PLANNING BOARD SECOND MEETING AGENDA
CONDUCTED WITH ZOOM
DECEMBER 15, 2020 4:00 PM – TUESDAY

Join Zoom Meeting
https://zoom.us/j/2610095007?pwd=d01aMVlrY0hINVFGd25RcGpyZS83QT09
OR
Tel – 1-646 876 9923 US (New York)
ID # 261 009 5007
Password 281 797

Please take notice that the Manasquan Planning Board will convene a remote meeting on December 15, 2020 4:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

Members of the public are welcome to, and encouraged to, participate by observing/participating in the remote meeting. The meeting will be held via Zoom. You can access the meeting through the Zoom App via a smartphone or tablet, via a special link on your computer, or by telephone. Note the information printed above.

PUBLIC MEETING

Salute to the Flag
Roll Call
Sunshine Law Announcement

OLD/NEW BUSINESS

1. APPROVAL OF PROFESSIONAL VOUCHERS

APPLICATION

1. #24-2020 - STOMA, MERIDITH AND PETER - 26 PEARCE COURT
2. #26-2020 WEAVER, CYNTHIA - 131 THIRD AVENUE
3. #31-2020 VASILENKO, 43 TAYLOR AVENUE

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

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

August 11, 2020

Peter Stoma
18 Leaycraft Lane
Caldwell, NJ 07006

Re: Block: 155 Lot: 11 Zone: R-3 Flood Zone: AE BFE: 10ft. DFE: 11ft.
26 Pearce Court

Dear Sir:

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

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

Plot plan prepared by Joseph Kociuba on June 11, 2020. Conceptual building plans prepared Christopher Rice on June 18, 2020.

Application denied for the following reason(s):

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

" - Lot Area – 3,400s.f. Required
3,147s.f. Existing

" - Rear Setback – 20ft. Required
19ft. Proposed to raised rear porch

" - Side Setback (Left) – 7ft. Required
4.97ft. Proposed

" - Side Setback (Right) – 5ft. Required
3.76ft. Proposed to house
2.59ft. Proposed to chimney

" - Building Coverage – 35% Permitted
37.2% Proposed

" - Lot Coverage – 50% Permitted
53.54% Proposed

Section 35-7.7 – Curb Cut – 12ft. Permitted
15ft. Proposed

Section 35-11.8c Prohibits locating any mechanical equipment (air conditioning condensing units and shower enclosure) in the required 7ft. side setback area.

Section 35-11.8j – Requires that a standby generator must be located in the rear yard only.

Additional required documentation:

- Prior approval from the Shade Tree Commission regarding any trees that are going to be removed as part of this project.
- Plot plan revised to show compliance with Section 28-1.3 (stormwater containment)

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

BORO ENGINEERING

October 2, 2020

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

Re: Boro File No. MSPB-R1310
Variance – Stoma
Block 155, Lot 1
26 Pearce Court
R-3 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Topographic Survey prepared by Paul Lynch, P.L.S., dated May 1, 2019.

2. Plot Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated June 11, 2020.

3. Architectural Floorplans and Elevations, prepared by Dustin Brown, RA, of Rice and Brown Architects, dated June 18, 2020.

The property is located in the R-3 Single-Family Residential Zone with frontage on Pearce Court and Rogers Avenue. With this application, the applicant proposes to construct a new two-story raised dwelling and associated site improvements on the existing lot. The application is deemed complete as of October 2, 2020.

The following are our comments and recommendations regarding this application:

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

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

   a. A minimum rear yard setback of 20 feet is required, whereas a setback of 19.13 feet is proposed.

   b. A minimum side yard (corner lot) setback of 7 feet is required, whereas a setback of 4.97 feet is proposed (north).

c. A minimum side yard setback of 5 feet is required, whereas a setback of 3.76 feet is proposed, and 2.59 feet to the chimney overhang (south).

d. A maximum building coverage of 35% is permitted, whereas a building coverage of 37.02% is proposed (30.66% exists).

e. A maximum lot coverage of 50% is permitted, whereas a lot coverage of 53.54% is proposed (59.68% exists).

f. A maximum curb cut of 12 feet is permitted, whereas a curb cut of approximately 15 feet is proposed.

g. Mechanical equipment and outdoor showers are not permitted within the side yard setback whereas both are proposed in the northern side yard setback.

h. Standby generators must be located in the rear yard, whereas the proposed generator is located in the northern side yard setback.

3. The following non-conformities exist on Lot 1 and are not proposed to be modified as part of this application:

   a. A minimum lot area of 3,400 square feet is required, whereas an area of 3,147 square feet exists and is proposed.

   b. A minimum lot frontage of 40 square feet is required, whereas a frontage of 35 feet exists and is proposed.

4. The submitted survey shows and existing shed, fence, and pavers within the borough right-of-way. The intent of the improvements to remain or be removed should be indicated. The plans also show the side entrance steps/landing within the right-of-way which will require borough approval.

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. The proposed first floor elevation of the dwelling at 14.35 feet where the current base flood elevation is 10 feet.

7. Two conforming parking spaces are provided, one in the driveway and one in the garage. It also appears that the required 80 square feet of storage space is provided on the ground floor.

