

**PLANNING BOARD SECOND MEETING JANUARY 26 2021 AGENDA
CONDUCTED WITH ZOOM
JANUARY 26, 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 January 26, 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

RESOLUTION

APPLICATION

1. APPLICATION #29-2020 SNITSKY 551 BRIELLE ROAD
2. APPLICATION #26-2020 WEAVER CYNTHIA - 131 THIRD AVENUE

OTHER BUSINESS

Comments from individual board members

3. BOARD DISCUSSION REGARDING 49 FOREST AVENUE - PLANNING BOARD APPLICATION #30-2016 - RALCO

ADJOURNMENT

20-141

November 12, 2020

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

Re: Boro File No. MSPB-R1350
Variance – Snisky
Block 182.01, Lot 32
551 Brielle Road
R-5 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Grading Plan prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated October 14, 2020, last revised October 27, 2020.
2. Architectural Elevations and Floorplans, prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated November 4, 2020.

The property is located in the R-5 Single-Family Residential Zone with frontage on Brielle Road and Tarpon Avenue. With this application, the applicant is proposing to construct a new two story, raised dwelling on the existing lot, and associated site improvements. The application is deemed complete as of November 12, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 Single Family Residential Zone. The existing and proposed residential use is permitted.
2. The following bulk ('c') variances are required as part of this application:
 - a. A minimum side yard setback of 5 feet is required, whereas a setback of 3.09 feet (west side) is proposed to the dwelling and 1.09 feet to the proposed cantilever.
 - b. A minimum side yard setback of 5 feet is required, whereas a setback of 3.08 feet (east side) is proposed.

Re: Boro File No. MSPB-R1350
Variance – Snisky
Block 182.01, Lot 32

November 12, 2020
Sheet 2

- c. A maximum building height of 33 feet is permitted, whereas a height of approximately 33.7 feet is proposed. The applicant's professionals must provide the exact proposed building height measured from the top of curb.
 - d. Only one curb cut is permitted per lot, whereas two curb cuts are proposed, one on Brielle Road and one on Tarpon Avenue.
 - e. Steps and stairs are not permitted within the side yard setback, whereas steps are proposed within the side yard setback in the front and rear of the proposed dwelling. It should be noted that both sets of steps are located within the building envelope.
 - f. A minimum side yard setback of 5 feet is required for ground level patios, whereas a setback of approximately 3 feet is proposed. It should be noted that the patio is located within the building envelope.
3. The following non-conformities exist on Lot 32 and are not proposed to be modified as part of this application:
 - a. A minimum lot frontage of 40 feet is required, whereas a frontage of 30 feet exists and is proposed.
4. The applicant proposes the first floor elevation of the dwelling at elevation 13.0 where the current base flood elevation is 9 feet.
5. A stormwater management system as required by the borough's stormwater ordinance is not proposed. It is assumed one is not proposed due to high groundwater in the area, however the applicant's engineer must be prepared to justify the elimination of such a system to the Board.
6. A detail for the reconstruction of the sidewalk where the existing depressed curb and apron are being removed must be provided. A street excavation permit will also be required for this construction.
7. It appears that the minimum two conforming parking spaces are provided between the front and rear driveways.
8. The required 80 square feet of enclosed storage space appears to be provided in the ground floor garage area.
9. The plans should be revised to indicate how the remainder of the lot will be stabilized.
10. The air conditioning units are proposed in the rear yard behind the building envelope.
11. A landscaping plan for the front yard area must be provided. It does not appear that any tree will be removed as part of this application.
12. Any new utilities should be located underground if possible.



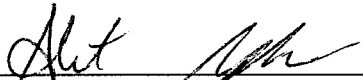
Re: Boro File No. MSPB-R1350
Variance – Snisky
Block 182.01, Lot 32

November 12, 2020
Sheet 3

13. Any curb and sidewalk must be replaced along Brielle Road and Tarpon Avenue as necessary.

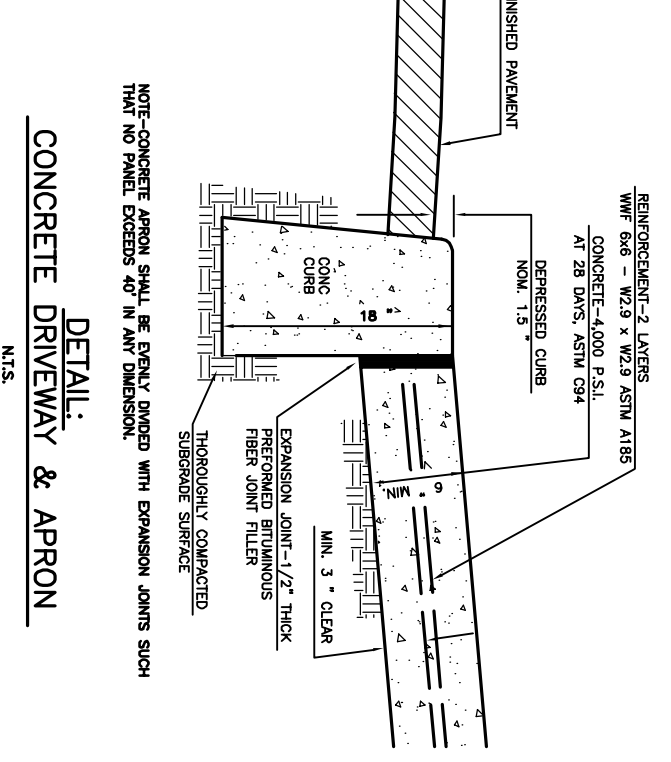
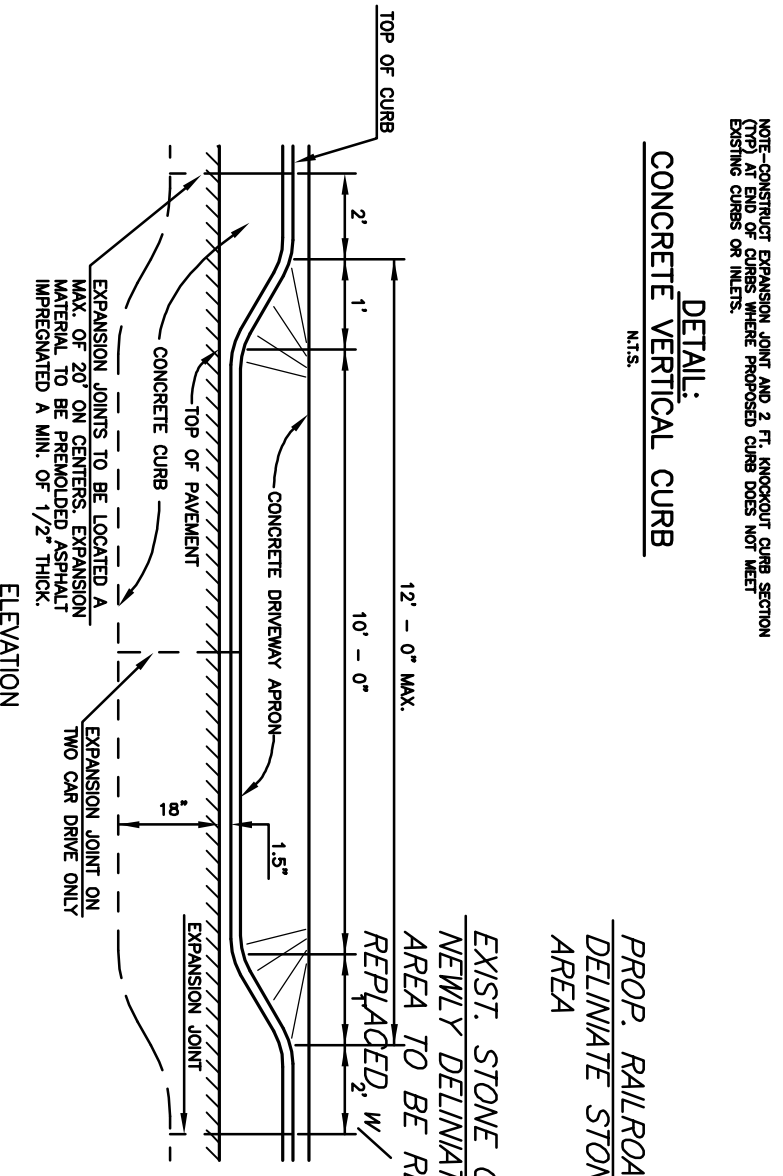
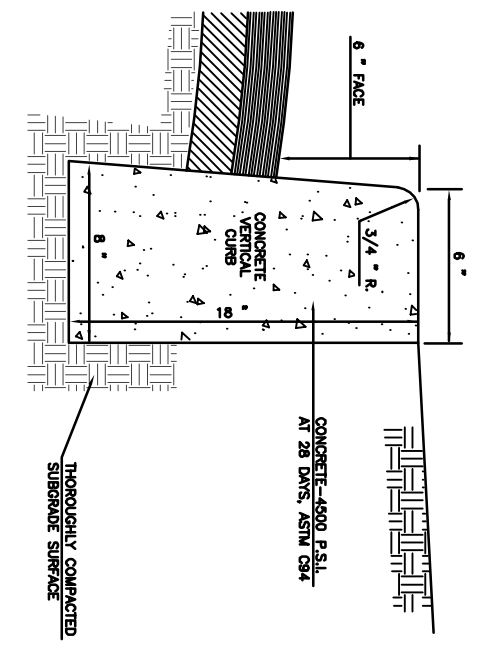
Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,


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

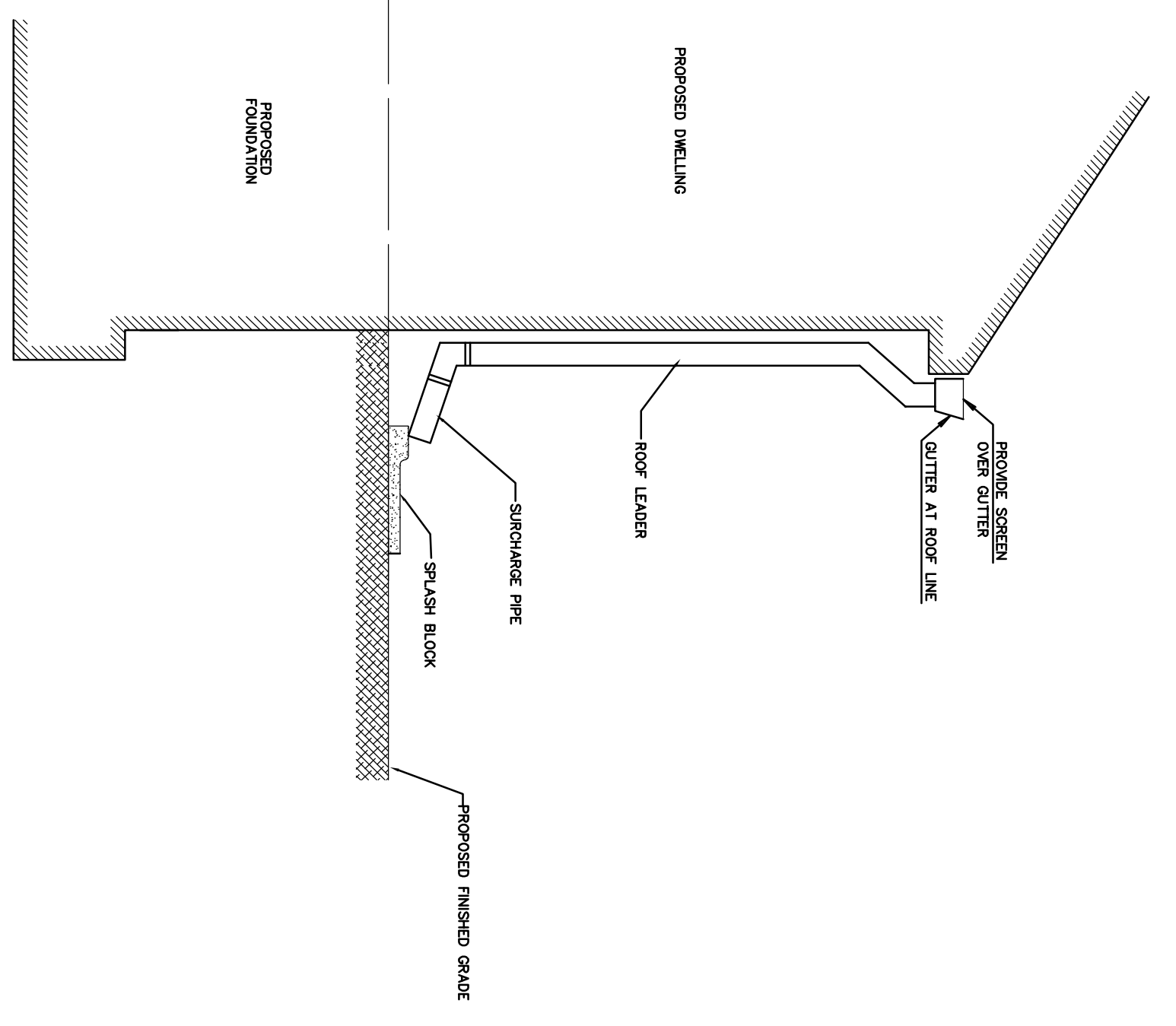
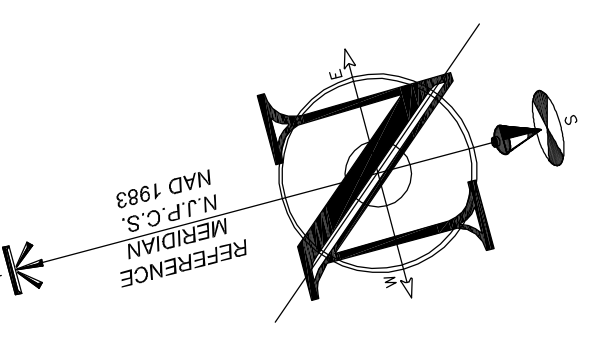
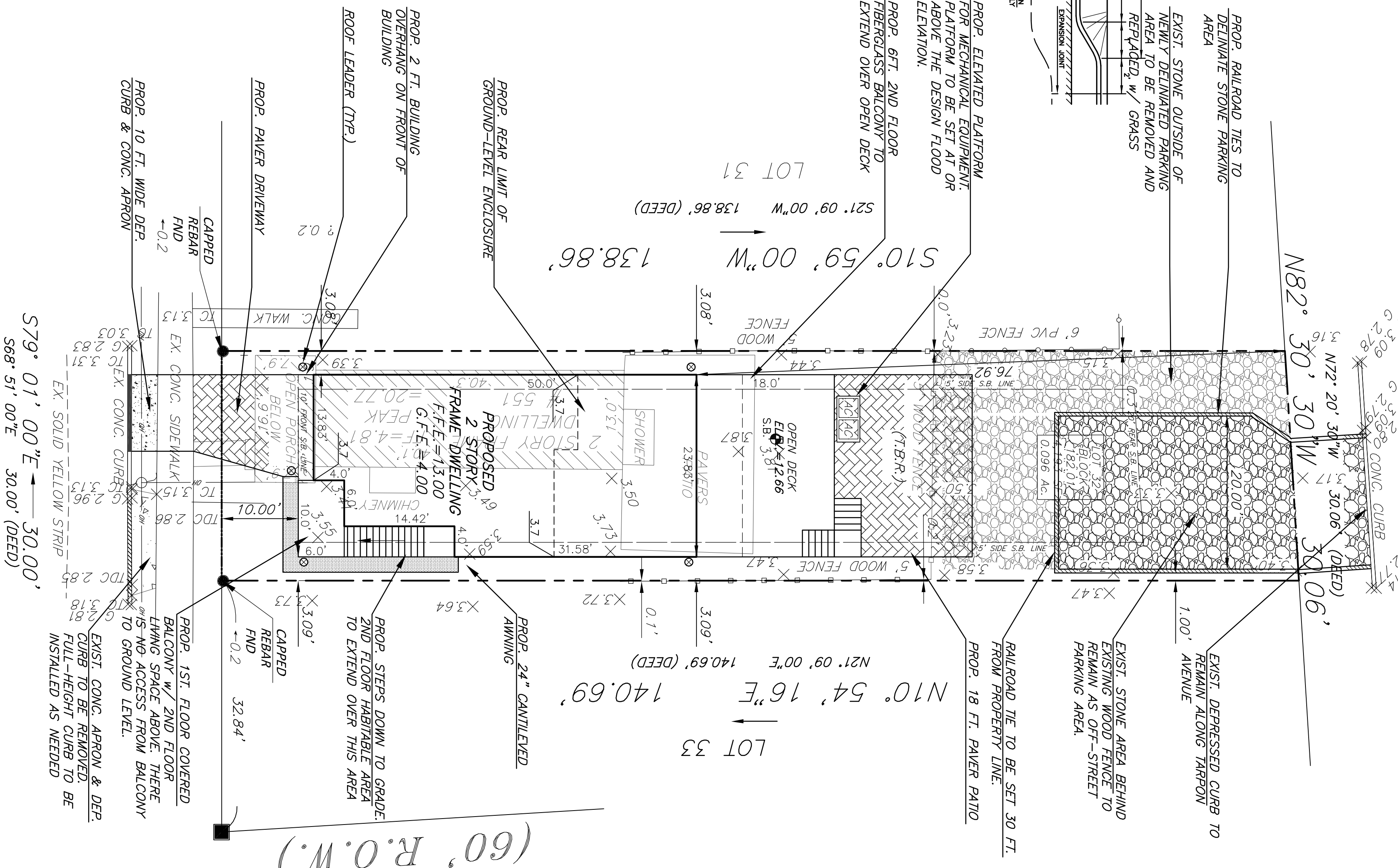
ADY: jy

cc: George McGill, esq., Planning Board Attorney
R.C. Associates, Inc.
2517 Route 35, Bldg 'P', Suite 101, Manasquan, NJ 08736
Paul Snisky
41 Meadowlark Road, Rye Brook, NY 10573



