.
MIN. DECK/PATIO	80 S.F. or 10% 1st. FLOOR (129 S.F.)	80 S.F.	308 S.F.
MAX. GARAGE COVERAGE	600 S.F.	270 S.F.	270 S.F.
MIN. GAR. SETBACK	5/5 FT. (SIDE/REAR)	4.5/20.6 FT.	5/14 FT.
MAX. GAR. HEIGHT	15 FT.	<15 FT.	15 FT.
MIN. ACCESS. SETBACK(100 SF. MAX)	3/3 FT. (SIDE/REAR)	4.5/15.7 FT.	N/A
MIN. POOL. SETBACK	10/10 FT. (SIDE/REAR)	N/A	N/A
MIN. STAIRS SIDE SETBACK	5 FT.	19.9 FT.	17.6 FT.
MIN. PATIO SIDE SETBACK	5 FT.	5.9 FT.	5.9 FT.

* - INDICATES EXISTING NON-COMFORMITY
* * - INDICATES VARIANCE REQUIRED

PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES
- EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER
- NO TREES WILL BE REMOVED FOR DEVELOPMENT
- TOPOGRAPHIC INFORMATION IS BASED ON NAVD08 DATUM
FIRM FLOOD ZONE 'X' - SHADED - COMMUNITY PANEL NUMBER 3402500456F, MONMOUTH COUNTY, N.J., - DATED SEPT. 25, 2009.
FEMA PRELIMINARY FIRM FLOOD ELEVATION ZONE 'X' - SHADED, JANUARY 30, 2015

EXISTING BUILDING COVERAGE	EXISTING UNPERMITTED COVERAGE	PROPOSED BUILDING COVERAGE	PROPOSED UNPERMITTED COVERAGE
EXIST. DWELING	1,489 S.F.	EXIST. DWELING	1,489 S.F.
EXIST. FRONT PORCH	900 S.F.	EXIST. FRONT PORCH	900 S.F.
EXIST. REAR PORCH	100 S.F.	EXIST. REAR PORCH	100 S.F.
TOTAL BUILDING COVERAGE	1,689 S.F.	TOTAL BUILDING COVERAGE	1,689 S.F.
EXIST. DWELING FRONT PORCH	1,489 S.F.	EXIST. DWELING FRONT PORCH	1,489 S.F.
EXIST. DWELING REAR PORCH	109 S.F.	EXIST. DWELING REAR PORCH	109 S.F.
PROP. REAR COVERED PORCH	209 S.F.	PROP. REAR COVERED PORCH	209 S.F.
TOTAL UNPERMITTED COVERAGE	1,898 S.F.	TOTAL UNPERMITTED COVERAGE	1,898 S.F.

5/3/21 - REVISED GARAGE SETBACK PER ARCHITECT

LANGELLA GRADING PLAN
BLOCK 115 - LOT 2.01
348 EUCRID AVENUE
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, N.J.