8. The proposed driveway material should be indicated on the plan.

9. The method of property stabilization (stone, grass) should be indicated on the plot plan.

10. A grading plan for the property has been provided.

11. Any proposed utilities should be located underground if possible.

12. A landscaping plan for the property must be provided. No trees will be removed as part of this application.

13. Any curb and sidewalk must be replaced along Pearce Court and Rogers Avenue as necessary.

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

Very truly yours,

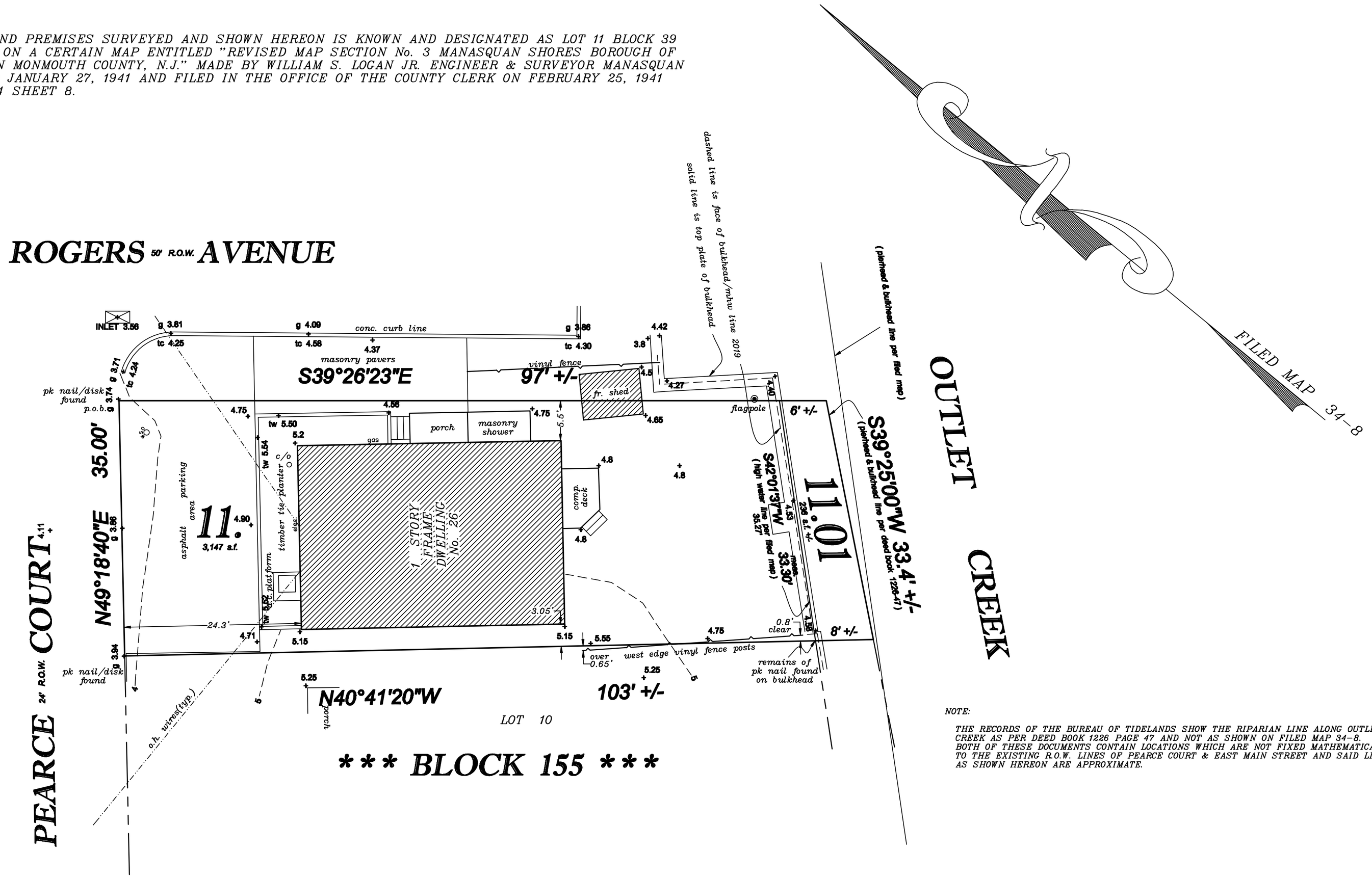
ALBERT D. YODAKIS, P.E., P.P.
MANASQUAN PLANNING BOARD
ENGINEER

ADY:jy

cc: George McGill, esq., Planning Board Attorney
C. Keith Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736
Joseph Kociuba, PE, PP
KBA Engineering Services LLC, 2517 Route 35, Bldg E, Ste 203, Manasquan, NJ 08736
Peter Stoma
18 Leaycraft Lane, Caldwell, NJ 07006

DB REF: 9076- 3121

THE LOT AND PREMISES SURVEYED AND SHOWN HEREON IS KNOWN AND DESIGNATED AS LOT 11 BLOCK 39 AS SHOWN ON A CERTAIN MAP ENTITLED "REVISED MAP SECTION No. 3 MANASQUAN SHORES BOROUGH OF MANASQUAN MONMOUTH COUNTY, N.J." MADE BY WILLIAM S. LOGAN JR. ENGINEER & SURVEYOR MANASQUAN N.J. DATED JANUARY 27, 1941 AND FILED IN THE OFFICE OF THE COUNTY CLERK ON FEBRUARY 25, 1941 IN CASE 34 SHEET 8.



NOTE:

THE RECORDS OF THE BUREAU OF TIDELANDS SHOW THE RIPARIAN LINE ALONG OUTLET CREEK AS PER DEED BOOK 1226 PAGE 47 AND NOT AS SHOWN ON FILED MAP 34-8. BOTH OF THESE DOCUMENTS CONTAIN LOCATIONS WHICH ARE NOT FIXED MATHEMATICALLY TO THE EXISTING R.O.W. LINES OF PEARCE COURT & EAST MAIN STREET AND SAID LINES AS SHOWN HEREON ARE APPROXIMATE.

REVISED 11-10-20

THE ELEVATIONS & CONTOURS SHOWN HEREON ARE REFERENCED TO N.A.V.D. 1988

RECORD EASEMENTS WHICH MAY AFFECT THE PREMISES SURVEYED AND WHICH ARE IDENTIFIED BY A TITLE SEARCH ARE NOT SHOWN HEREON.

ANY OBJECT BENEATH AND NOT VISIBLE ON THE SURFACE OF THE EARTH OF THE LOT AND PREMISES SURVEYED AND SHOWN HEREON HAS NOT BEEN LOCATED.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC SURVEY
FOR

PETER H. STOMA & MEREDITH KAPLAN STOMA

SITUATE IN THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY
KNOWN AND DESIGNATED AS LOT 11 BLOCK 155 AS SHOWN ON THE
TAX MAP OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY

PAUL K. LYNCH
LAND SURVEYOR♦BOUNDARY CONSULTANT
P.O. BOX 1453 WALL, N.J. 07719 (732)681-4035 PKLYNCHLS@GMAIL.COM

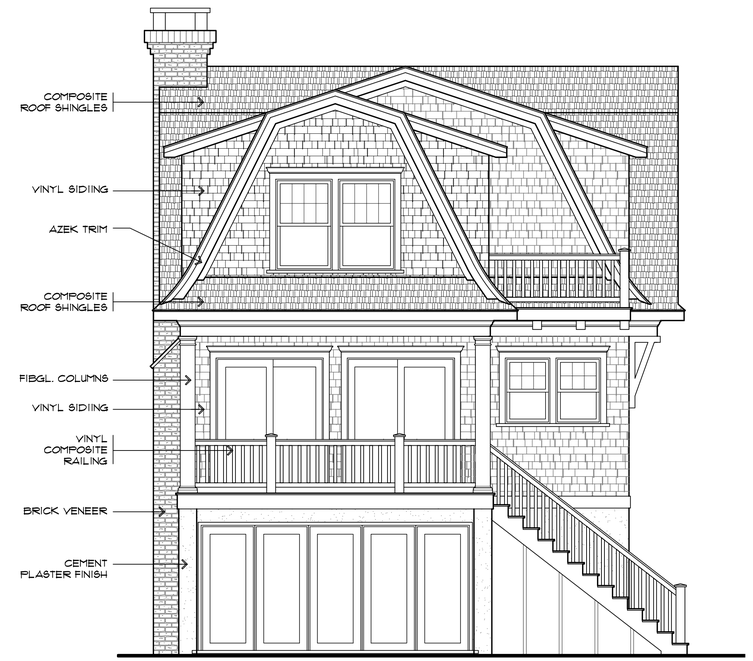
NEW JERSEY PROFESSIONAL LAND SURVEYOR
LICENSE No. 35855

Date:	5-01-19
Scale:	1" = 10'
FB:	99142
File:	570419155-11
Drawing:	C175457

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

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

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



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

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

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

DUSTIN C. BROWN
CO. LIC. NO. 402474

NEW CONSTRUCTION
STOMA RESIDENCE
26 PEARCE COURT, MANASQUAN, NJ
LOT: 11 BLOCK: 155

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

REVISIONS:

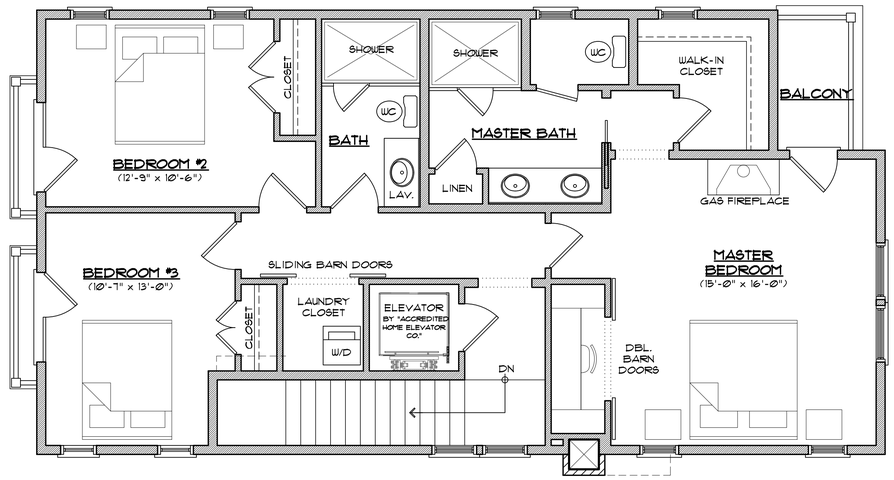
COMM. 1911

DRAWN BY: DCB

DATE: 6/18/20

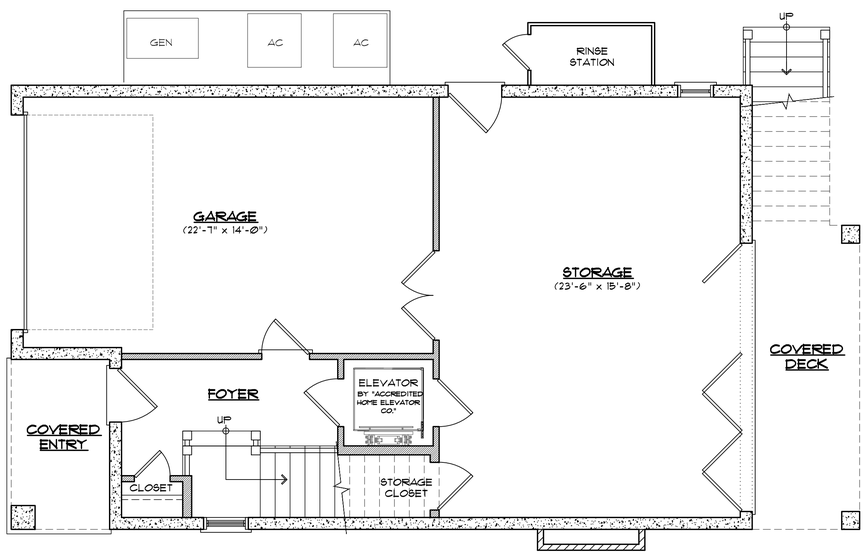
A-1

SHT. 1 OF 2



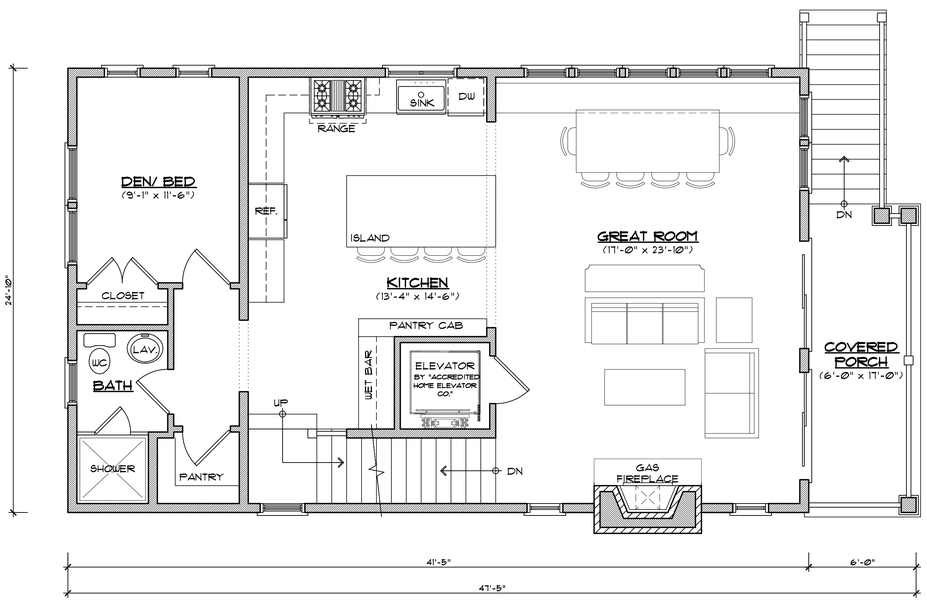
SECOND FLOOR PLAN

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



GROUND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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

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

DUSTIN C. BROWN
CO. LIC. NO. 402474

NEW CONSTRUCTION STOMA RESIDENCE

26 PEARCE COURT, MANASQUAN, NJ

BLOCK: 155

LOT: 11

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

REVISIONS:

COMM. 1911

DRAWN BY: DCB

DATE: 6/18/20

A-2

SHT. 2 OF 2

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

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
6.5ft. 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,

Richard Furey
Zoning/Code Enforcement Officer

APPLICATION TO THE PLANNING BOARD

Applicant's Name Cinthia 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.

Revised 1/15/2014

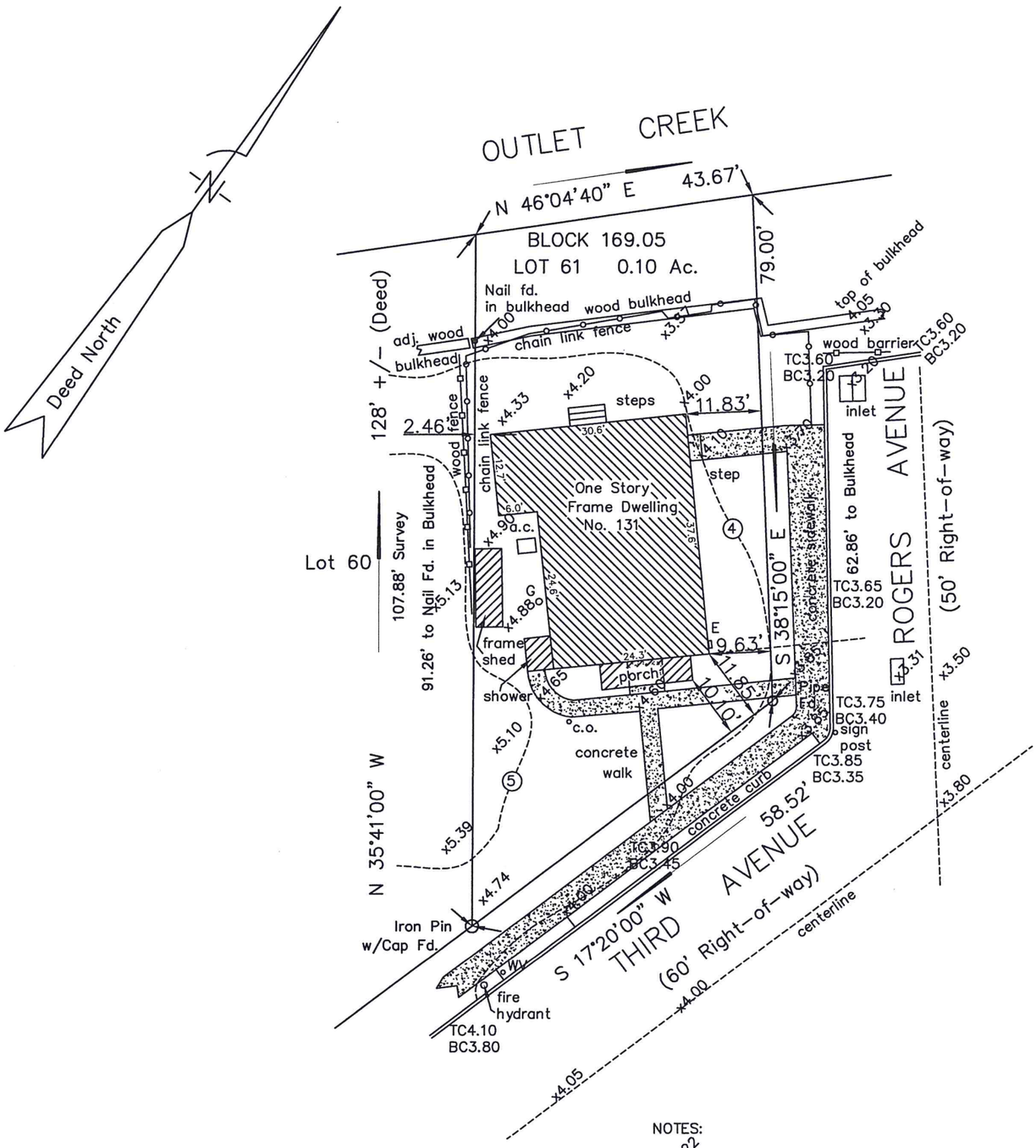
Are there any Deed Restrictions, easements, or covenants affecting this property and if so please attach NO

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

Signature of Applicant or Agent _____

Date 9/17/20

Terrance Hegel
Agent for Owner



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:

x4.22 indicates existing spot elevation

(4) 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
Wall Township New Jersey
Ph. 732-280-7000 Fax 732-280-6900

Scale:	Date:	Deed Reference:	File No.:
1" =20'	Feb. 19, 2020	OR 8934 Pg. 3836	S20-004