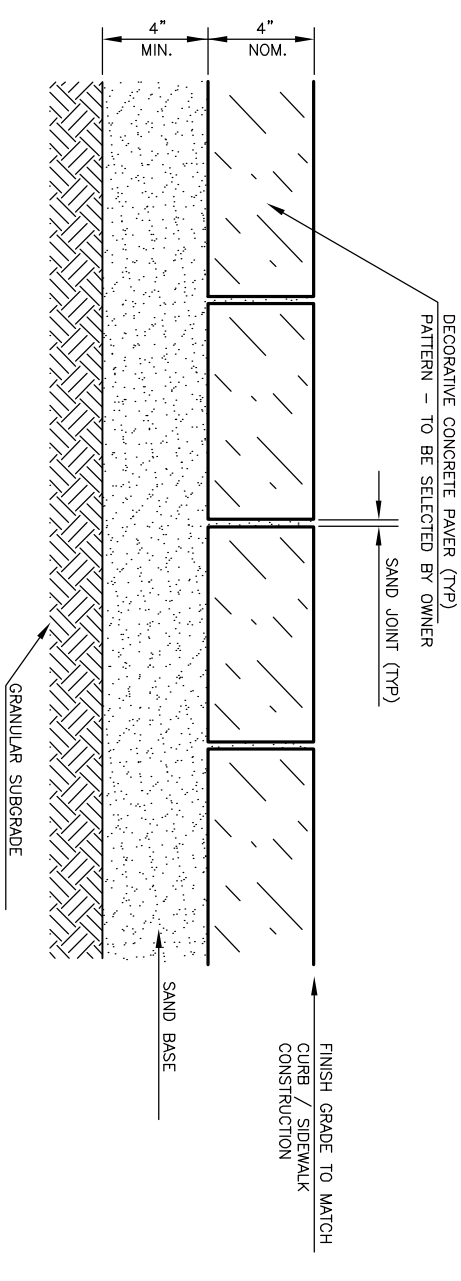
TARPOON AVENUE (60' R.O.W.)
(40' WIDE BIT. CONC.)

THIRD AVENUE (60' R.O.W.)



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

DRAINAGE NOTE:
DUE TO WATER TABLE BEING ONLY 12 INCHES BELOW THE GROUND LEVEL, THE APPLICANT IS REQUESTING THE WATER FOR REQUIRED SETBACKS BEING INSTALLED TO BE RELOCATED TO A DEEPER SETBACK WITHIN THE WATER TABLE IN ORDER TO ALLOW FOR PROPER PITCH AND GROUND COVER ABOVE THE PIPE.



HEIGHT CALCULATIONS
FIRST FLOOR = 13.00
± HOUSE = 23.31
ROOF HEIGHT = 36.31
- AVG. T.O.C. = 3.31
BUILDING HEIGHT = 33.00

FIRM FLOOD ZONE 'AE' - ELEV. 8.0 - COMMUNITY PANEL NUMBER 34095G0456F.
FEMA PRELIMINARY FIRM FLOOD ELEVATION. ZONE 'AE' - ELEV. 9.0, JANUARY 30, 2015.
MONMOUTH COUNTY, N.J. - DATED SEPT. 25, 2009.

ENCLOSED BUILDING COVERAGE	ENCLOSED W/INTERIORS COVERAGE
PROP. DWELLING FRONT PORCH	1,094 S.F.
PROP. COVERED FRONT PORCH	20 S.F.
PROP. REAR FIBERGLASS BALCONY	143 S.F.
PROP. REAR FIBERGLASS BALCONY	143 S.F.
TOTAL BUILDING COVERAGE	1,382 S.F.
ENCLOSED BUILDING COVERAGE	1,094 S.F.
ENCLOSED W/INTERIORS COVERAGE	20 S.F.
PROP. REAR FIBERGLASS BALCONY	143 S.F.
PROP. REAR FIBERGLASS BALCONY	143 S.F.
TOTAL W/INTERIORS COVERAGE	322 S.F.

11/4/20 - ADDED NOT FOR FRONT OVERHANG & REVISED REAR SETBACK
10/21/20 - REVISED PER OWNER

SNISKY GRADING PLAN
BLOCK 182.01 - LOT 32

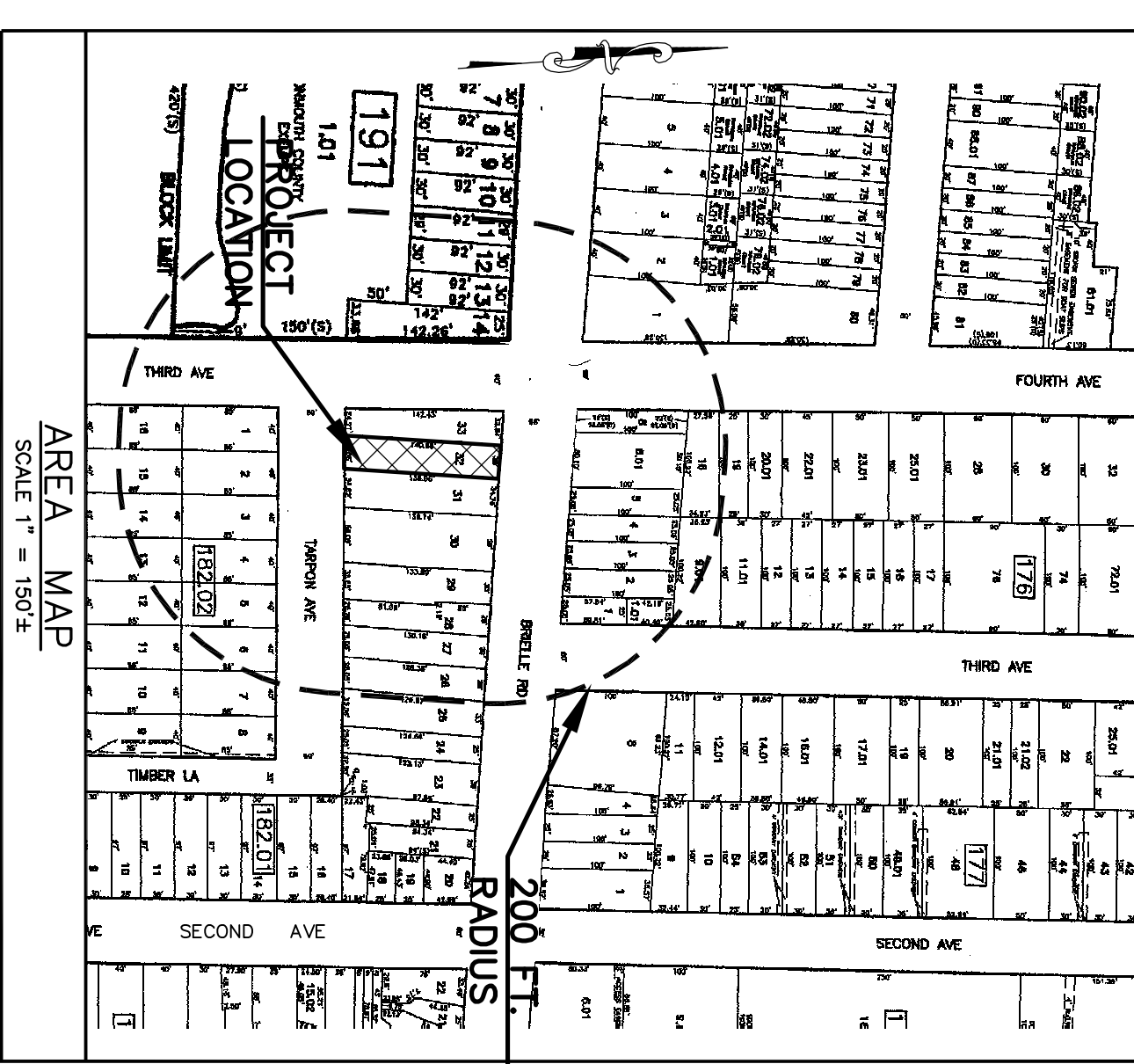
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
Consulting, Inc.

Valley Park Professional Center
2517 Route 35 Building J Suite 102
Monroeville, New Jersey, 08736
Ph: 732-528-0141 • Fax: 732-528-1060

RAY CARPENTER P.E.

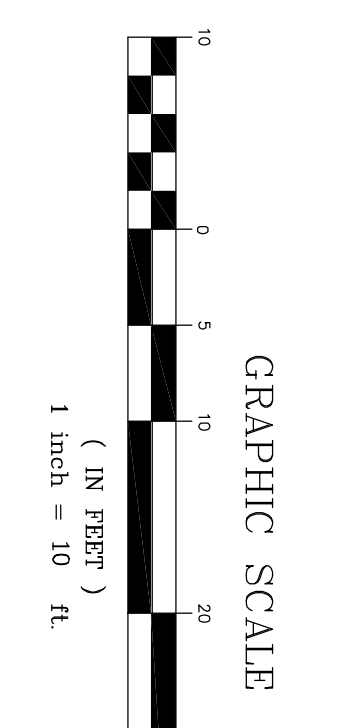
PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223



GENERAL NOTES:
PROPERTY IS KNOWN AS BLOCK 182.01 LOT 32 AS SHOWN ON SHEET 30 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE RESIDENTIAL R-5 ZONE AND CONTAINS A TOTAL OF 0.0963 ACRES.
OWNER/APPLICANT: PAUL & KELLY SNISKY
551 BRIELLE ROAD
MANASQUAN, NEW JERSEY 08736
APPLICANT PROPOSES TO CONSTRUCT A NEW 2-STORY DWELLING W/ GROUND-LEVEL PARKING/STORAGE AREA & ASSOCIATED IMPROVEMENTS
ZONE R-5

REQUIRED/REBUILT	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	2,700 S.F.	4,193 S.F.
FRONT YARD SETBACK	40 FT.	* 30 FT.
REAR YARD SETBACK	10 FT.	* 4.3 FT.
REAR YARD SETBACK	5 FT.	* 0.6 & 12.8 FT.
MAX. BUILDING COVERAGE	35 % (1,467.55 S.F.)	76.92 FT.
MAX. LOT COVERAGE	50 % (2,096.50 S.F.)	29.56 % (1,239.66 S.F.)
MAX. BLDG HEIGHT (T.O.C. = 3.13)	33 FT (2.5 STY.)	17.64 FT. (2 STY.)
MIN. STORAGE	80 S.F.	80 S.F.
MIN. DECK/PATIO	80 S.F. or 10% 1st. FLOOR (109.4 S.F.)	475 S.F.
MAX. GARAGE COVERAGE	600 S.F.	N/A
MIN. GAR. SETBACK	5/5 FT. (SIDE/REAR)	N/A
MIN. GAR. HEIGHT	15 FT.	N/A
MIN. ACCESS. SETBACK (100 SF. MAX)	3/3 FT. (SIDE/REAR)	N/A
MIN. POOL. SETBACK	10/10 FT. (SIDE/REAR)	N/A
MAX. CURB CUTS ALLOWED NON-COMFORMITY	1 CURB CUT	* 2 CURB CUTS
* - INDICATES EXISTING NON-COMFORMITY		** 2 CURB CUTS
* * - 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 NAVD83 DATUM



GRAPHIC SCALE
(IN FEET)
1 inch = 10 feet

EXIST. SITE BENCHMARK SET
BY SURVEYOR
MAGNAIL SET
SITE BENCHMARK
ELEV. 2.79

LANDSCAPING NOTE
UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED/DAMAGED PERVIOUS AREAS SHALL BE GRADED, TOPSOILED, AND SEEDED/SODDED OR LANDSCAPED UNLESS OTHERWISE NOTED ON THIS PLAN.

SOIL BORING

NO.	DEPTH (FEET)	SOIL TYPE	REMARKS
1	0.0 - 1.0	CLAY	
2	1.0 - 2.0	SAND	
3	2.0 - 3.0	CLAY	
4	3.0 - 4.0	SAND	
5	4.0 - 5.0	CLAY	
6	5.0 - 6.0	SAND	
7	6.0 - 7.0	CLAY	
8	7.0 - 8.0	SAND	
9	8.0 - 9.0	CLAY	
10	9.0 - 10.0	SAND	

11/4/20 - ADDED NOT FOR FRONT OVERHANG & REVISED REAR SETBACK
10/21/20 - REVISED PER OWNER

DATE: 10/14/20
SCALE: AS SHOWN
JOB #: 2020.141
SHEET: 1 OF 1

BOROUGH HALL,
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

GEORGE R. DEMPSEY, JR.
Mayor

CONSTRUCTION DEPARTMENT
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

FRANK F. DiROMA
Supervisor of Code Enforcement

JOSEPH R. DeIORIO
Municipal Administrator/
Chief Financial Officer

ALBERT "SANDY" RATZ
Construction Official

APPLICATION TO THE PLANNING BOARD

Applicant's Name Paul + Kelly Snisky
Applicant's Address 41 Meadowlark Road Rye Brook, NY 10573
Telephone Number 732 569-8330 cell 732 800-2447 ext 709 office
(Home and Cell)
Property Location 551 Brielle Road Manasquan, NJ 08736
Block: 182.01 Lot 32

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 10/21/20
Zoning Permit Application Attached

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

Is the Applicant the Landowner? yes
Does the Applicant own any adjoining land? no
Are the property Taxes paid to date? yes

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

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

Revised 1/15/2014

submitted w/plot plan www.manasquan-nj.com

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

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

Signature of Applicant or Agent 
Date 10/22/20

Form **W-9**
(Rev. August 2013)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Name (as shown on your income tax return)
CMG Custom Builders LLC

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
 Individual/sole proprietor C Corporation S Corporation Partnership Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) **P**
 Other (see instructions) ▶

Exemptions (see instructions):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____

Address (number, street, and apt. or suite no.)
106 Bridge Avenue Suite 1

City, state, and ZIP code
Bay Head NJ 08742

Requester's name and address (optional)

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number								
			-					

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number								
4	7	-	2	7	0	5	2	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here

Signature of U.S. person ▶

Date ▶

10/22/20

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

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 1.

October 21, 2020

Paul Snisky
551 Brielle Road
Manasquan, NJ 08736

Re: Block: 182.01 Lot: 32 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.

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 two story single family dwelling.

Plot plan prepared by Ray Carpenter on October 14, 2020. Conceptual plans prepared by CMG Custom Builders on August 13, 2020.