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

RAY CARPENTER P.E.
PROFESSIONAL ENGINEER, N.J. Lic. No. G232223

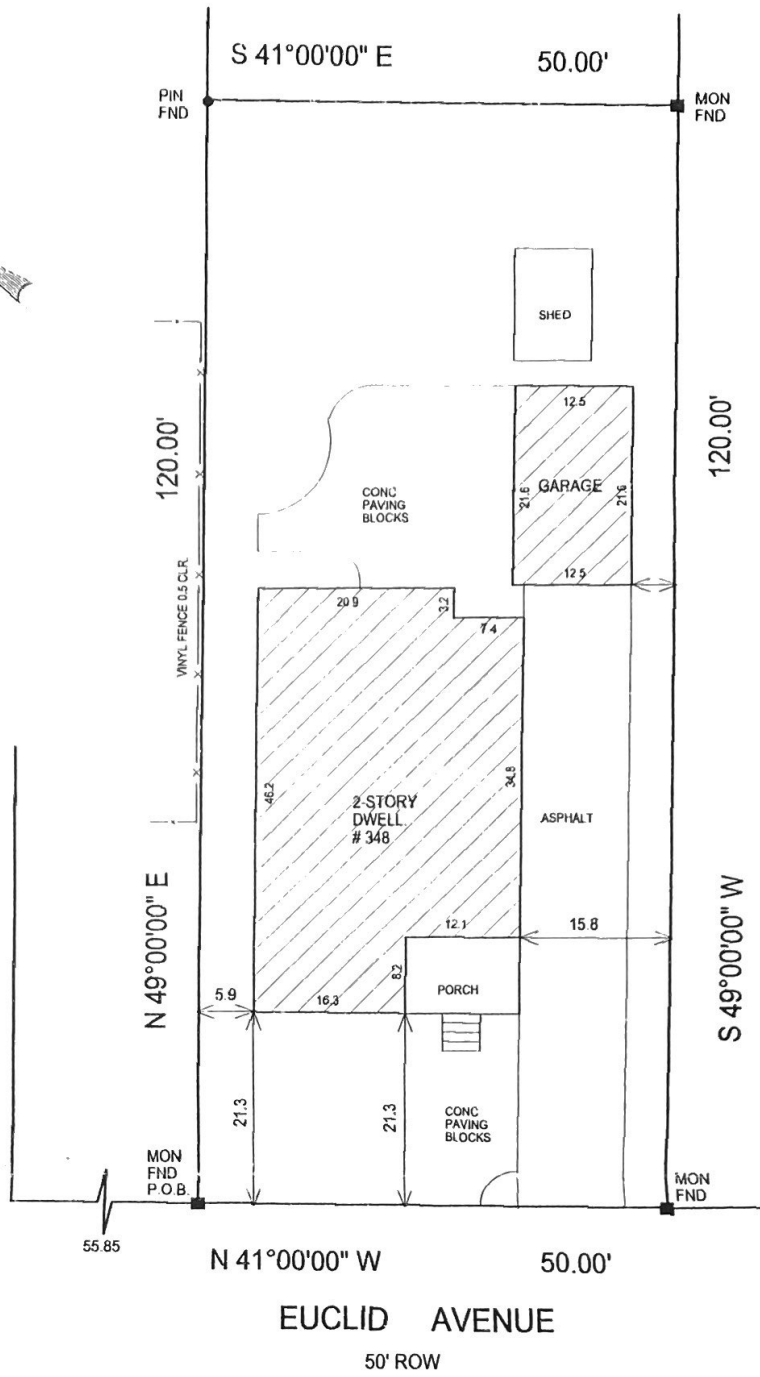
SOIL BORING

DEPTH	THICKNESS	DESCRIPTION
0' - 1' 0"	1' 0"	SI
1' 0" - 1' 6"	6"	SI
1' 6" - 2' 0"	4"	SI
2' 0" - 2' 6"	6"	SI
2' 6" - 3' 0"	4"	SI
3' 0" - 3' 6"	6"	SI
3' 6" - 4' 0"	4"	SI
4' 0" - 4' 6"	6"	SI
4' 6" - 5' 0"	4"	SI
5' 0" - 5' 6"	6"	SI
5' 6" - 6' 0"	4"	SI
6' 0" - 6' 6"	6"	SI
6' 6" - 7' 0"	4"	SI
7' 0" - 7' 6"	6"	SI
7' 6" - 8' 0"	4"	SI
8' 0" - 8' 6"	6"	SI
8' 6" - 9' 0"	4"	SI
9' 0" - 9' 6"	6"	SI
9' 6" - 10' 0"	4"	SI
10' 0" - 10' 6"	6"	SI
10' 6" - 11' 0"	4"	SI
11' 0" - 11' 6"	6"	SI
11' 6" - 12' 0"	4"	SI
12' 0" - 12' 6"	6"	SI
12' 6" - 13' 0"	4"	SI
13' 0" - 13' 6"	6"	SI
13' 6" - 14' 0"	4"	SI
14' 0" - 14' 6"	6"	SI
14' 6" - 15' 0"	4"	SI
15' 0" - 15' 6"	6"	SI
15' 6" - 16' 0"	4"	SI
16' 0" - 16' 6"	6"	SI
16' 6" - 17' 0"	4"	SI
17' 0" - 17' 6"	6"	SI
17' 6" - 18' 0"	4"	SI
18' 0" - 18' 6"	6"	SI
18' 6" - 19' 0"	4"	SI
19' 0" - 19' 6"	6"	SI
19' 6" - 20' 0"	4"	SI
20' 0" - 20' 6"	6"	SI
20' 6" - 21' 0"	4"	SI
21' 0" - 21' 6"	6"	SI
21' 6" - 22' 0"	4"	SI
22' 0" - 22' 6"	6"	SI
22' 6" - 23' 0"	4"	SI
23' 0" - 23' 6"	6"	SI
23' 6" - 24' 0"	4"	SI
24' 0" - 24' 6"	6"	SI
24' 6" - 25' 0"	4"	SI
25' 0" - 25' 6"	6"	SI
25' 6" - 26' 0"	4"	SI
26' 0" - 26' 6"	6"	SI
26' 6" - 27' 0"	4"	SI
27' 0" - 27' 6"	6"	SI
27' 6" - 28' 0"	4"	SI
28' 0" - 28' 6"	6"	SI
28' 6" - 29' 0"	4"	SI
29' 0" - 29' 6"	6"	SI
29' 6" - 30' 0"	4"	SI
30' 0" - 30' 6"	6"	SI
30' 6" - 31' 0"	4"	SI
31' 0" - 31' 6"	6"	SI
31' 6" - 32' 0"	4"	SI
32' 0" - 32' 6"	6"	SI
32' 6" - 33' 0"	4"	SI
33' 0" - 33' 6"	6"	SI
33' 6" - 34' 0"	4"	SI
34' 0" - 34' 6"	6"	SI
34' 6" - 35' 0"	4"	SI
35' 0" - 35' 6"	6"	SI
35' 6" - 36' 0"	4"	SI