A-1

DATE:
7/31/2020

WEAVER RESIDENCE

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

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

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

ATLANTIC MODULAR BUILDERS

A-2

DATE:
7/31/2020

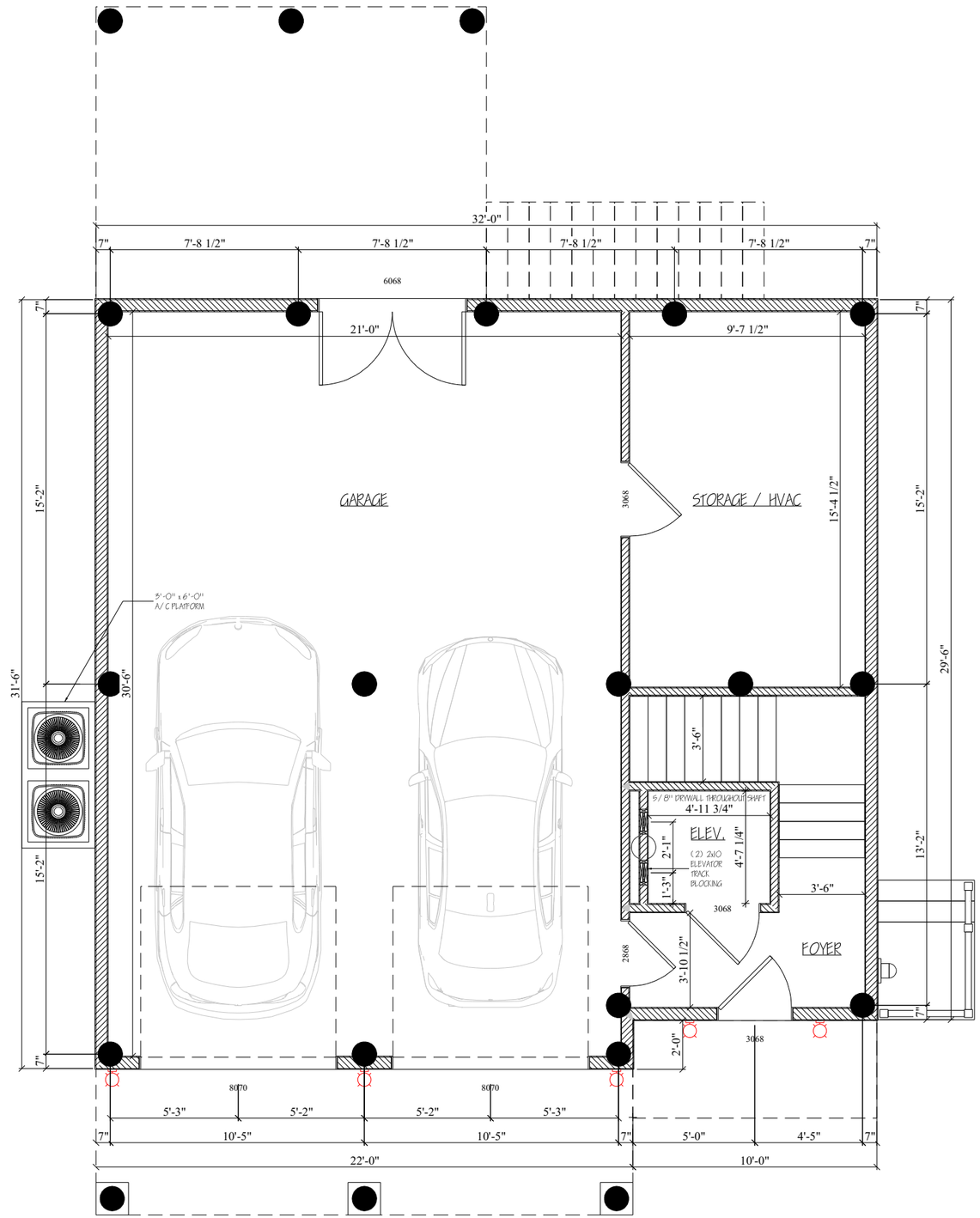
WEAVER RESIDENCE

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

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

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

ATLANTIC MODULAR BUILDERS



FOUNDATION

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

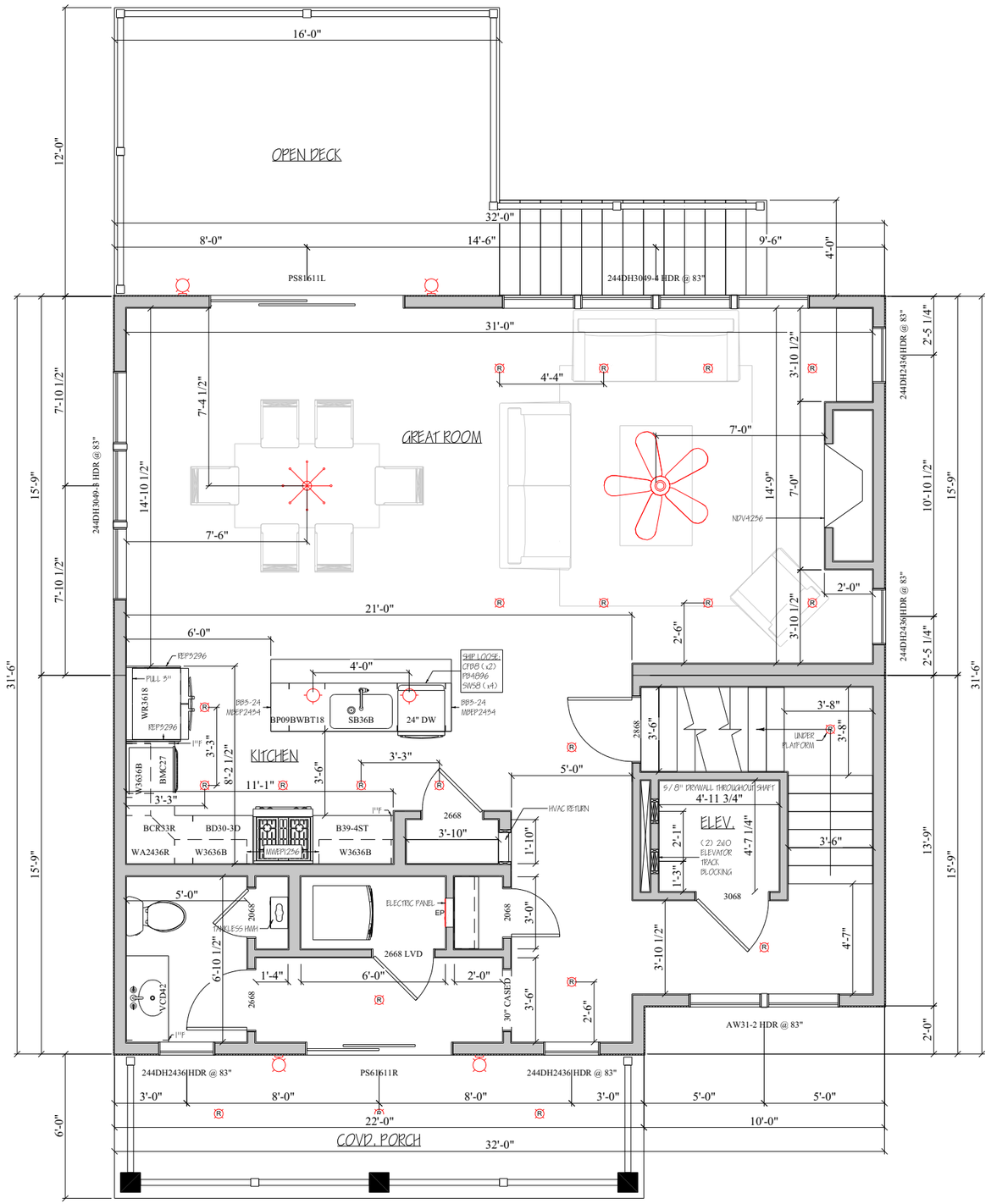
ATLANTIC MODULAR BUILDERS

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

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

DATE:
7/31/2020

A-3



FIRST FLOOR

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

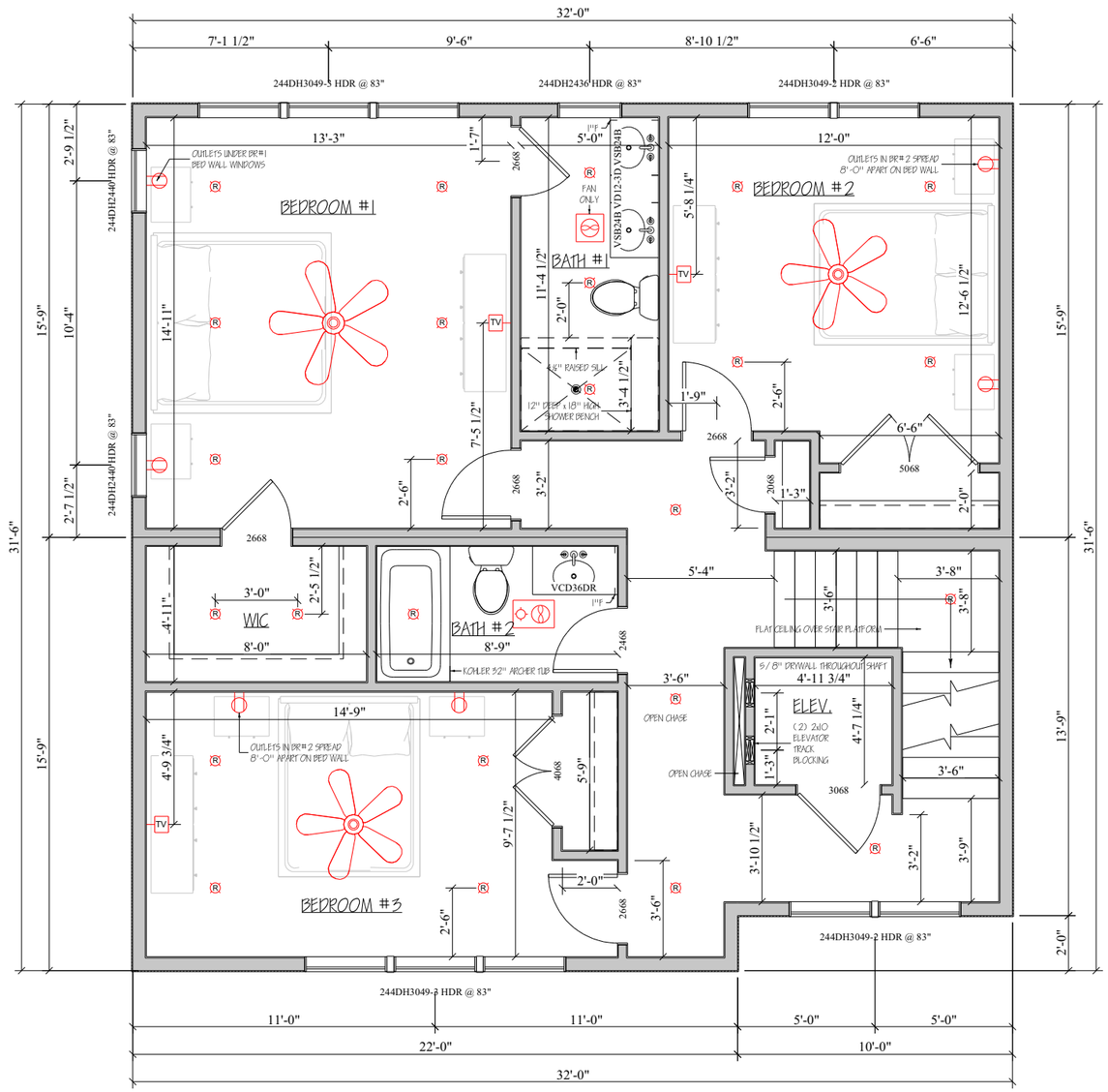
ATLANTIC MODULAR BUILDERS

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

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

DATE:
7/31/2020

A-4



SECOND FLOOR

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

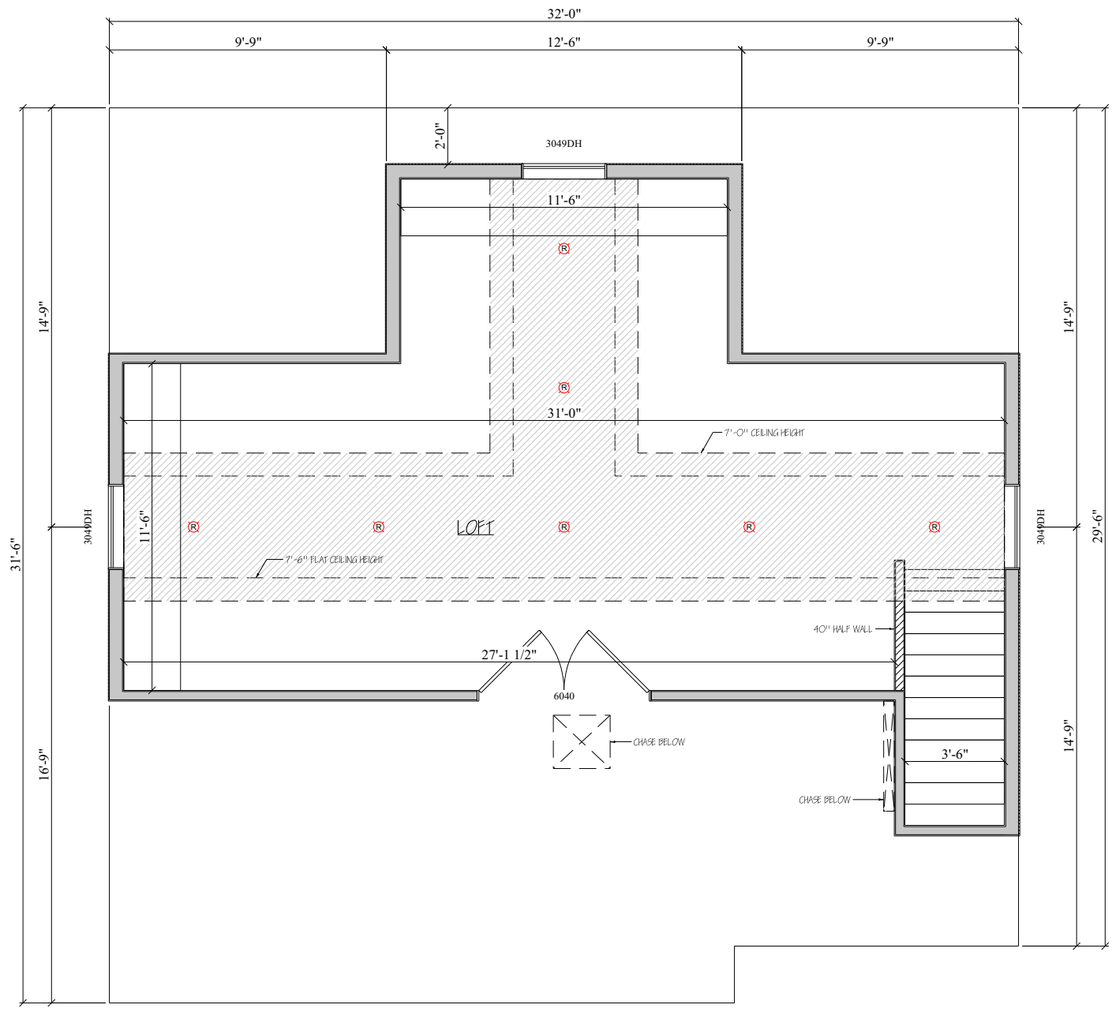
ATLANTIC MODULAR BUILDERS

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

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

DATE:
7/31/2020

A-5



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"

ATLANTIC MODULAR BUILDERS

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

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

DATE:
7/31/2020

A-6