Application denied for the following reason(s):

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

- “ - Side Setback (Left) – 5ft. Required
3.08ft. Proposed
- “ - Side Setback (Right) – 5ft. Required
3.09ft. Proposed to house
1.9ft. Proposed to roof overhang
- “ - Building Height – 33ft. Permitted
33.75ft. Proposed

Section 35-13.4 – On Site Parking – 2 Spaces required
1 Space proposed

Section 35-11.8c – Prohibits locating steps or stairs in the required side setback area.

Additional required documentation:

1. Plot plan revised to show location of any mechanical equipment.
2. Prior approval from the Shade Tree Commission regarding the removal of any trees on the property.

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

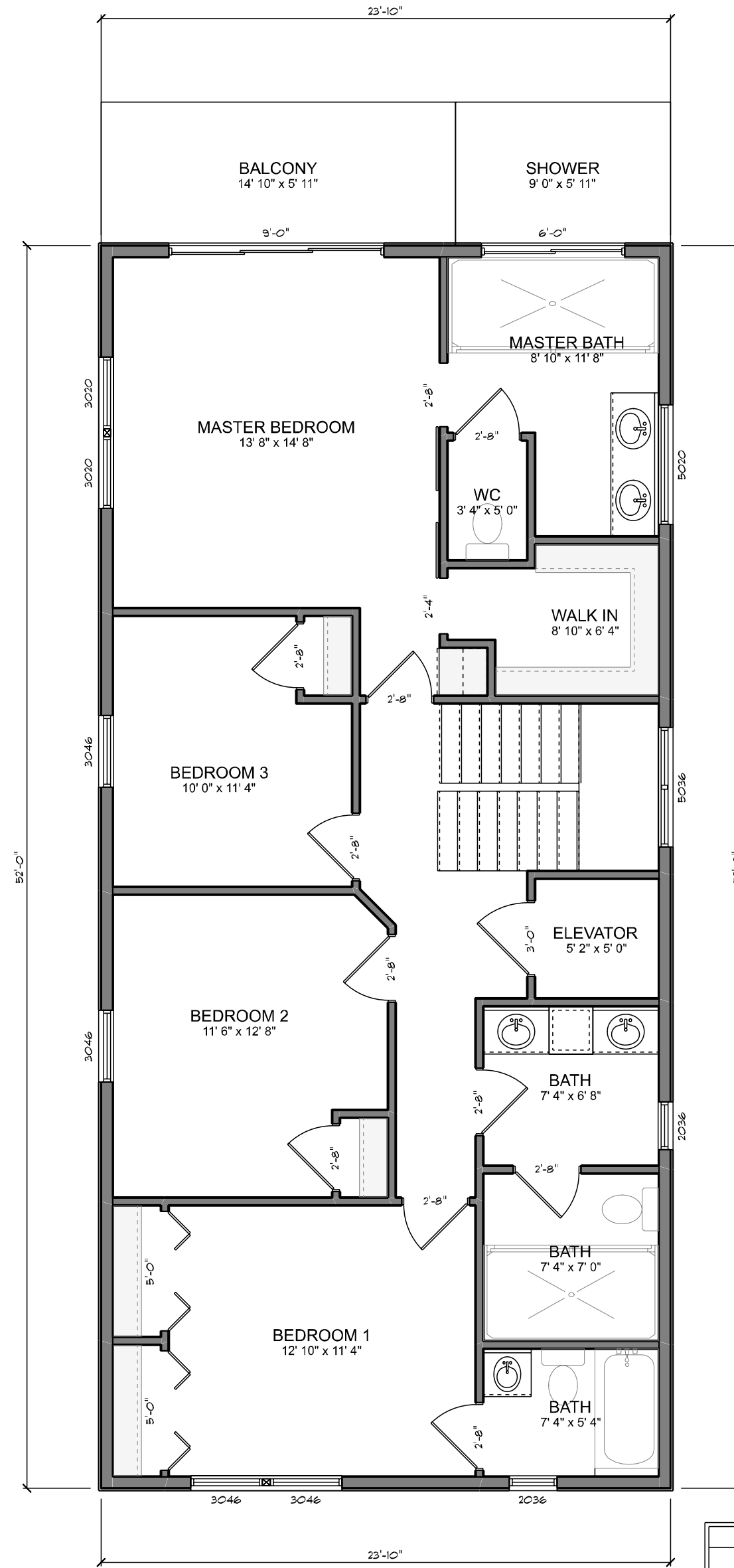
Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

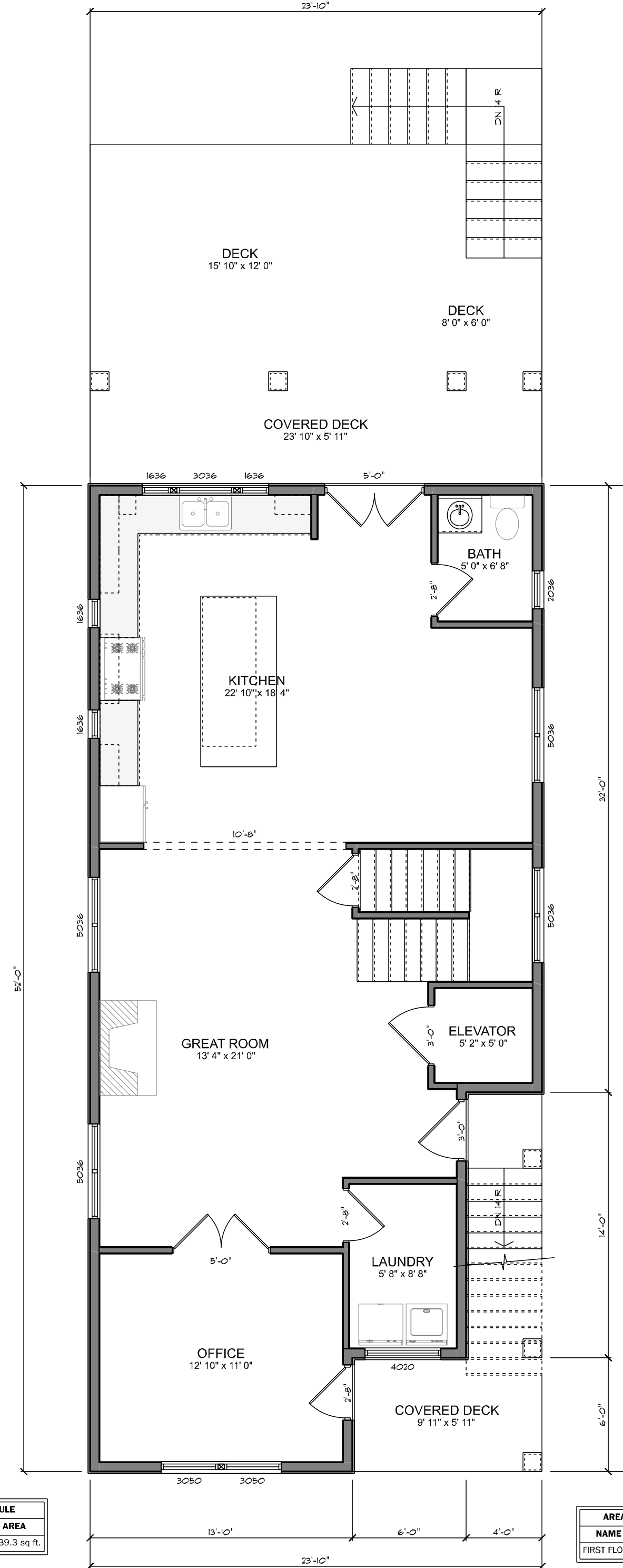


ELEVATION
SCALE: 1/8" = 1'-0"



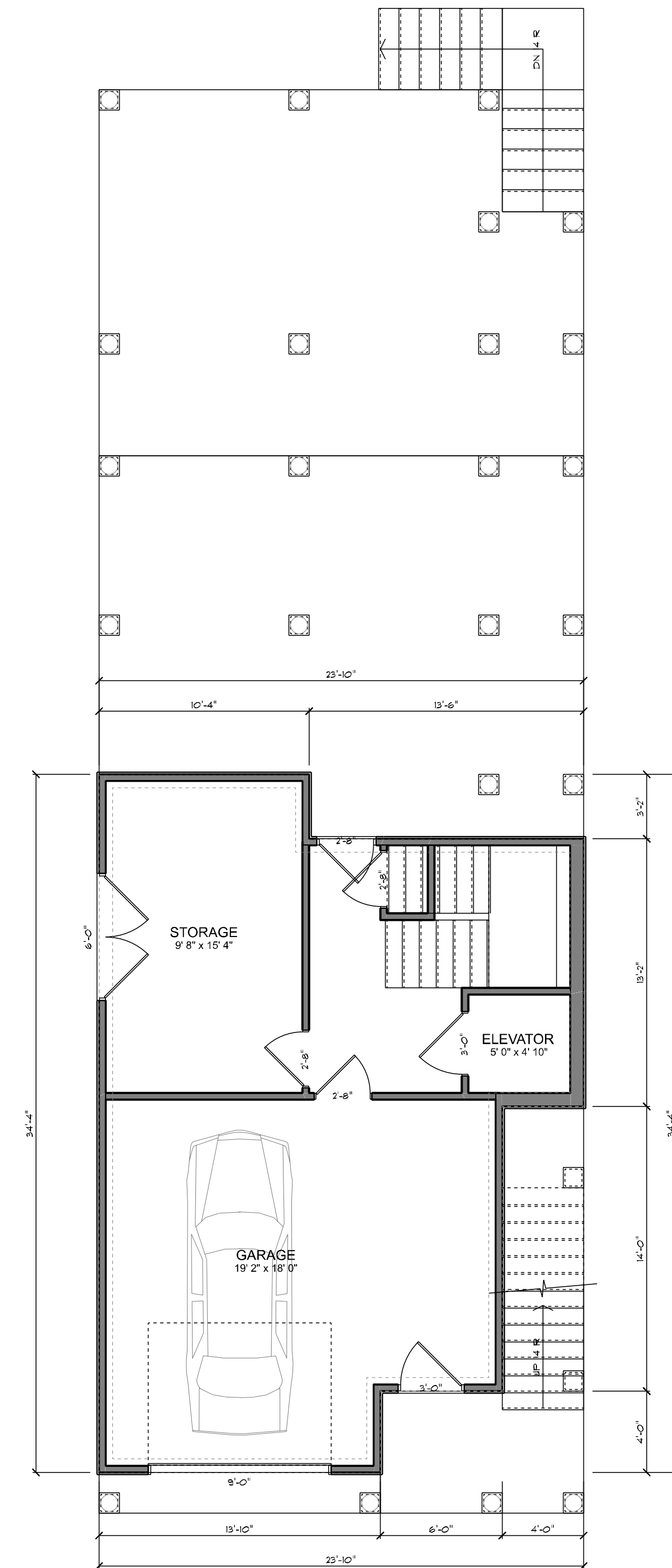
PROPOSED SECOND FLOOR
SCALE: 3/16" = 1'-0"

AREA SCHEDULE		
NAME	AREA	
SECOND FLOOR	1239.3 sq. ft.	

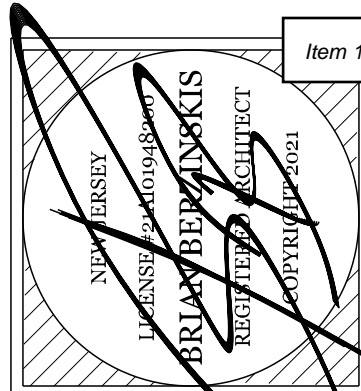


PROPOSED FIRST FLOOR
SCALE: 3/16" = 1'-0"

AREA SCHEDULE		
NAME	AREA	
FIRST FLOOR	1123.3 sq. ft.	



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

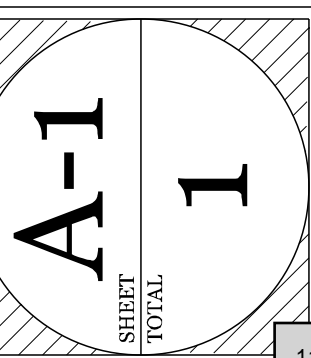


The Snisky Residence
Project Number: CN#020-09-008
Block: 182.01
Lot: 32

PROJECT FOR:

DATE	BY
1/11/2021	BB

Grasso Design Group
design@grassodg.com
http://www.grassodg.com
231 Highway 71
Manasquan
New Jersey





NOTE: ALL DRAWINGS AND ELEVATIONS ARE PRELIMINARY UNTIL CONFIRMED BY FACTORY AND/OR ARCHITECT. PLAN MAY SHOW OPTIONS THAT ARE NOT INCLUDED IN QUOTE. PLEASE VERIFY ALL OPTIONS IN PRICING TO KNOW IT IS INCLUDED.

REVISION:	DATE:	BY:	REVISION:	DATE:	BY:
1	08/12/2020				
2	08/13/2020				

RENDERING

CUSTOMER: **SNISKY**
 ADDRESS: 551 BRIELLE RD
 MANASQUAN, NJ 08736

CUSTOM BUILDERS
 CMG
 106 BRIDGE AVENUE, SUITE 1
 BAY HEAD, NJ 08742
 PHONE: 732-800-2447
 WWW.CMGCUSTOMBUILDERS.COM

DATE: 08/03/2020
 SCALE: N.T.S.
 SHEET: 3

Item 1.

APPLICATION TO THE PLANNING BOARD

Applicant's Name Cynthia Weaver

Applicant's Address 75 Taylor Ave MANASSQUAN 08736

Telephone Number 908-337-8649
(Home and Cell)

Property Location 131 Third Ave
Block: 169.05 Lot 61

Type of Application _____

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

Date of Zoning Officer's Denial Letter 9/8/20
Zoning Permit Application Attached

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

Is the Applicant the Landowner? Yes

Does the Applicant own any adjoining land? NO

Are the property Taxes paid to date? Yes

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

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

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

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

Signature of Applicant or Agent 

Date 9/17/20

Terrance Hegel
Agent for Owner

APPLICATION TO THE PLANNING BOARD

Applicant's Name Cynthia Weaver

Applicant's Address 75 Taylor Ave MANASQUAN 08736

Telephone Number 908-337-8649
(Home and Cell)