36' 0" - 36' 6"	6"	SI
36' 6" - 37' 0"	4"	SI
37' 0" - 37' 6"	6"	SI
37' 6" - 38' 0"	4"	SI
38' 0" - 38' 6"	6"	SI
38' 6" - 39' 0"	4"	SI
39' 0" - 39' 6"	6"	SI
39' 6" - 40' 0"	4"	SI
40' 0" - 40' 6"	6"	SI
40' 6" - 41' 0"	4"	SI
41' 0" - 41' 6"	6"	SI
41' 6" - 42' 0"	4"	SI
42' 0" - 42' 6"	6"	SI
42' 6" - 43' 0"	4"	SI
43' 0" - 43' 6"	6"	SI
43' 6" - 44' 0"	4"	SI
44' 0" - 44' 6"	6"	SI
44' 6" - 45' 0"	4"	SI
45' 0" - 45' 6"	6"	SI
45' 6" - 46' 0"	4"	SI
46' 0" - 46' 6"	6"	SI
46' 6" - 47' 0"	4"	SI
47' 0" - 47' 6"	6"	SI
47' 6" - 48' 0"	4"	SI
48' 0" - 48' 6"	6"	SI
48' 6" - 49' 0"	4"	SI
49' 0" - 49' 6"	6"	SI
49' 6" - 50' 0"	4"	SI
50' 0" - 50' 6"	6"	SI
50' 6" - 51' 0"	4"	SI
51' 0" - 51' 6"	6"	SI
51' 6" - 52' 0"	4"	SI
52' 0" - 52' 6"	6"	SI
52' 6" - 53' 0"	4"	SI
53' 0" - 53' 6"	6"	SI
53' 6" - 54' 0"	4"	SI
54' 0" - 54' 6"	6"	SI
54' 6" - 55' 0"	4"	SI
55' 0" - 55' 6"	6"	SI
55' 6" - 56' 0"	4"	SI
56' 0" - 56' 6"	6"	SI
56' 6" - 57' 0"	4"	SI
57' 0" - 57' 6"	6"	SI
57' 6" - 58' 0"	4"	SI
58' 0" - 58' 6"	6"	SI
58' 6" - 59' 0"	4"	SI
59' 0" - 59' 6"	6"	SI
59' 6" - 60' 0"	4"	SI
60' 0" - 60' 6"	6"	SI
60' 6" - 61' 0"	4"	SI
61' 0" - 61' 6"	6"	SI
61' 6" - 62' 0"	4"	SI
62' 0" - 62' 6"	6"	SI
62' 6" - 63' 0"	4"	SI
63' 0" - 63' 6"	6"	SI
63' 6" - 64' 0"	4"	SI
64' 0" - 64' 6"	6"	SI
64' 6" - 65' 0"	4"	SI
65' 0" - 65' 6"	6"	SI
65' 6" - 66' 0"	4"	SI
66' 0" - 66' 6"	6"	SI
66' 6" - 67' 0"	4"	SI
67' 0" - 67' 6"	6"	SI
67' 6" - 68' 0"	4"	SI
68' 0" - 68' 6"	6"	SI
68' 6" - 69' 0"	4"	SI
69' 0" - 69' 6"	6"	SI
69' 6" - 70' 0"	4"	SI
70' 0" - 70' 6"	6"	SI
70' 6" - 71' 0"	4"	SI
71' 0" - 71' 6"	6"	SI
71' 6" - 72' 0"	4"	SI
72' 0" - 72' 6"	6"	SI
72' 6" - 73' 0"	4"	SI
73' 0" - 73' 6"	6"	SI
73' 6" - 74' 0"	4"	SI
74' 0" - 74' 6"	6"	SI
74' 6" - 75' 0"	4"	SI
75' 0" - 75' 6"	6"	SI