FRONT ELEVATION

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

ATLANTIC MODULAR BUILDERS

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

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

WEAVER RESIDENCE

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

DATE:
7/31/2020

A-7

RIGHT ELEVATION

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

ATLANTIC MODULAR BUILDERS

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

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

DATE:
7/31/2020

A-8

REAR ELEVATION

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

ATLANTIC MODULAR BUILDERS

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

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

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

DATE:
7/31/2020

A-9

LEFT ELEVATION

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

ATLANTIC MODULAR BUILDERS

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

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

WEAVER RESIDENCE

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

DATE:
7/31/2020

A-10

ATLANTIC MODULAR BUILDERS

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

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

WEAVER RESIDENCE

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

DATE:
7/31/2020

A-11

ATLANTIC MODULAR BUILDERS

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

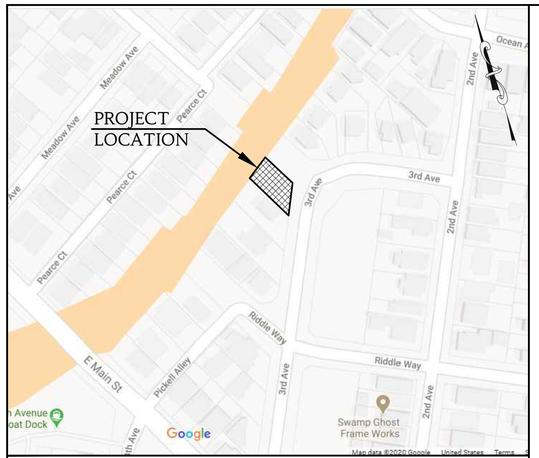
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