Property Location 131 Third Ave
Block: 169.05 Lot 61

Type of Application _____

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

Date of Zoning Officer's Denial Letter 9/8/20
Zoning Permit Application Attached

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

Is the Applicant the Landowner? Yes

Does the Applicant own any adjoining land? NO

Are the property Taxes paid to date? Yes

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

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

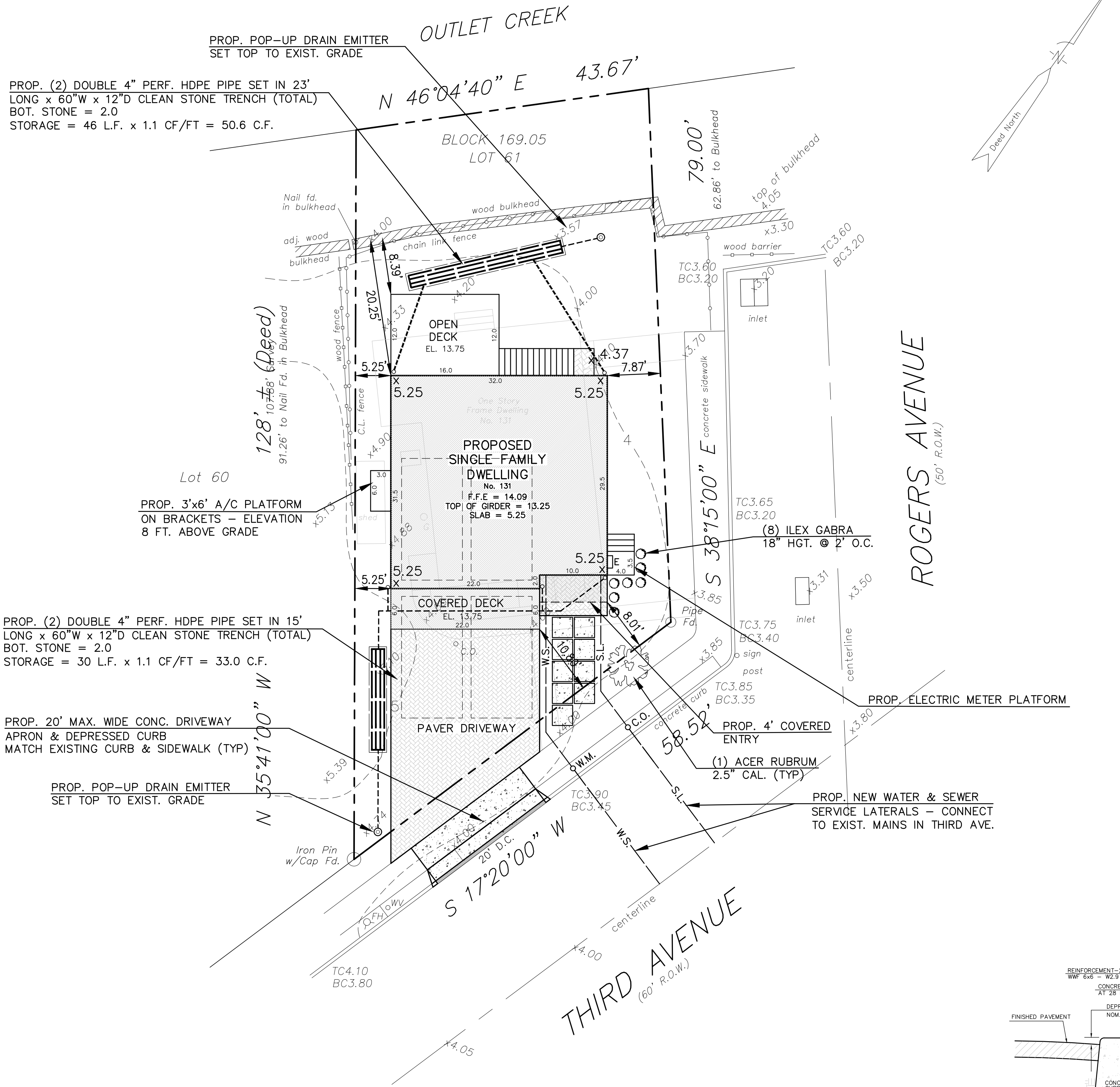
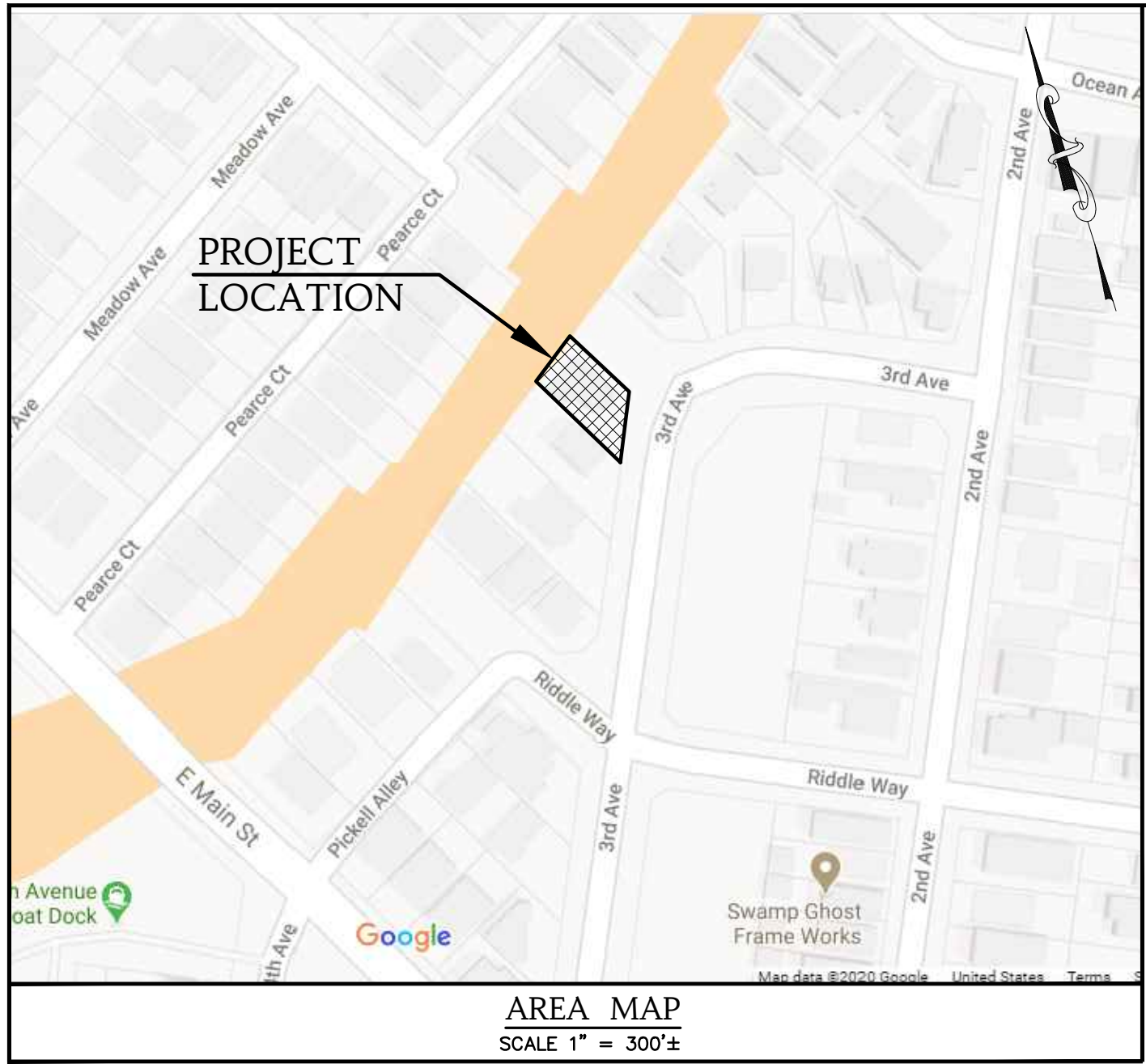
Are there any Deed Restrictions, easements, or covenants affecting this property and if so please attach NO

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

Signature of Applicant or Agent 

Date 9/17/20

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Agent for Owner



GENERAL NOTES
PROPERTY ID KNOWN AS BLOCK 169.05, LOT 61 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.0891± ACRES (3,880 S.F.)
APPLICANT: CINTHIA WEAVER
75 TAYLOR AVENUE
MANASQUAN, N.J.
APPLICANT PROPOSES TO CONSTRUCT NEW 2 STORY DWELLING

DESCRIPTION	ZONE R-5		
	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	3,400 S.F.	3,522 S.F.	3,522 S.F.
MIN. LOT FRONTAGE	40 FT.	58.52 FT.	58.52 FT.
FRONT YARD SETBACK (THIRD)	18.47 FT. (AVERAGE)	** 10.10 FT.	* 8.01 FT.
FRONT YARD SETBACK (ROGERS)	7 FT.	9.96 FT.	7.87 FT.
SIDE YARD SETBACK	5 FT.	** 2.46 FT.	5.25 FT.
REAR YARD SETBACK	20 FT.	14.5 FT.	20.25 FT. (8.39' DECK)*
PRINCIPAL BUILDING COVERAGE	35 %	29.84 % (1,051 SF)	32.9 % (1,160 SF)
MAX. TOTAL IMPERVIOUS	50 %	38.04 % (1,340 SF)	41.19 % (1,451 SF)
MAX. BLDG. HEIGHT	38 FT. (2.5 STY)	< 38 FT.	37.88 FT.
MIN. STORAGE	80 S.F.	< 80 S.F.	988 S.F.
MIN. DECK	80 S.F. or 10% 1st. FLOOR	< 80 S.F.	324 S.F.
MAX. CURB CUT WIDTH	20 FT.	20 FT. ±	20 FT.

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

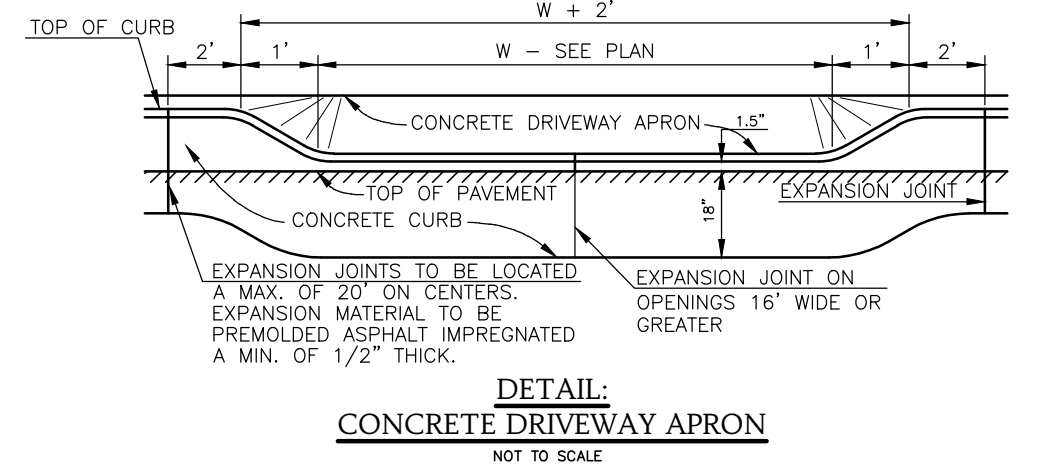
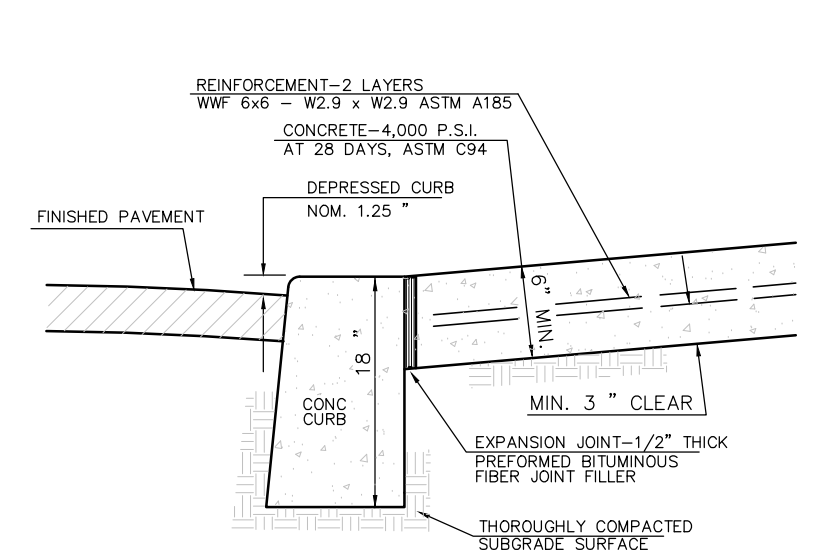
EXISTING COVERAGES	PROPOSED COVERAGES
EXIST. DWELLING/COVERED PORCH = 1,051 S.F.	PROP. DWELLING = 988 S.F.
EXIST. CONC. WALKS = 195 S.F.	PROP. COVERED PORCH = 132 S.F.
EXIST. SHED = 51 S.F.	PROP. COVERED ENTRY = 40 S.F.
EXIST. EXTERIOR SHOWER = 21 S.F.	PROP. OPEN DECK = 192 S.F.
EXIST. A/C PAD = 6 S.F.	PROP. DECK STAIRS = 45 S.F.
EXIST. REAR STEPS = 16 S.F.	PROP. A/C PLATFORM = 18 S.F.
TOTAL = 1,541 S.F.	PROP. STEPPING STONES = 36 S.F.
	TOTAL = 1,451 S.F.

- PLAN NOTES**
- NEW PUBLIC SEWER AND WATER SERVICES TO BE INSTALLED.
 - ELEVATIONS BASED ON 1988 N.A.V.D.
 - PROPERTY IS LOCATED IN ZONE 'AE' - ELEV. 10.0 PER FEMA PRELIMINARY FIRM MAPS
 - HOUSE HEIGHT NOT TO EXCEED 38 FT. ABOVE TOP OF CURB ELEVATION

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN LAND SURVEYING, P.C. DATED 2/19/2020.