75' 6" - 76' 0"	4"	SI
76' 0" - 76' 6"	6"	SI
76' 6" - 77' 0"	4"	SI
77' 0" - 77' 6"	6"	SI
77' 6" - 78' 0"	4"	SI
78' 0" - 78' 6"	6"	SI
78' 6" - 79' 0"	4"	SI
79' 0" - 79' 6"	6"	SI
79' 6" - 80' 0"	4"	SI
80' 0" - 80' 6"	6"	SI
80' 6" - 81' 0"	4"	SI
81' 0" - 81' 6"	6"	SI
81' 6" - 82' 0"	4"	SI
82' 0" - 82' 6"	6"	SI
82' 6" - 83' 0"	4"	SI
83' 0" - 83' 6"	6"	SI
83' 6" - 84' 0"	4"	SI
84' 0" - 84' 6"	6"	SI
84' 6" - 85' 0"	4"	SI
85' 0" - 85' 6"	6"	SI
85' 6" - 86' 0"	4"	SI
86' 0" - 86' 6"	6"	SI
86' 6" - 87' 0"	4"	SI
87' 0" - 87' 6"	6"	SI
87' 6" - 88' 0"	4"	SI
88' 0" - 88' 6"	6"	SI
88' 6" - 89' 0"	4"	SI
89' 0" - 89' 6"	6"	SI
89' 6" - 90' 0"	4"	SI
90' 0" - 90' 6"	6"	SI
90' 6" - 91' 0"	4"	SI
91' 0" - 91' 6"	6"	SI
91' 6" - 92' 0"	4"	SI
92' 0" - 92' 6"	6"	SI
92' 6" - 93' 0"	4"	SI
93' 0" - 93' 6"	6"	SI
93' 6" - 94' 0"	4"	SI
94' 0" - 94' 6"	6"	SI
94' 6" - 95' 0"	4"	SI
95' 0" - 95' 6"	6"	SI
95' 6" - 96' 0"	4"	SI
96' 0" - 96' 6"	6"	SI
96' 6" - 97' 0"	4"	SI
97' 0" - 97' 6"	6"	SI
97' 6" - 98' 0"	4"	SI
98' 0" - 98' 6"	6"	SI
98' 6" - 99' 0"	4"	SI
99' 0" - 99' 6"	6"	SI
99' 6" - 100' 0"	4"	SI
100' 0" - 100' 6"	6"	SI

SOIL BORING



SOUTH McCLELLAN AVENUE



THIS SURVEY CERTIFIED TO:
 THOMAS J. LANGELLA, single
 MANASQUAN SAVINGS BANK and/or its assigns
 TRIDENT ABSTRACT TITLE AGENCY, LLC
 STEWART TITLE GUARANTY COMPANY
 JOHN C. CARTON, ESQ.

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.

Charles O'Malley 6/19/09
CHARLES O'MALLEY, P.L.S.

Professional Land Surveyor
 New Jersey Lic. No. GS34871
 908 Riverview Drive
 Brielle, New Jersey 08730
 (732) 223-3141

PLAN OF SURVEY

LOT 2.01 BLOCK 115
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY
 NEW JERSEY

Drawn By C.O.M. Chk'd By File No. 09-11982 Date 6/19/09 Scale 1"=20'