WEAVER RESIDENCE

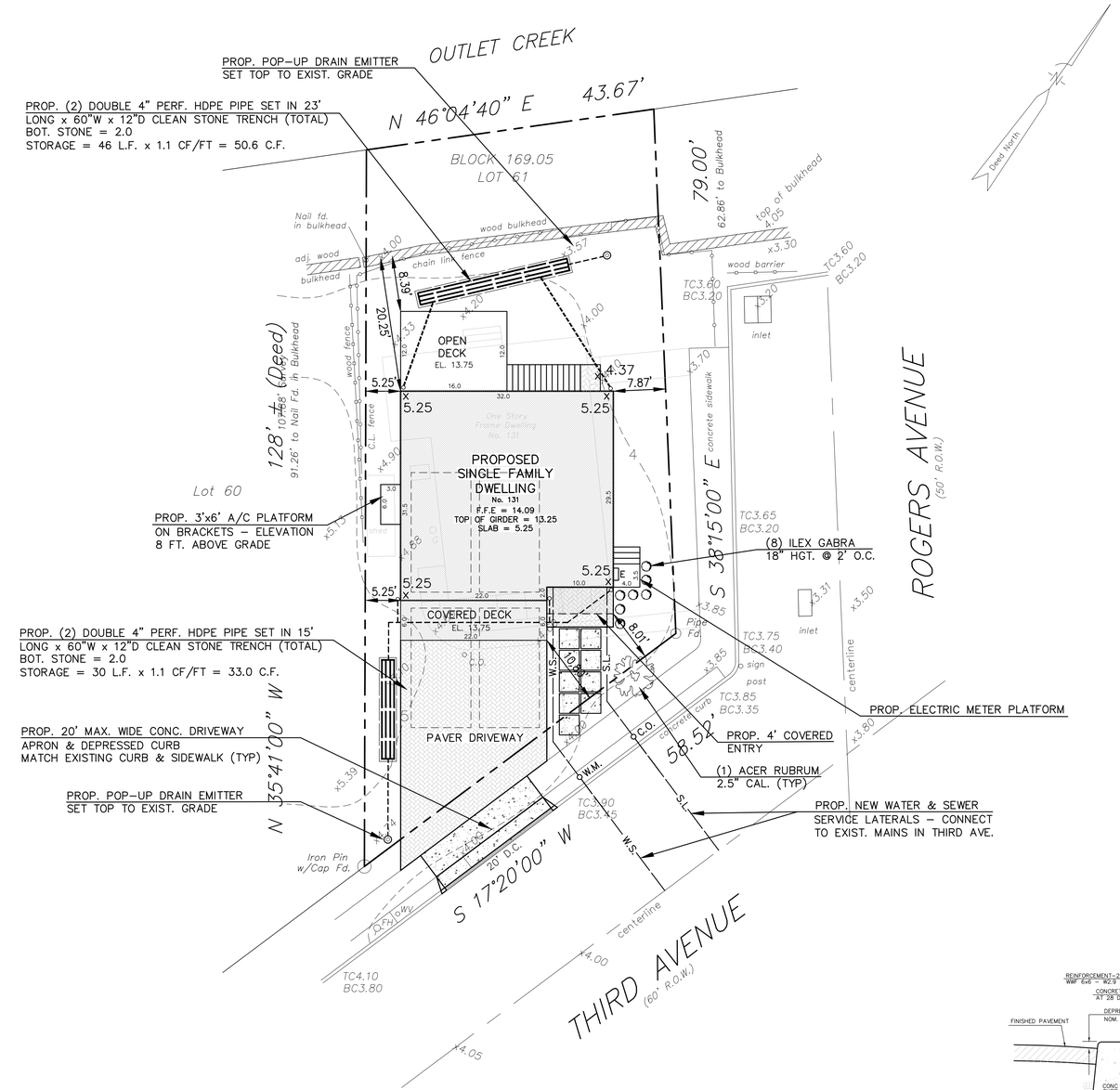
131 THIRD AVE, MANASQUAN, NJ
BLOCK - 169.05 / LOT - 61

DATE:
7/31/2020

A-12



AREA MAP
SCALE 1" = 300'±



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

ZONE R-5

DESCRIPTION	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-CONFORMITY

EXISTING COVERAGES

EXIST. DWELLING/COVERED PORCH = 1,051 S.F.
EXIST. CONC. WALKS = 195 S.F.
EXIST. SHED = 51 S.F.
EXIST. EXTERIOR SHOWER = 21 S.F.
EXIST.. A/C PAD = 6 S.F.
EXIST. REAR STEPS = 16 S.F.
TOTAL = 1,541 S.F.

PROPOSED COVERAGES

PROP. DWELLING = 988 S.F.
PROP. COVERED PORCH = 132 S.F.
PROP. COVERED ENTRY = 40 S.F.
PROP. OPEN DECK = 192 S.F.
PROP. DECK STAIRS = 45 S.F.
PROP. A/C PLATFORM = 18 S.F.
PROP. STEPPING STONES = 36 S.F.
TOTAL = 1,451 S.F.

PLAN NOTES

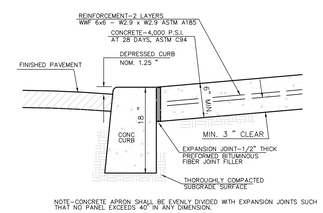
1. NEW PUBLIC SEWER AND WATER SERVICES TO BE INSTALLED.
2. ELEVATIONS BASED ON 1988 N.A.V.D.
3. PROPERTY IS LOCATED IN ZONE 'AE' – ELEV. 10.0 PER FEMA PRELIMINARY FIRM MAPS
4. HOUSE HEIGHT NOT TO EXCEED 38 FT. ABOVE TOP OF CURB ELEVATION

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

MAX. BUILDING HEIGHT CALCULATIONS

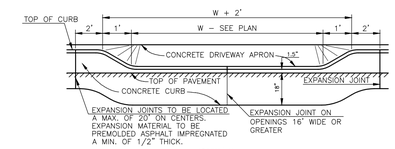
TOP OF GIRDER	= 13.25
+ HOUSE	= 28.58
RIDGE HEIGHT	= 41.83
– AVG. CURB	= 3.95
HOUSE HEIGHT	= 37.88

(MAX ALLOWABLE HEIGHT = 38.0)

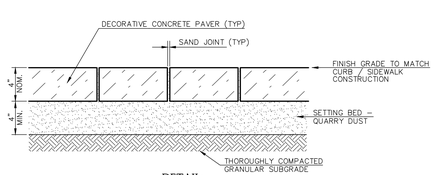


NOTE-CONCRETE APRON SHALL BE EVENLY DIVIDED WITH EXPANSION JOINTS SUCH THAT NO PANEL EXCEEDS 40" IN ANY DIMENSION.