MAX. BUILDING HEIGHT CALCULATIONS

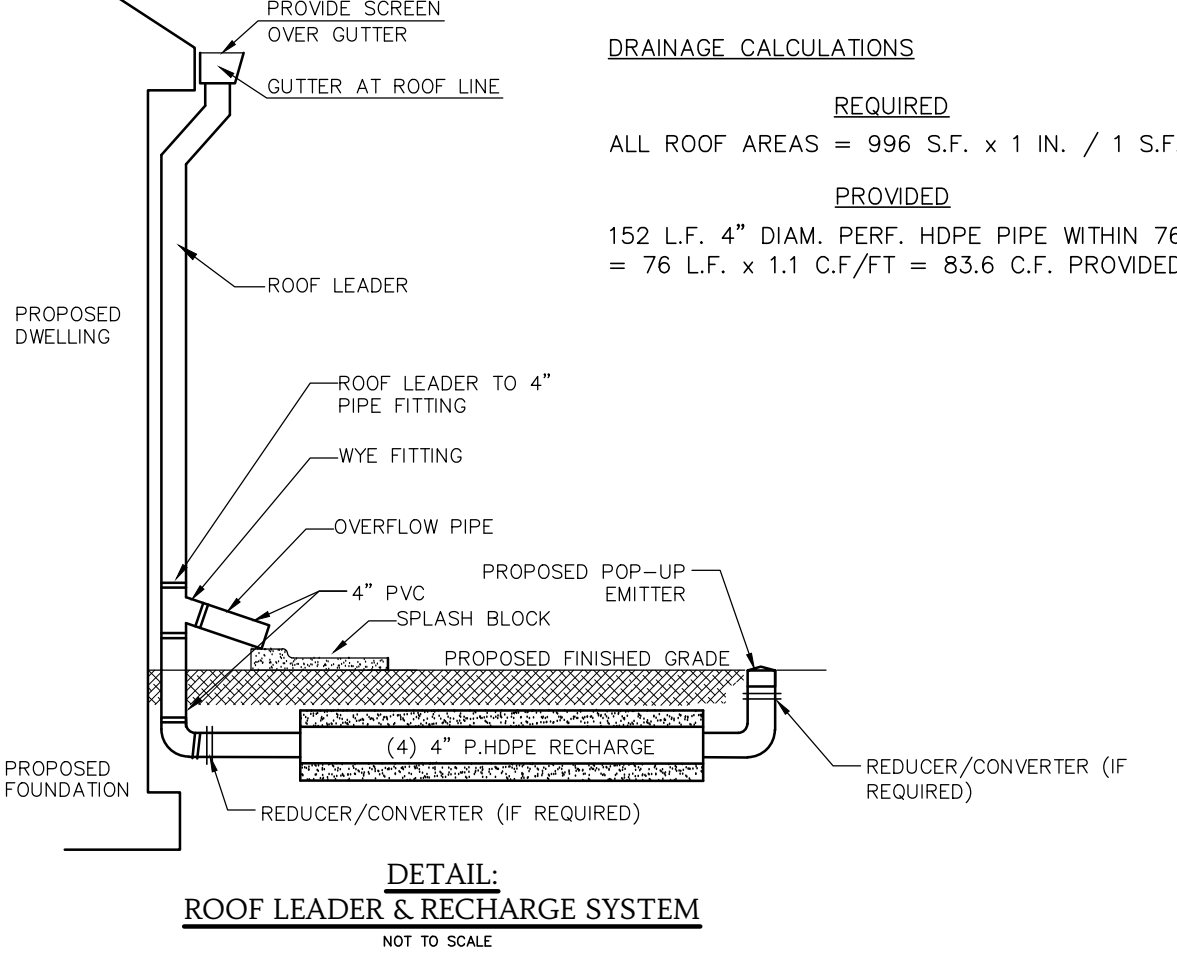
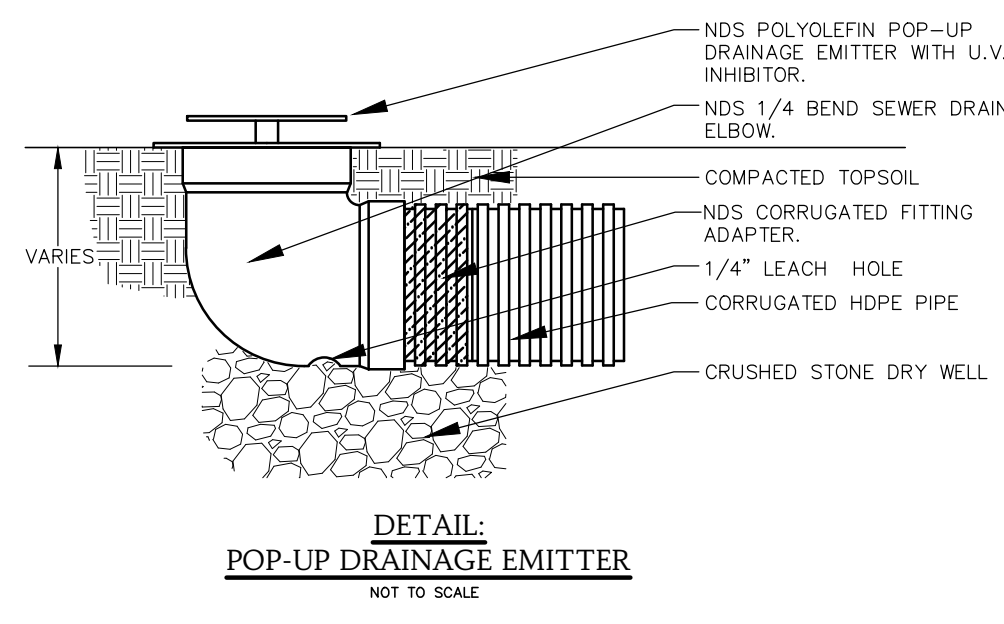
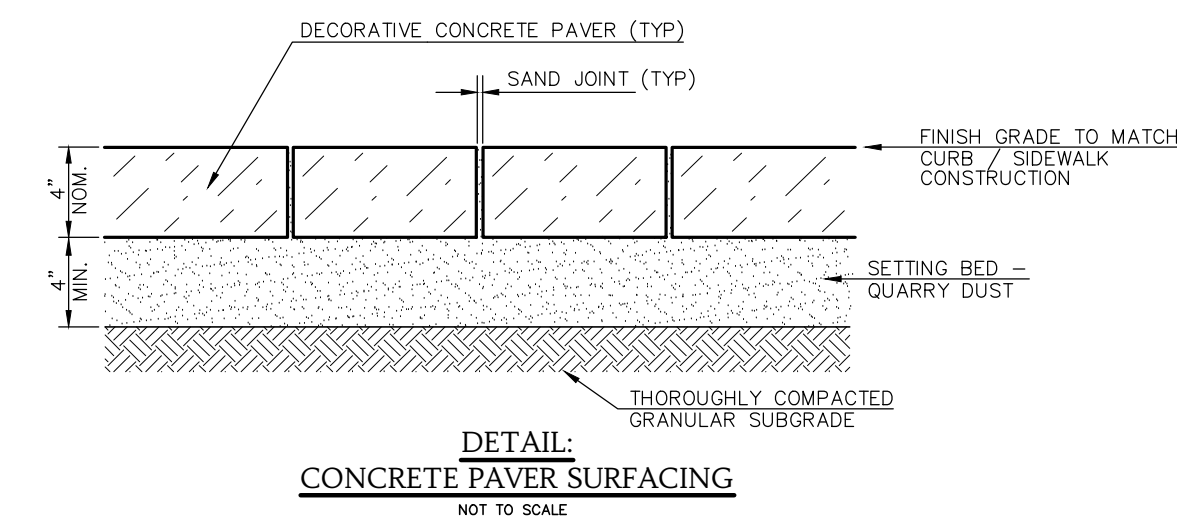
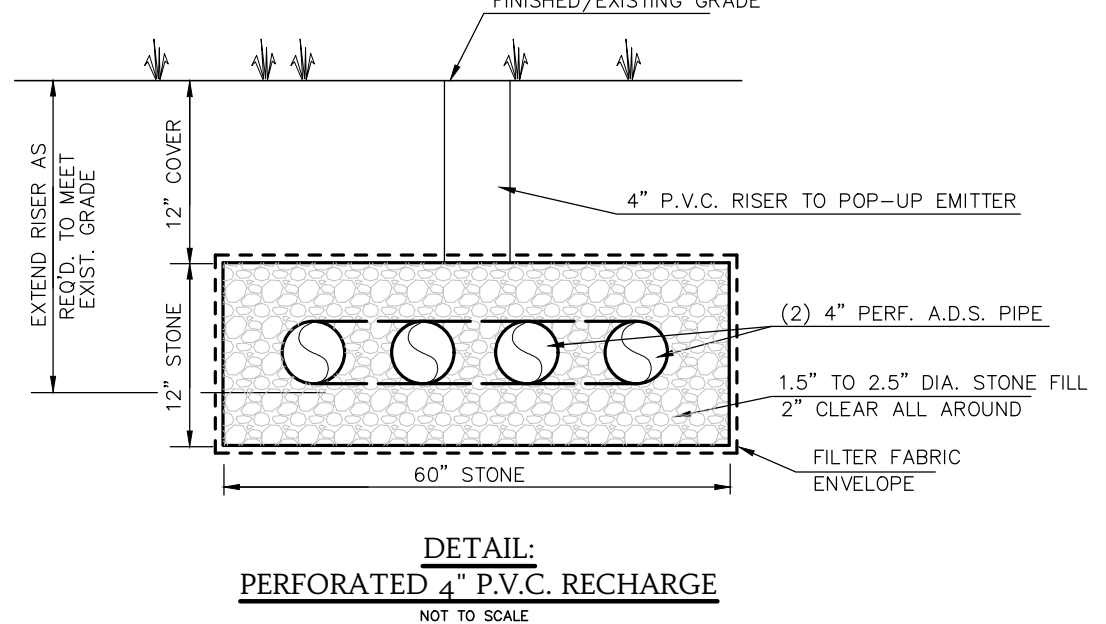
TOP OF GIRDER	= 13.25
+ HOUSE	= 28.58
RIDGE HEIGHT	= 41.83
- AVG. CURB	= 3.95
HOUSE HEIGHT	= 37.88
(MAX ALLOWABLE HEIGHT = 38.0)	



DRAINAGE CALCULATIONS

REQUIRED
ALL ROOF AREAS = 996 S.F. x 1 IN. / 1 S.F. = 83.0 C.F. REQUIRED

PROVIDED
152 L.F. 4" DIAM. PERF. HDPE PIPE WITHIN 76 L.F. OF 12"W x 30"D STONE TRENCH = 76 L.F. x 1.1 C.F./FT = 83.6 C.F. PROVIDED



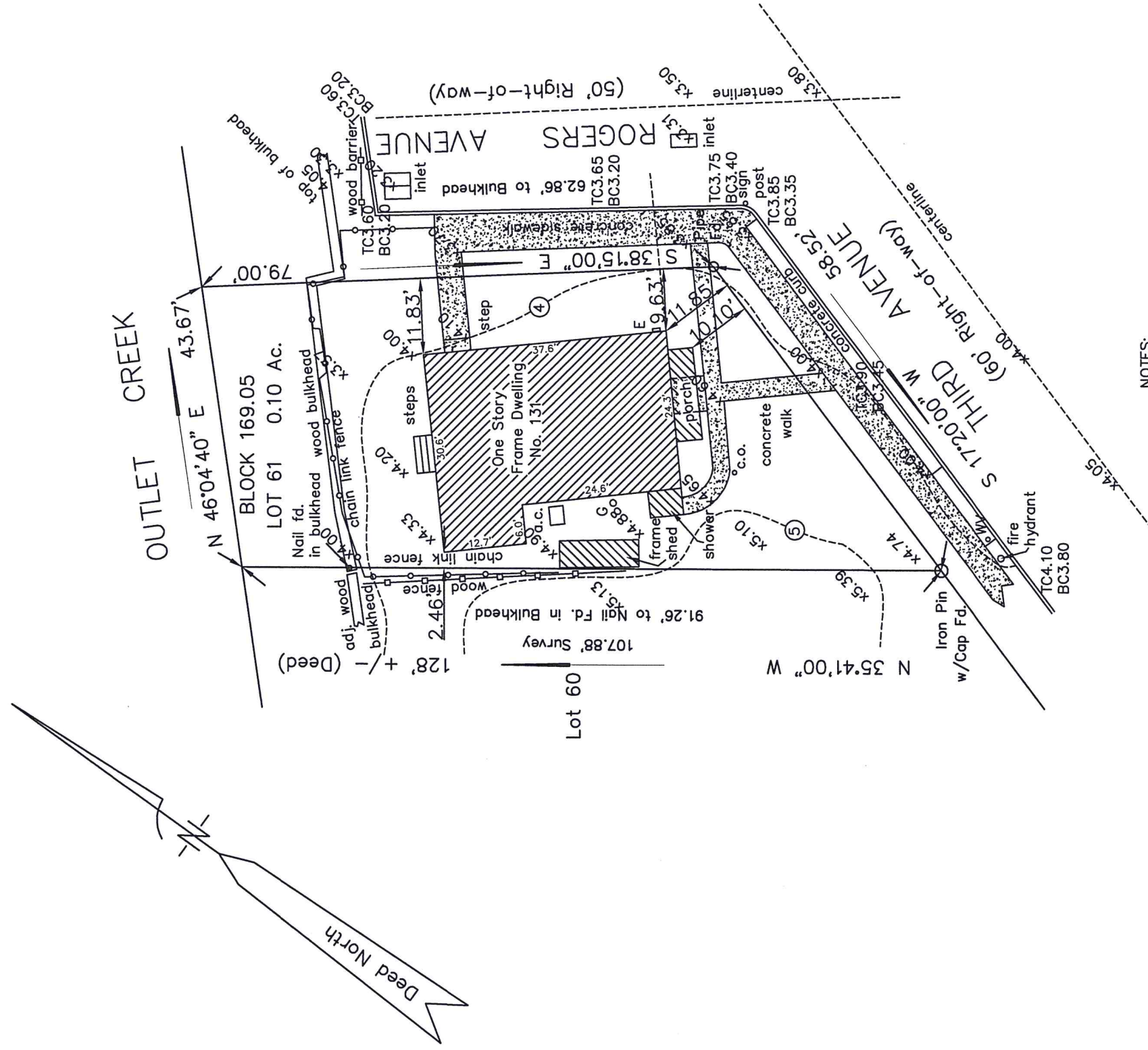
REV. NO.	DATE	DESCRIPTION
1.	9/16/2020	REVISED FRONT SETBACK ON THIRD AVE. SIDE

PLOT PLAN
131 THIRD AVENUE
BLOCK 169.05 - LOT 61
FOR CINTHIA WEAVER
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC Engineering Planning	2517 Route 35, Bldg E, Site 102 Manasquan, NJ 08736 P: (732) 722-8555 F: (732) 722-8557 KBAengineering.com KBAengineering@gmail.com Certificate of Authority No.: 24042820000
	DRN: JJK CHK: JJK
PROJECT NO.: 2020-111	SCALE: AS SHOWN
DATE: 5/20/2020	SHEET: 1 OF 1

JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No.: GE45850

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR THE PURCHASE AND/OR MORTGAGE OF THE HERIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASERS. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THE SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY HAS BEEN ACCURATELY PREPARED ON THE GROUND AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN HEREON. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).



NOTES:
 - indicates existing spot elevation
 - indicates existing grade contour

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

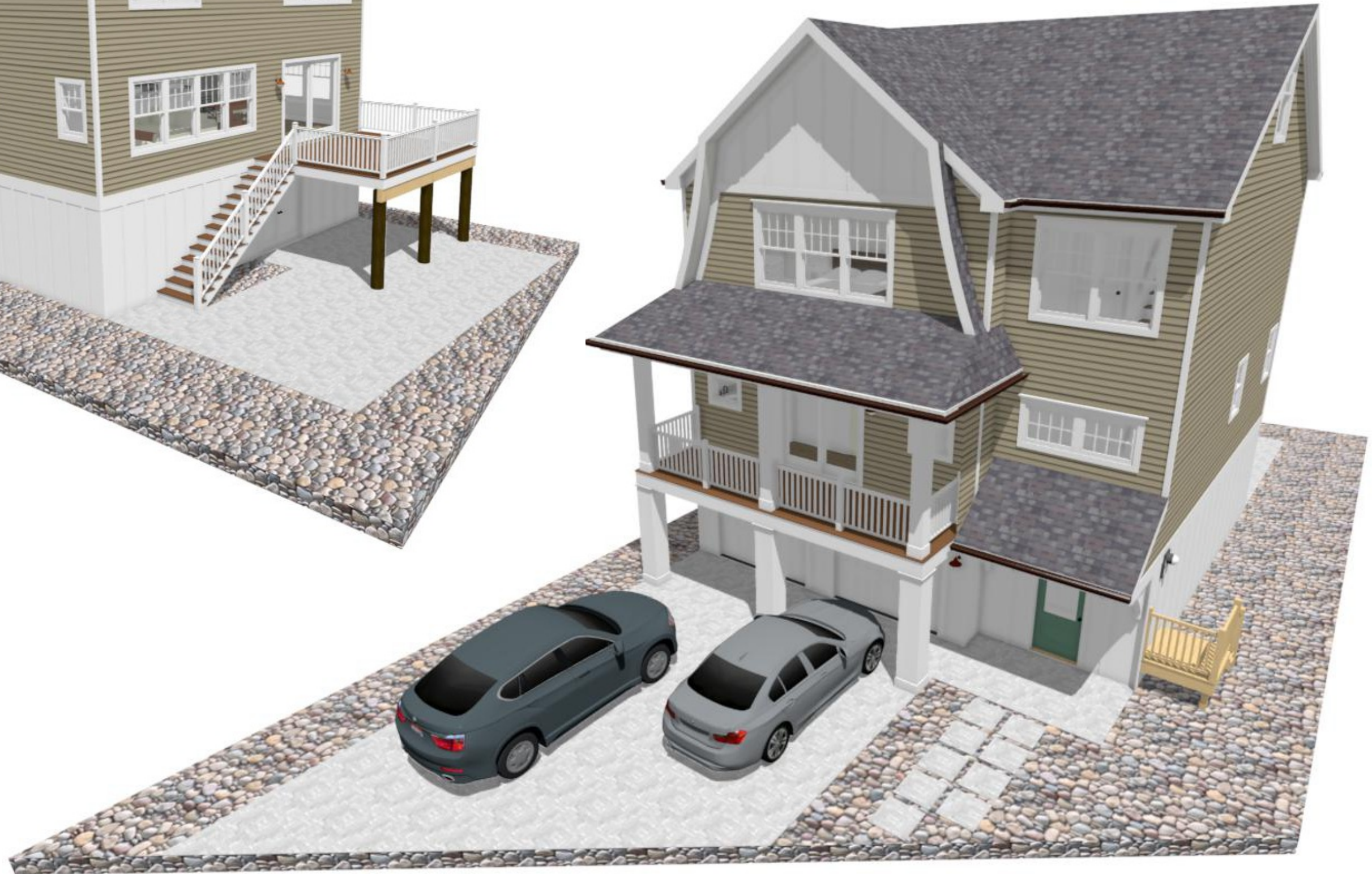
AVERAGE FRONT SETBACK - BLOCK 169.05
 (fronting on Third Avenue)

Lot No.	House Setback
60	12.04
59	24.14
58.03	19.22
Total	55.40/3 = 18.47 Average

This plan is certified to:
 ATLANTIC MODULAR BUILDERS

ROBERT M. RAGAN
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 38977

REVISIONS NO. DATE	PLAN OF TOPOGRAPHIC SURVEY MADE FOR ATLANTIC MODULAR BUILDERS
	TAX BLOCK 169.05 LOT 61 BOROUGH OF MANASQUAN MONMOUTH COUNTY NEW JERSEY
	RAGAN LAND SURVEYING P.C. 1913 Cottage Place New Jersey Wall Township Ph. 732-280-7000 Fax 732-280-6900
Scale: 1" = 20'	Date: Feb. 19, 2020 Deed Reference: OR 8934 Pg. 3836 File No.: S20-004



ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

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

WEAVER RESIDENCE

131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61

DATE:
7/31/2020



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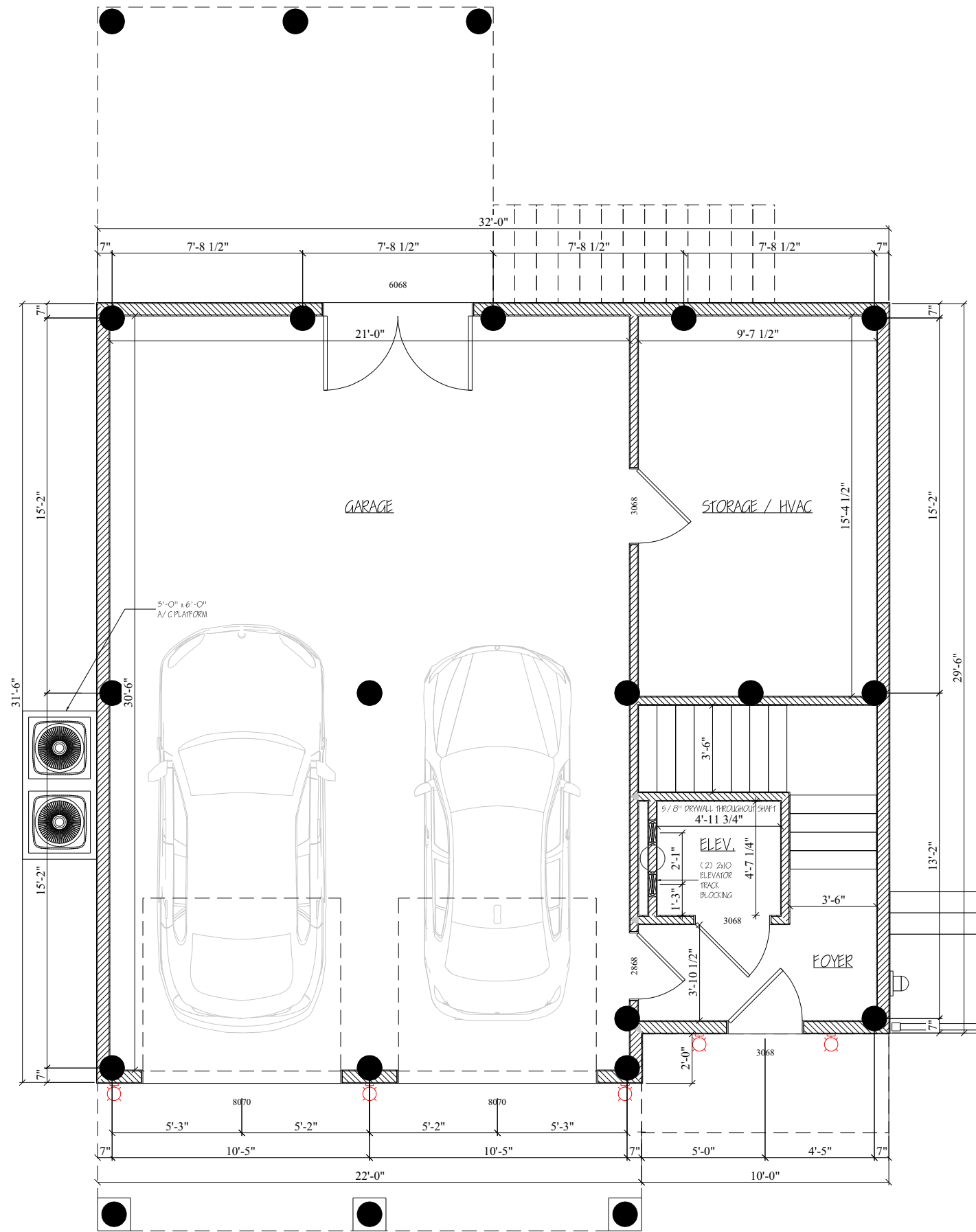
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131 THIRD AVE, MANASQUAN, NJ

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DATE:
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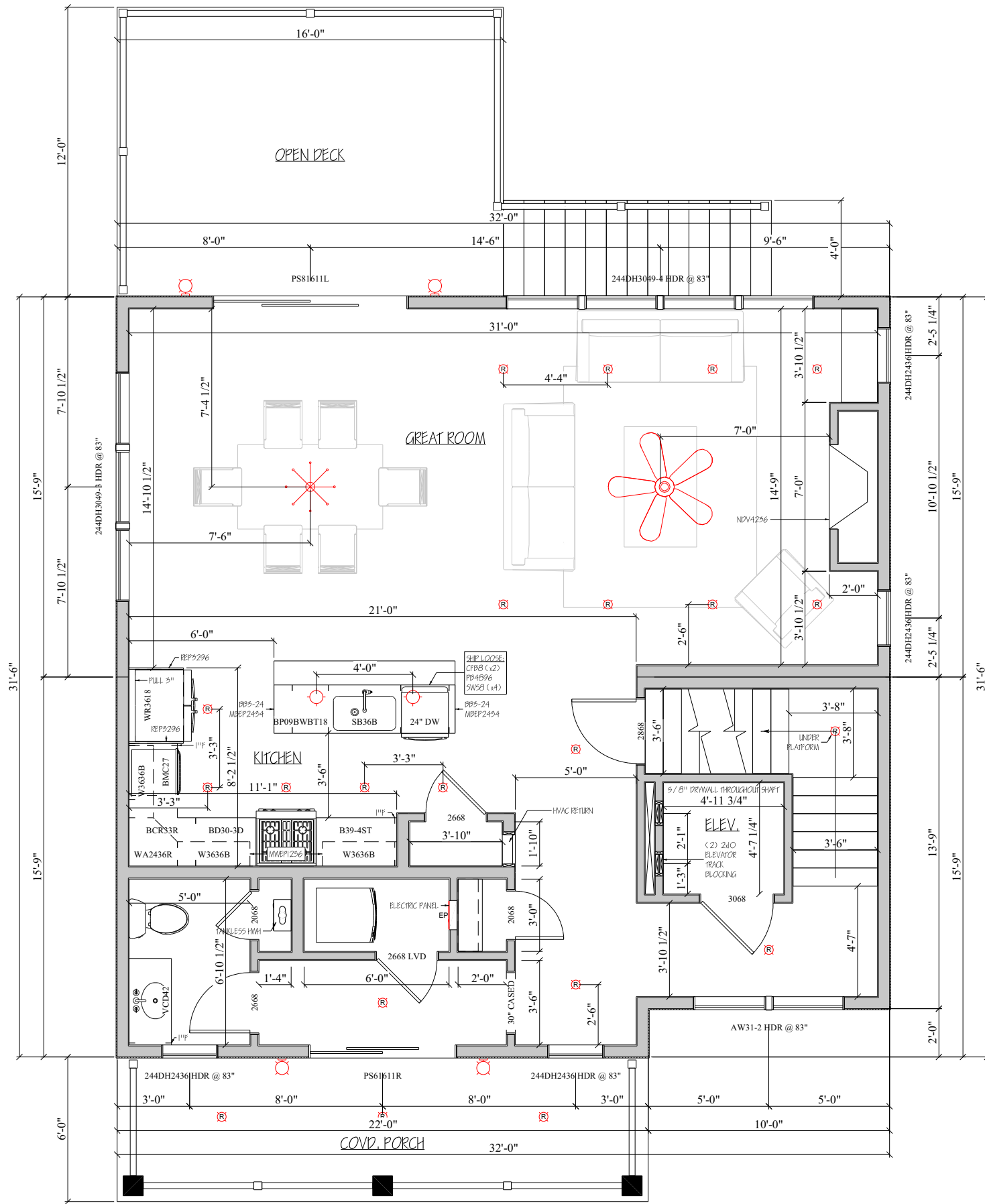


FOUNDATION

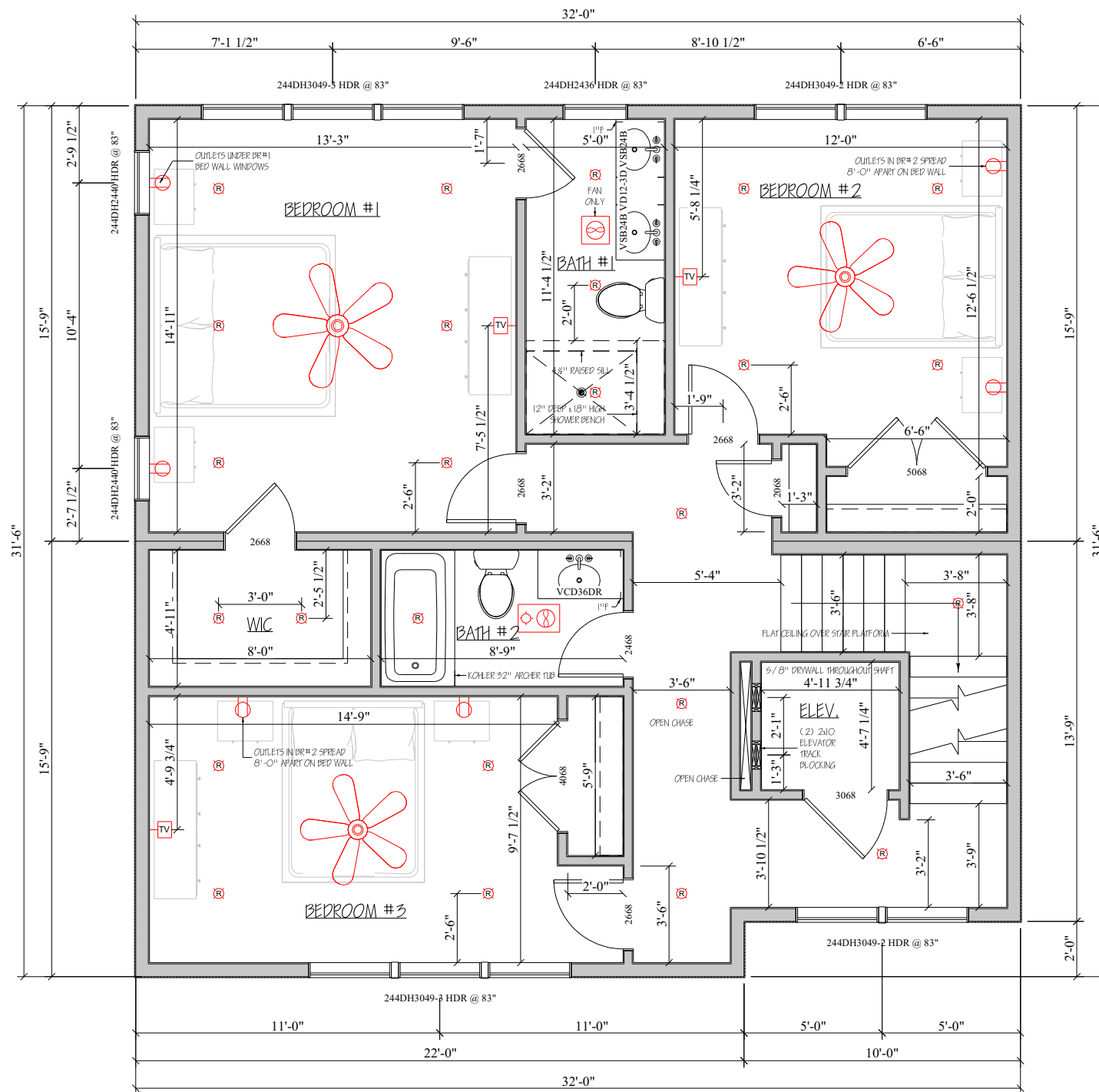
SCALE: 3/16" = 1'-0"

WEAVER RESIDENCE

131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61



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



SECOND FLOOR

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

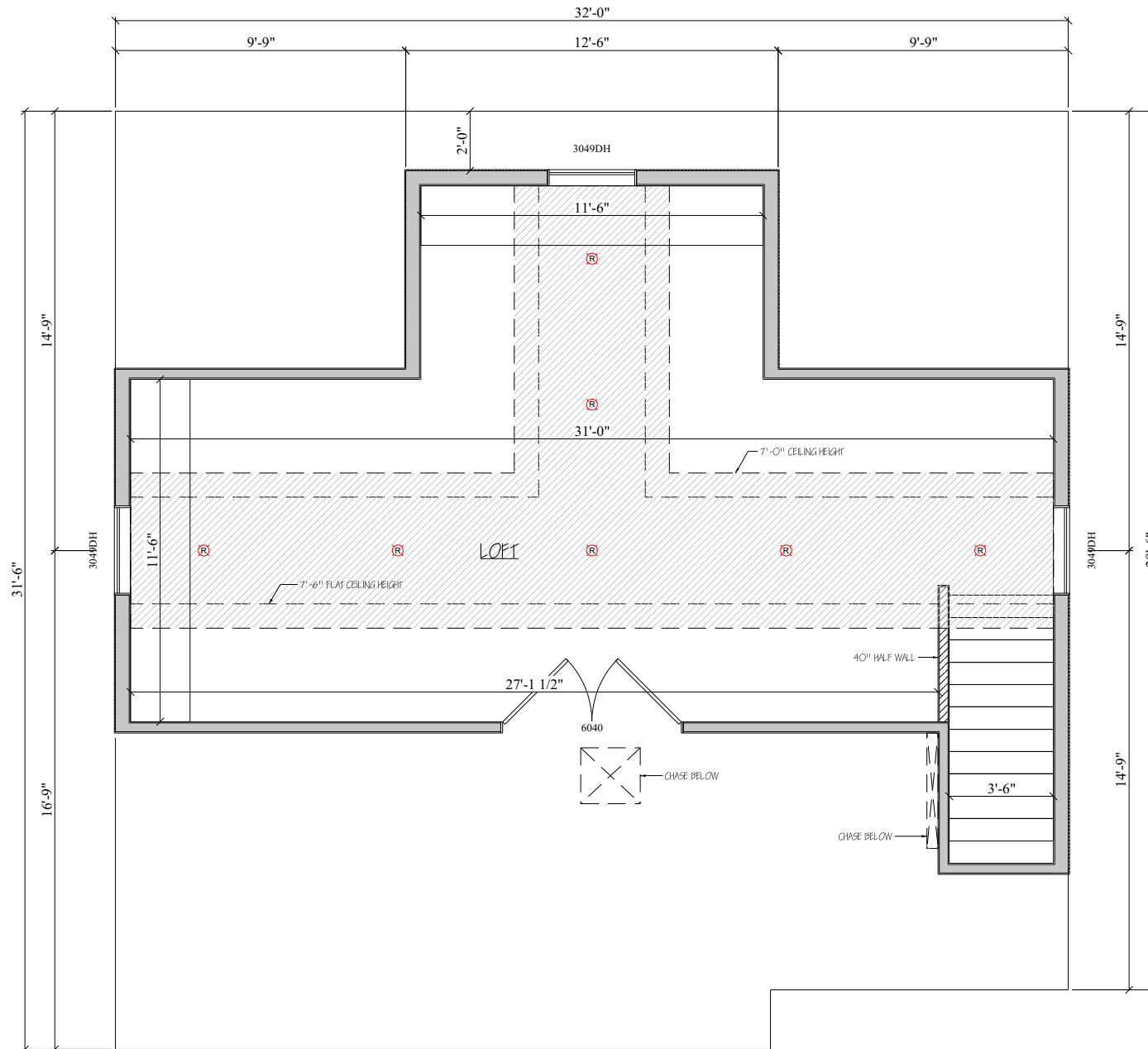
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BLOCK - 169.05 / LOT - 61

DATE:
7/31/2020



MANASQUAN ZONING CODE 35-3:
 FINISHED SPACE OF HALF STORY W/ 5' OR MORE OF HEADROOM INCLUSIVE OF THE
 STAIRCASE + DORMER AREA = 432 SQUARE FEET / TOTAL SQUARE FOOTAGE OF THE FLOOR
 BELOW, 988 SQUARE FEET = 43.72% WHERE A MAXIMUM OF 60% IS ALLOWED

HALF STORY

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

WEAVER RESIDENCE

131 THIRD AVE, MANASQUAN, NJ
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FRONT ELEVATION

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

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131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61

DATE:
7/31/2020



RIGHT ELEVATION

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

ATLANTIC

Item 2.