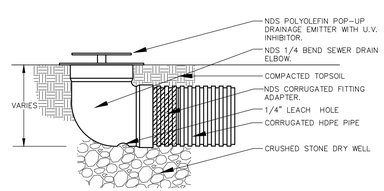
DETAIL:
CONCRETE DRIVEWAY & APRON
NOT TO SCALE



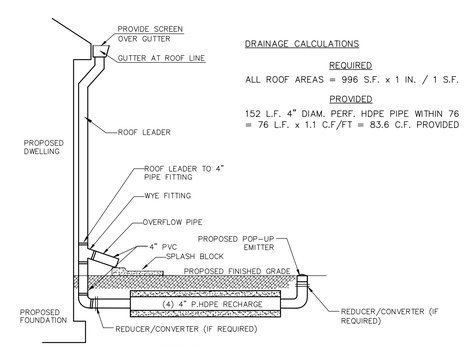
DETAIL:
CONCRETE DRIVEWAY APRON
NOT TO SCALE



DETAIL:
CONCRETE PAVER SURFACING
NOT TO SCALE



DETAIL:
POP-UP DRAINAGE EMITTER
NOT TO SCALE



DRAINAGE CALCULATIONS

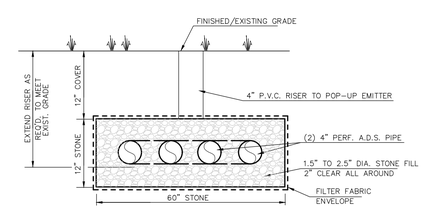
REQUIRED

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:
ROOF LEADER & RECHARGE SYSTEM
NOT TO SCALE



DETAIL:
PERFORATED 4" P.V.C. RECHARGE
NOT TO SCALE

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, Ste 102
Manasquan, NJ 08736
P: (732)722.8555 | F: (732)722.8557
KBAengineers.com
KBAengineering@gmail.com
Certificate of Authority No.: 24GA28220500

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

DRN	CHK
JJK	JJK

PROJECT NO. 2020-111
SCALE AS SHOWN
DATE 5/20/2020
SHEET 1 OF 1

THOMAS F. FLAHITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

ALBERT SANDY HATZ
Construction Official

February 11, 2020

David Vasilenko
36 Broad Street
Manasquan, NJ 08736

Re: Block: 62 Lot: 13 Zone: Office
43 Taylor Avenue

Dear Sir:

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

Convert the existing two family dwelling into an office use on the first floor and a residential use on the second floor, construct a two story rear addition and other interior alterations and renovations and construct a detached garage in the rear yard.

Revised survey prepared by Darren Ferwerda on November 5, 2019. Revised conceptual plans prepared by Daniel Lynch on January 25, 2020. Revised preliminary and final site plan prepared by Ray Carpenter on December 31, 2019. Revised plot plan prepared by Daniel Lynch on January 13, 2020.

Application denied for the following reason(s):

Section 35-5.12 – Office Zone – Permitted use – Office use or single family dwelling.
Proposed Office use on first floor and single family dwelling on second floor.

Section 35-9.4 – Front Setback – 25ft. Required
16.67ft. Existing & proposed

Section 35-5.2b3 – Accessory Building (Garage) – Building coverage - 600s.f Permitted
800s.f. Proposed

Section 35-13.2 – Aisle Width – 24ft. Required
10ft. Existing

Section 35-7.73 – Requires that the driveway must be setback a minimum of 1ft. from side property line.

Additional required documentation:

- Plot plan must show the removal of any tree(s) as part of the project.

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

Mayor

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

ALBERT "SANDY" RATZ
Construction Official

APPLICATION TO THE PLANNING BOARD

Applicant's Name DAVID & GAIL VASILENKO

Applicant's Address 43 TAYLOR AVE

Telephone Number 732-859-2361 - 732-483-4422
(Home and Cell)

Property Location 43 TAYLOR AVE.
Block: 62 **Lot** 13

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

Date of Zoning Officer's Denial Letter 9-25-19
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 David Vaisnute

Date

BOROUGH OF MANASQUAN PLANNING BOARD

TO: PROPERTY OWNER

PLEASE TAKE NOTICE that the Manasquan Planning Board will convene a remote meeting on the 7th. day of July 2020, at 7:00 p.m. on the appeal or application of the undersigned for approval on Bulk and Use Variances and any other relief for property located in the **O Zone (Office Zone)** and known as 43 Taylor Avenue, Manasquan, New Jersey also known as Block :62 Lot: 13 on the Borough Tax Map as to permit the applicant to convert the existing two family dwelling into an office use on the first floor and a residential use on the second floor, construct a two story rear addition, detached garage in the rear yard and other interior alterations and renovations.

The Applicant requests relief from the Zoning Ordinances of the Borough of Manasquan including the following: **Section 35-5.12-** Office Zone - Permitted use - Office use or single family dwelling. Office use on the first floor and single family dwelling on the second floor proposed; **Section 35-9.4** - Front Setback-25 ft. required, 16.67 ft. Existing & proposed; **Section 35-5.2b3** - Accessory Building (garage) - Building coverage - 600s.f. Permitted - 800s.f. Proposed; **Section 35-13.2** - Aisle Width - 24ft. Required, 10ft. Existing; **Section 35-7.73** - Requires that the driveway must be setback a minimum of 1 ft. from side property line. Applicant seeks any and all other variances or waivers which the Board may deem necessary in connection with the processing and approval of the application.

(The Board has previously advertised the said meeting, but within notice is being re-advertised so as to publicize the remote nature of the same.) Due to Coronavirus/COVID-19 Borough and State Directives, the said meeting will be 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 Board Secretary, or an Agent thereof in our case Greg L ove will be physically managing/operating/organizing the remote meeting, from a safe location in Manasquan, but per prevailing Coronavirus Regulations 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. For anyone interested in observing and/or otherwise participating in the remote web-meeting, the instructions/directions are as follows:

DAVID VASILENKO
GAIL VASILENKO
Applicants

BORO ENGINEERING

February 28, 2020

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

Re: Boro File No. MSPB-R1140
Use Variance and Site Plan – Vasilenko
Block 62, Lot 13
43 Taylor Avenue
O - Office 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. Conceptual Site Plan, Architectural Floor Plans and Elevations prepared by Daniel Lynch, RA, of B.L.D.G. Architecture, LLC, dated September 9, 2019.

2. Site Plan prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated January 9, 2020.

3. Stormwater Management Report prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated January 29, 2020.

The property is located in the O Office Zone with frontage on Taylor Avenue. With this application, the applicant proposes to modify and construct an addition to the existing two and a half story dwelling to create an office and apartment on the second floor. A detached garage, gravel and paved parking lot and associated site improvements are also proposed. The application is deemed complete as of February 28, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the O - Office Zone.

2. The following use ('d') variance is required as part of this application:

   a. Only one single family residential dwelling per lot is permitted or a professional or business office, whereas a mixed use of office and apartment units is proposed.

BORO ENGINEERING

Re: Boro File No. MSPB-R1140
Site Plan – Vasilenko
Block 62, Lot 13

February 28, 2020
Sheet 2

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

   a. A maximum accessory building of 600 square feet permitted, whereas a building of 800 square feet is proposed.

   b. A minimum driveway aisle width of 24 feet is required, whereas an aisle 9.8 feet wide is proposed.

   c. A minimum side parking lot setback of 1 foot is required, whereas a setback of 0 feet is proposed (north side)

4. The following non-conformities exist on Lot 13 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 16.8 feet exists and is proposed.

5. A minimum of 80 square feet storage space for the proposed apartment is required. The applicant should explain how this requirement will be met in the proposed garage or another area.

6. The continued use of the shared driveway with adjacent Lot 14 should be discussed with the Board. If an easement exists, it should be shown on the plan. Also, the repaving of the driveway will need appropriate milling so as to not change the elevation an affect the adjacent property and driveway.

7. Spot elevations should be shown for the proposed parking area to demonstrate that the grading will not negatively affect adjacent properties and stormwater will flow to the proposed recharge trench.

8. The estimated seasonal high water table should be indicated to demonstrate a two foot separation to the bottom of the recharge trench.

9. The drainage report states that there are drywells to address stormwater runoff from the proposed detached garage. The location of the drywells must be provided on the plans as well as sizing calculations.

10. The applicant should provide an explanation of the following items:
    - Proposed hours of operation of the businesses
    - Anticipated types of deliveries and turn around movements for large vehicles
    - Proposed delivery hours and garbage collection times
    - Proposed hours of operation of the site lighting

11. The proposed method of trash collection should be described as the trash area is located in an area on the far side of the building.

BORO ENGINEERING

Re: Boro File No. MSPB-R1140
Site Plan – Vasilenko
Block 62, Lot 13

February 28, 2020
Sheet 3

12. The proposed air conditioning units are located on the side of the building but are located outside of the required 5 foot side yard setback.

13. A revised landscaping plan should be submitted as the landscaping plan on the architectural layout does not match the current site plan.

14. The architectural layout for the garage may need to be revised as the doors and windows do not seem to correspond to the current layout. Also, any concrete entry landings for the door or garage door should be shown on the site plan.