MODULAR
BUILDERS

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WEAVER RESIDENCE

131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61

DATE:
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A-26



REAR ELEVATION

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

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131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61

DATE:
7/31/2020



LEFT ELEVATION

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

WEAVER RESIDENCE

131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61

DATE:
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WEAVER RESIDENCE

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BLOCK - 169.05 / LOT - 61

DATE:
7/31/2020

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.

September 8, 2020

Atlantic Modular Builders
75 Taylor Avenue
Manasquan, NJ 08736

Re: Block: 169.05 Lot: 61 Zone: R-3 Flood Zone: AE BFE: 10ft. DFE: 11ft
Weaver – 131 Third Avenue

Dear Sir or Madam:

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

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

Survey/front yard average survey prepared by Robert Ragan on February 19, 2020.
Revised plot plan prepared by Joseph Kociuba on May 20, 2020. Revised conceptual plans prepared by Atlantic Modular Builders on July 31, 2020.

Application denied for the following reason(s):

Section 35-9.4 – Front Setback – 25ft. Required
18.47ft. Average
8ft. Proposed

“ - Rear Setback – 20ft. Required
8.39 Proposed to rear deck

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

Section 28-1.3 – requires that the drywell(s) must meet the minimum storage requirements.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "R. Furey". The signature is written in a cursive style with a large, stylized initial "R".

Richard Furey
Zoning/Code Enforcement Officer



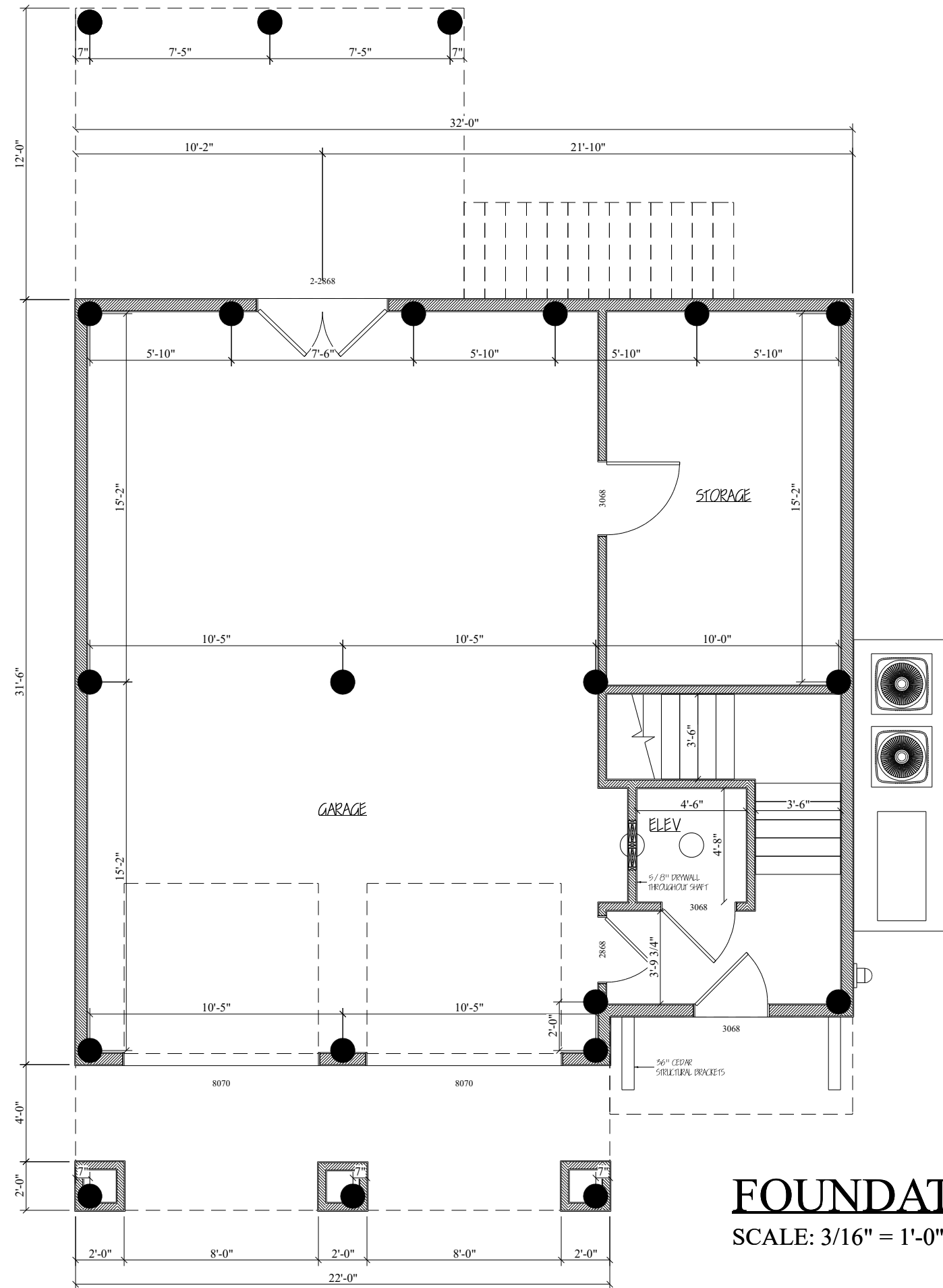
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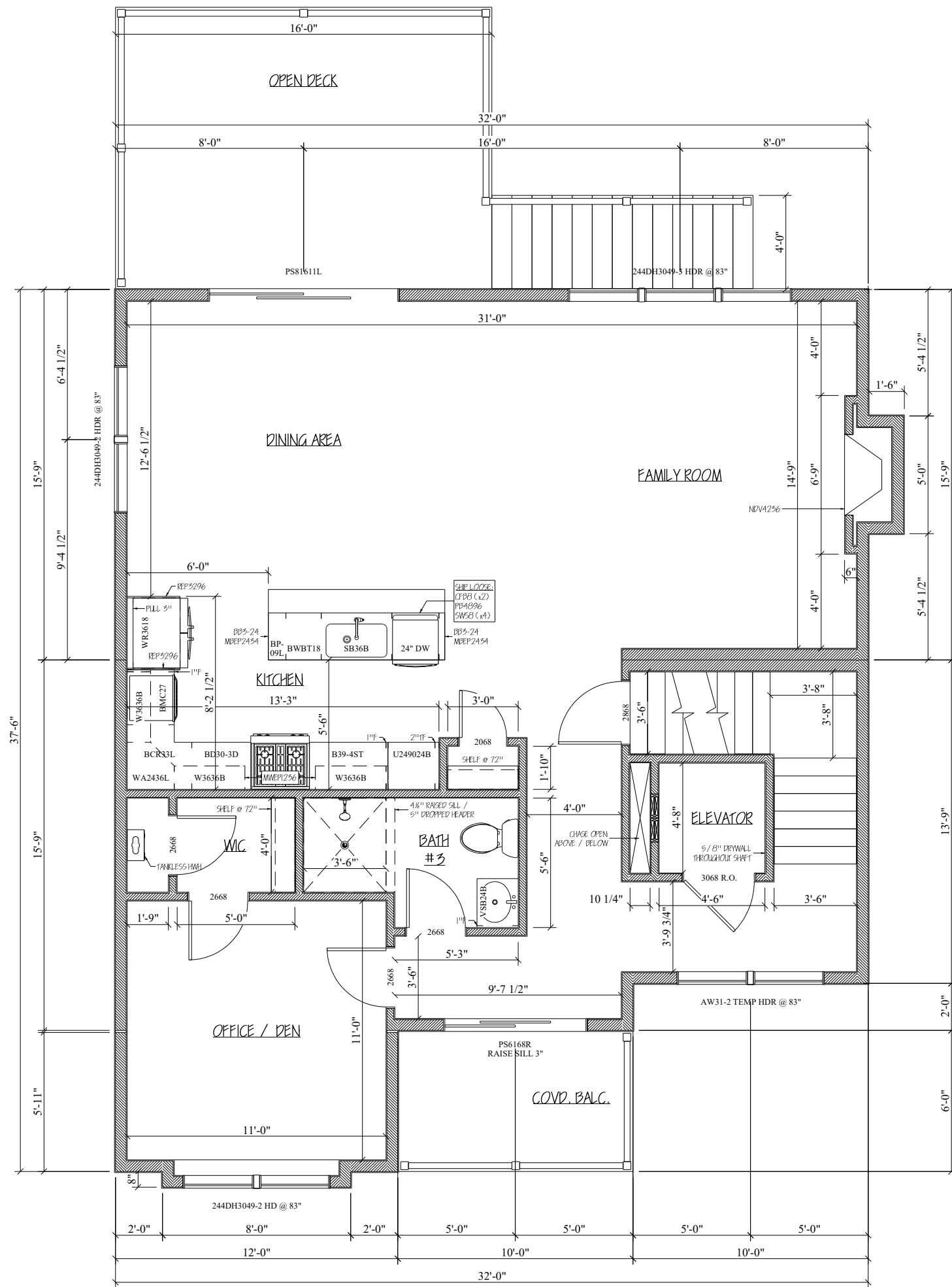


FOUNDATION PLAN

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

WEAVER RESIDENCE

131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61



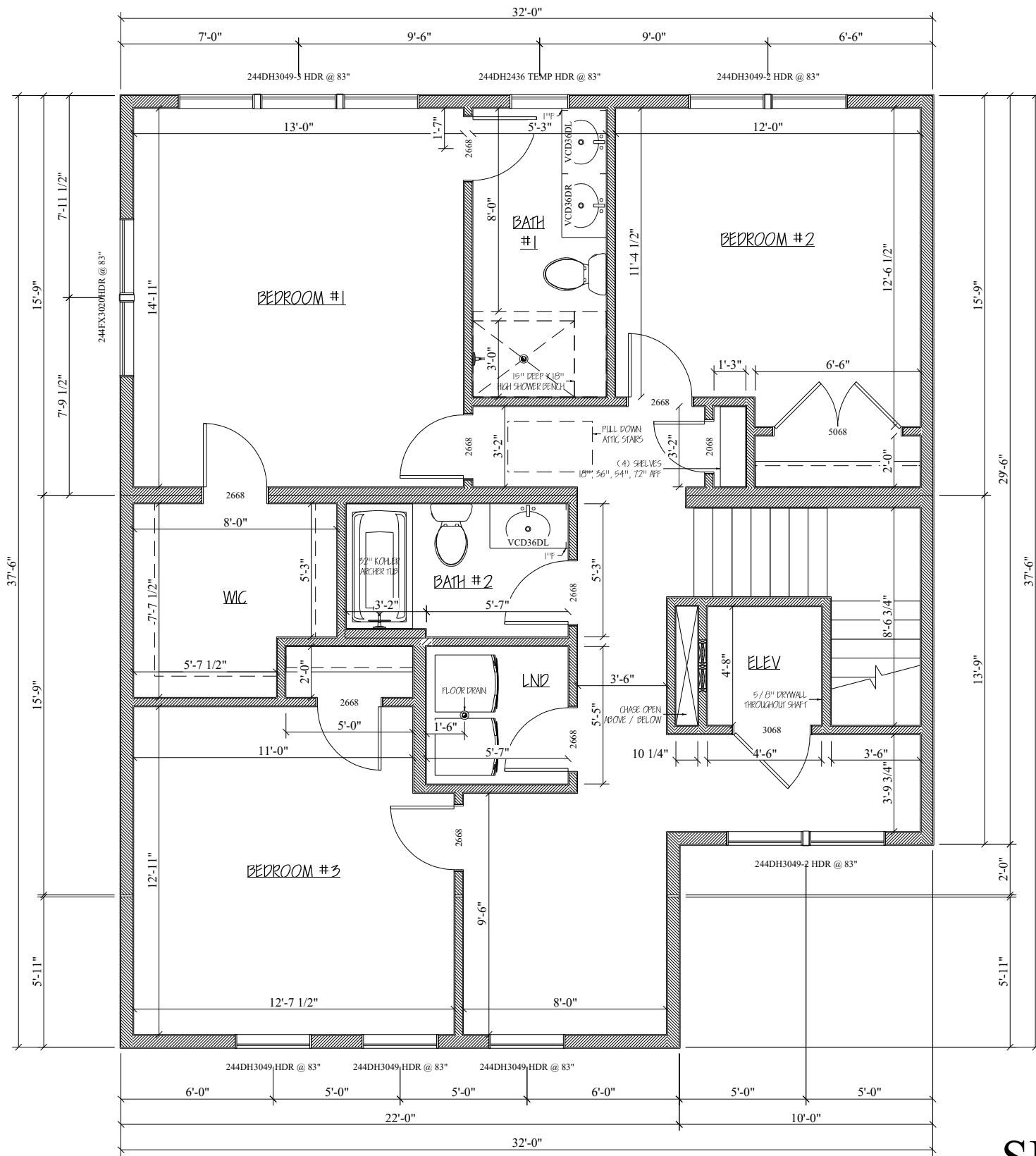
FIRST FLOOR PLAN

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

WEAVER RESIDENCE

131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61

DATE:
1/13/2021



SECOND FLOOR PLAN

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

WEAVER RESIDENCE

131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61

DATE:
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FRONT ELEVATION

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



REAR ELEVATION

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

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

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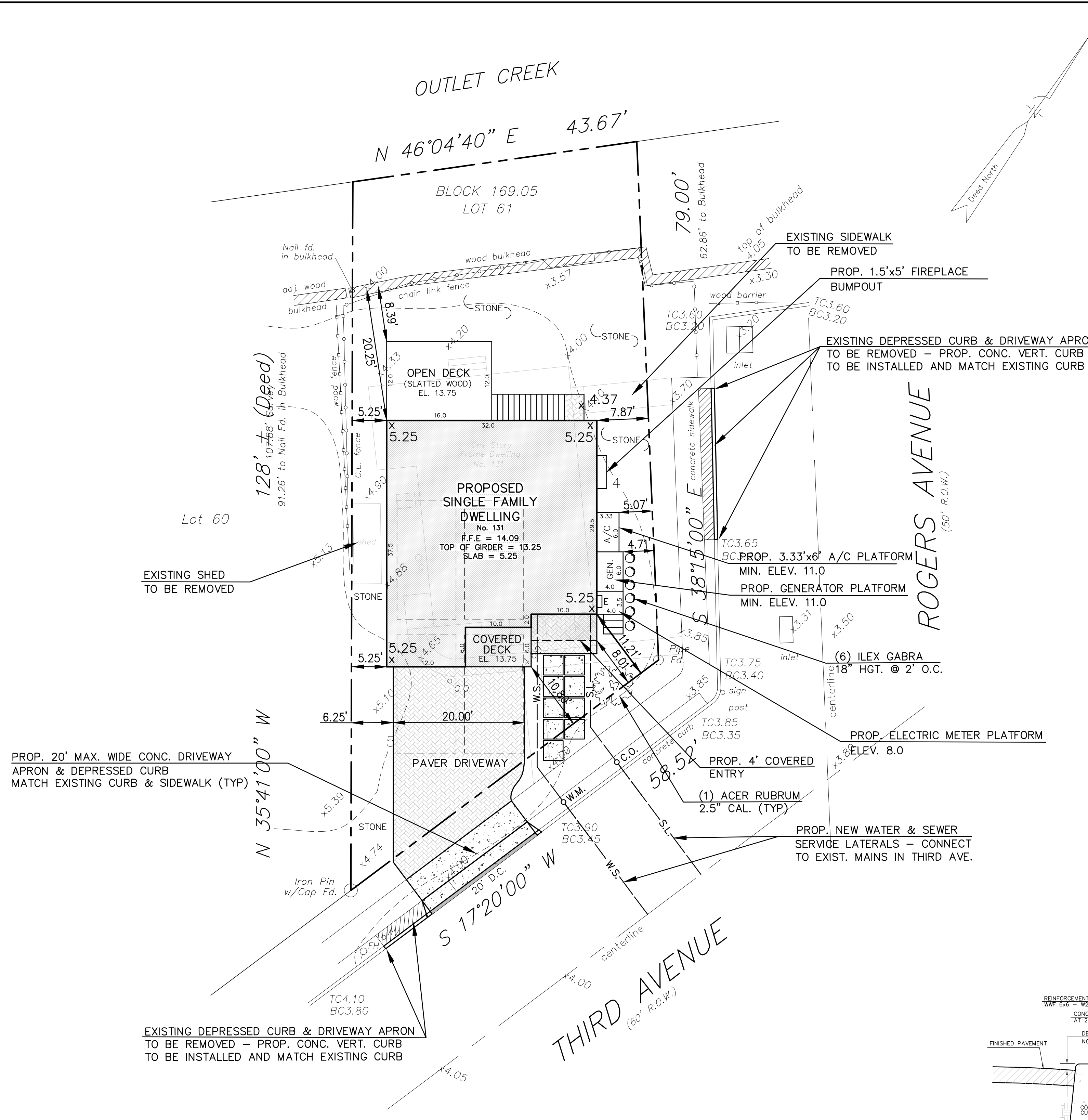
DATE:
1/13/2021



RIGHT ELEVATION
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AREA MAP
SCALE 1" = 300'



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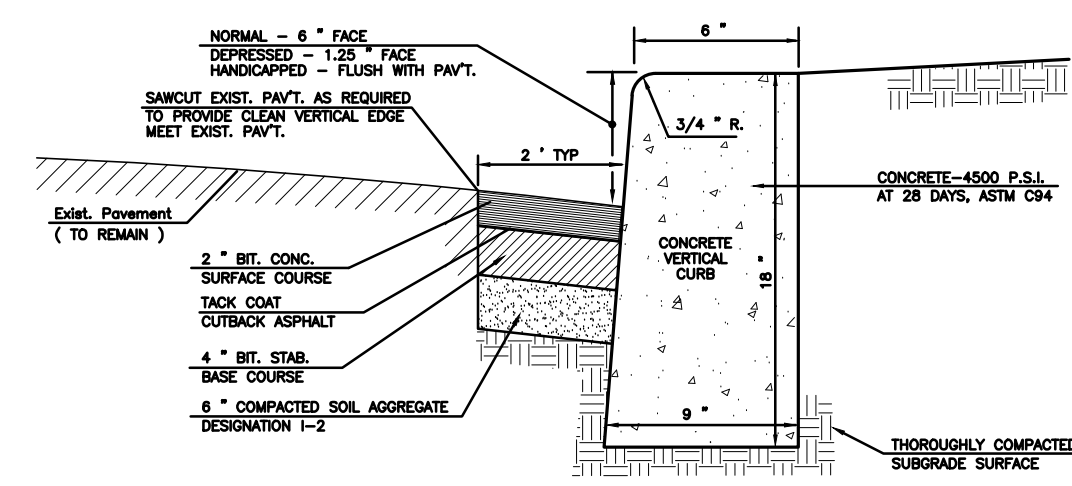
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- PROPERTY IS LOCATED IN ZONE "AE" - ELEV. 10.0 PER FEMA PRELIMINARY FIRM MAPS
- HOUSE HEIGHT NOT TO EXCEED 33 FT. ABOVE TOP OF CURB ELEVATION
- ALL EXISTING LOT AMENITIES, HOUSE, WALKS, DRIVEWAY & SHED TO BE REMOVED
- REMAINING LOT AREA AFTER NEW DEVELOPMENT TO HAVE STONE SURFACING.
- ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND, IF POSSIBLE.
- EXISTING CURB & SIDEWALK TO BE REPLACED, IF DEEMED NECESSARY, AT THE DIRECTION OF THE BOROUGH ENGINEER.

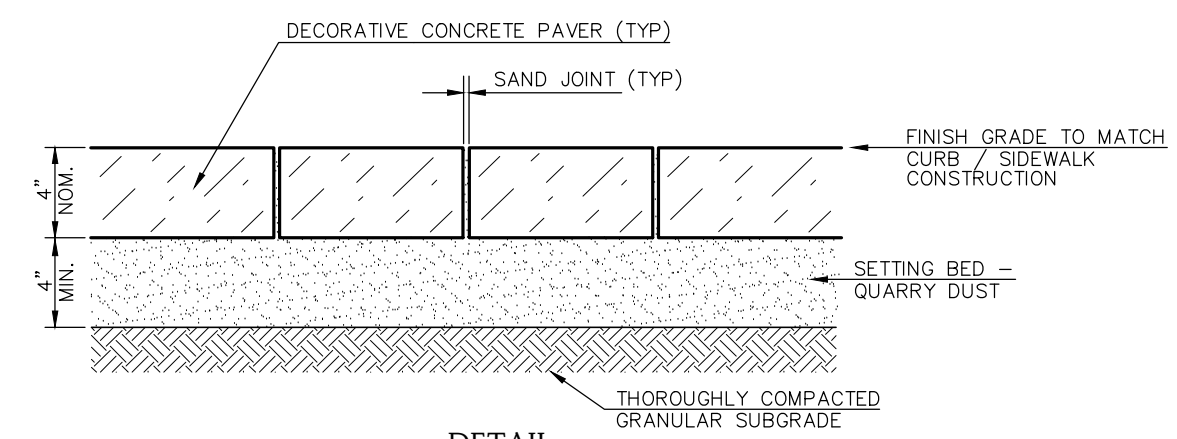
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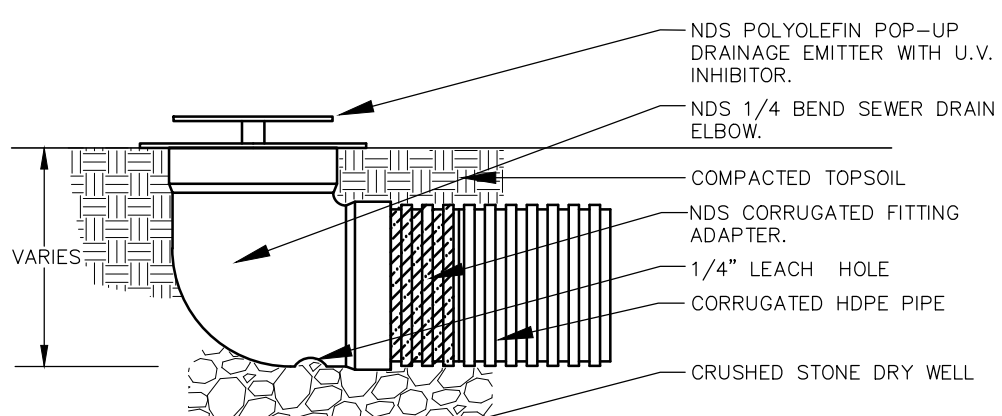
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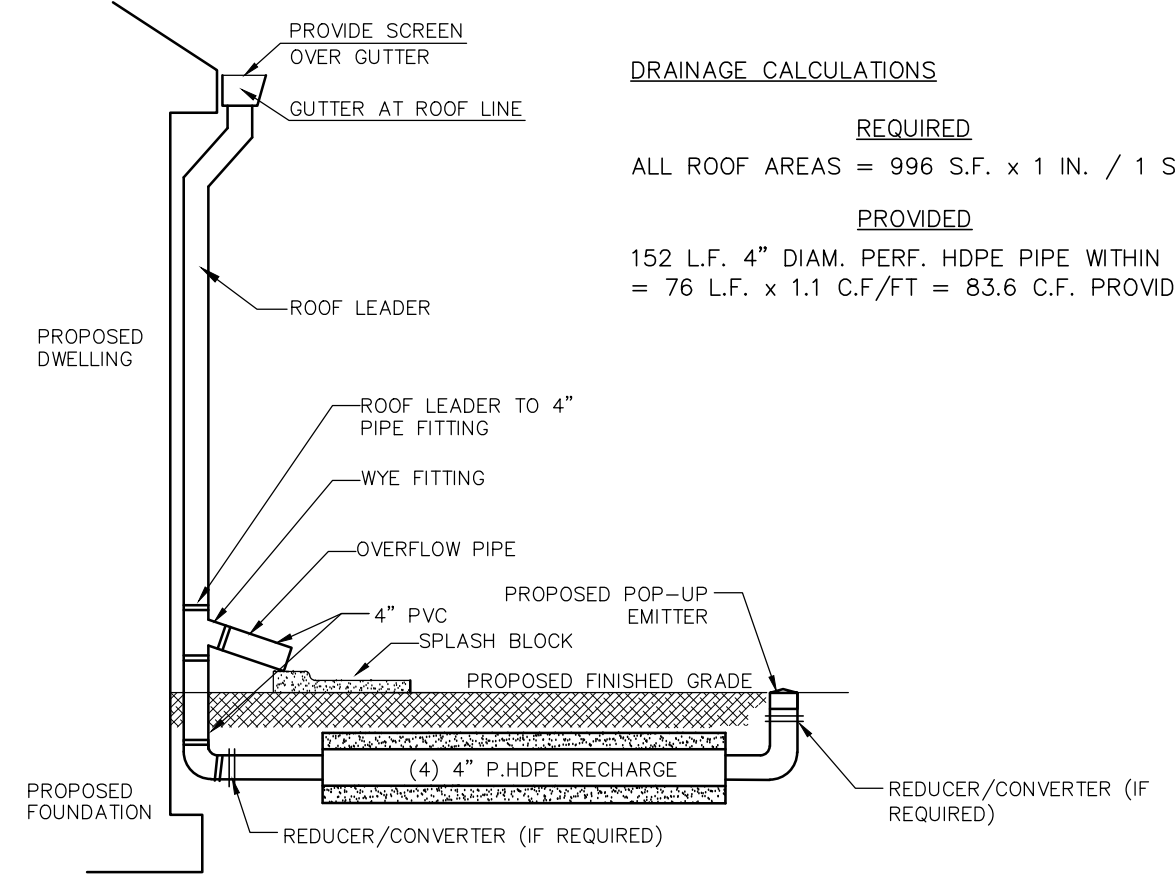
DETAIL: CONCRETE CURB & ROADWAY PAVEMENT RESTORATION



DETAIL: CONCRETE PAVER SURFACING



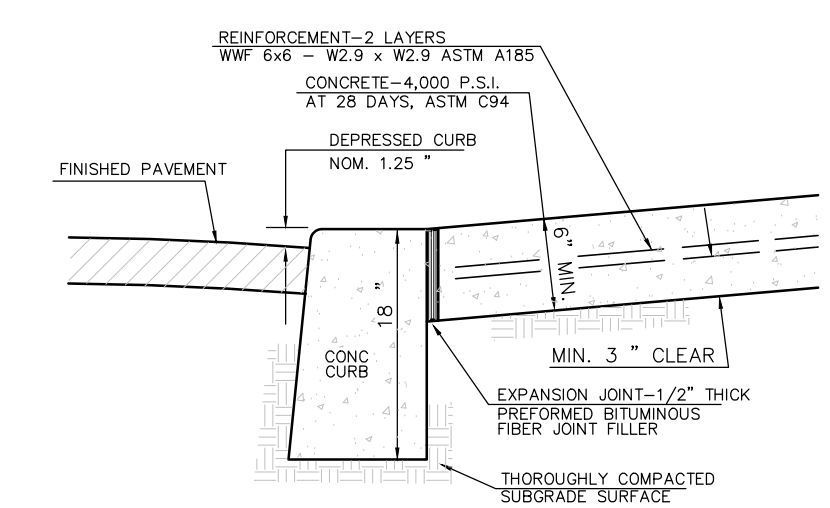
DETAIL: POP-UP DRAINAGE EMITTER



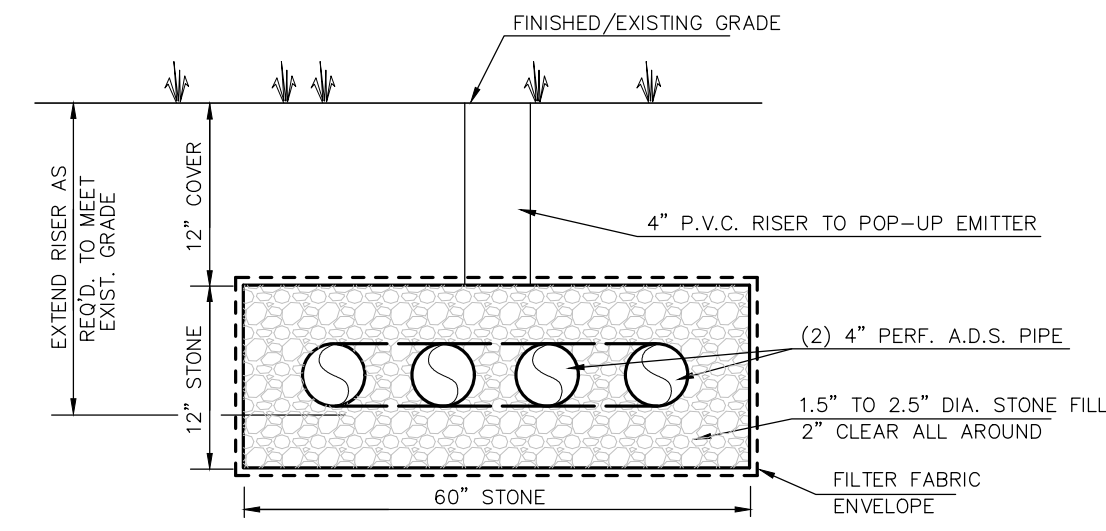
DETAIL: ROOF LEADER & RECHARGE SYSTEM

DRAINAGE CALCULATIONS

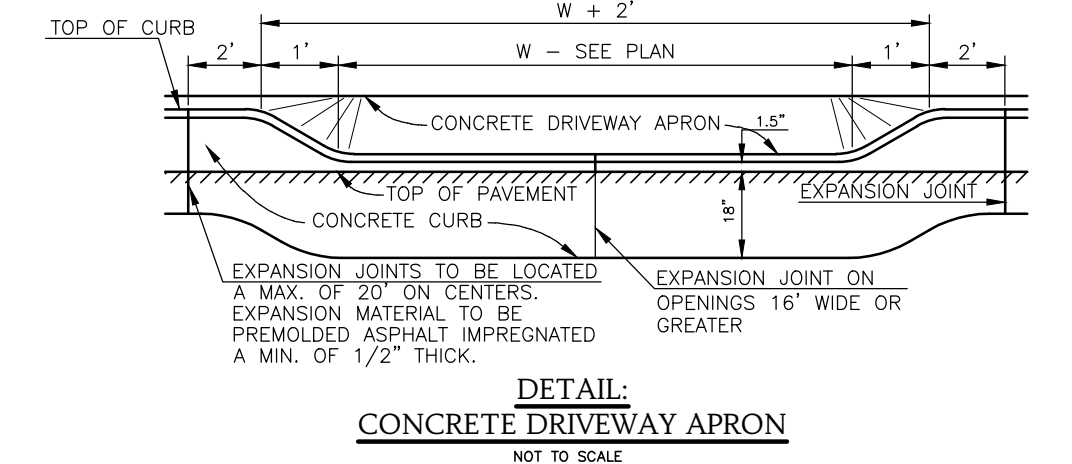
REQUIRED
 ALL ROOF AREAS = 996 S.F. x 1 IN. / 1 S.F. = 83.0 C.F. REQUIRED
 PROVIDED
 152 L.F. 4" DIAM. PERF. HDPE PIPE WITHIN 76 L.F. OF 12" W x 30" D STONE TRENCH = 76 L.F. x 1.1 C.F./FT = 83.6 C.F. PROVIDED



DETAIL: CONCRETE DRIVEWAY & APRON



DETAIL: PERFORATED P.V.C. RECHARGE



DETAIL: CONCRETE DRIVEWAY APRON

3.	11/7/2021	REVISED BUILDING HEIGHT.
2.	11/10/2020	REVISED PER BORO ENGINEERING LETTER DATED 10/14/2020.
1.	9/16/2020	REVISED FRONT SETBACK ON THIRD AVE. SIDE

PLOT PLAN
131 THIRD AVENUE
BLOCK 169.05 - LOT 61
 FOR CINTHIA WEAVER
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
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 KBAengineering@gmail.com
 Certificate of Authority No.: 245438229500

DRN	CHK
JJK	JJK
PROJECT NO. 2020-111	
SCALE AS SHOWN	
DATE 5/20/2020	
SHEET 1 OF 1	
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850	