15. The applicant should indicate if the removal of the adjacent property's driveway removal has been discussed with the owner of that property as removal may impact turning movements on Lot 12.

16. Any building mounted lighting or parking lot lighting must be shown on the plan. Also, the flag pole and lamppost should be shielded to prevent glare to adjacent properties.

17. Any new utilities must be located underground if possible.

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

19. All necessary outside agency approvals must be obtained for this project. These may include, but not be limited to the following:

    a. Monmouth County Planning Board
    b. Freehold Soil Conservation District

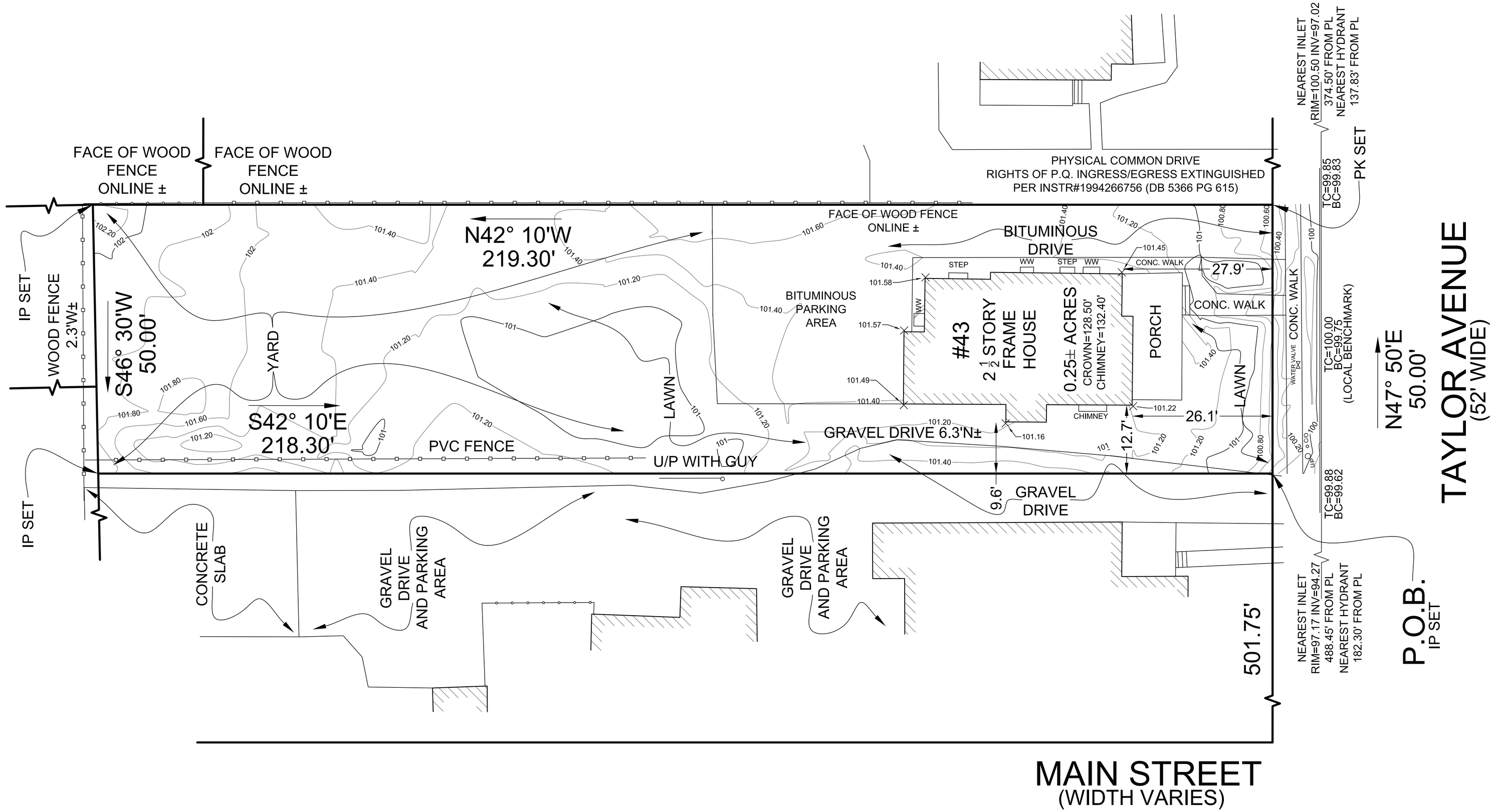
Should you have any questions or desire any additional information, please do not hesitate to contact me.

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
Ray Carpenter, PE
RC Associates, 2517 Route 35, Building J, Suite 102, Manasquan, NJ 08736
Daniel Lynch, RA
B.L.D.G. Architecture, LLC, 617 Union Ave, Bldg 3, Suite 14, Brielle, NJ 08730
David Vasilenko
36 Broad Street, Manasquan, NJ 08736



PLAN VIEW

SURVEY DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF TAYLOR AVENUE, SAID POINT BEING DISTANT 501.75 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE NORTHWESTERLY LINE OF TAYLOR AVENUE WITH THE NORTHEASTERLY LINE OF MAIN STREET AND FROM SAID POINT RUNNING THENCE;

1. NORTH 47 DEGREES 50 MINUTES EAST ALONG THE NORTHWESTERLY LINE OF TAYLOR AVENUE, A DISTANCE OF 50.00 FEET, THENCE;
2. NORTH 42 DEGREES 10 MINUTES WEST, A DISTANCE OF 219.30 FEET, THENCE;
3. SOUTH 46 DEGREES 30 MINTUES WEST, A DISTANCE OF 50.00 FEET, THENCE;
4. SOUTH 42 DEGREES 10 MINUTES EAST, A DISTANCE OF 218.30 FEET TO A POINT IN THE NORTHWESTERLY LINE OF TAYLOR AVENUE BEING THE POINT AND PLACE OF BEGINNING.

NOTES:

1. THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR APPLICATION OF VARIANCE OF HEREIN DELINEATED PROPERTY BY NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO; USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, MORTGAGE APPLICATION, ERECTION OF FENCES, RESOLUTION OF BOUNDARY DISPUTES OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
2. THE SURVEY DESCRIPTION CONTAINED HEREON IS SUBJECT TO TITLE REVIEW.
3. NORTH PER INSTRUMENT NUMBER 1997023747 AS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON FEBRUARY 28, 1997 AS DEED BOOK 5578 PG 673.
4. THIS SURVEY DESCRIPTION IS BASED ON THE DEED DESCRIPTION AND MAP REFERENCED IN THE DEED DESCRIPTION AND MUST BE REPLACED WITH ORIGINAL DEED DESCRIPTION.
5. THE SURVEY DESCRIPTION ABOVE IS THE RESULT OF A SURVEY PERFORMED AT THE ABOVE ADDRESS AND IS SUBJECT TO ALL THE NOTES AND LIMITATIONS AS STATED.
6. UTILITIES (ABOVE AND BELOW SURFACE) NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE CERTIFICATION LISTED IS INTENDED TO PROVIDE THOSE WITH A MATERIAL INTEREST IN THE HEREIN DELINEATED PROPERTY WITH USE OF THIS SURVEY.
8. LOCATION OF SUBSURFACE IMPROVEMENTS ARE NOT PART OF THIS SURVEY; EXAMPLE: OIL TANKS, SANITARY/SEPTIC AND CESSPOOL SYSTEMS, WELLS, GAS LINES, SEWER LATERALS, WATER MAINS, ETC.
9. REPORT OF ACCESS, RIPARIAN RIGHTS AND CONVEYANCE MAP WERE NOT REVIEWED OR CONSIDERED PART OF THIS SURVEY.
10. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE HEREIN DELINEATED PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE OR ON RECORD AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
11. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERRABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
12. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL EMBOSSED OVER SIGNATURE OF SURVEYOR.
13. THERE WERE NO ABOVE GROUND SIGNS OF WETLANDS OBSERVED OR CONSIDERED AS A PART OF THIS SURVEY.
14. FLOOD PLAIN MAPS WERE NOT REVIEWED OR CONSIDERED PART OF THIS SURVEY.
15. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE HEREIN DELINEATED PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS.
16. THIS MAP OR ANY PART THEREOF IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF DAVIS AND DAVIS ENGINEERS, LLC, AND THE BELOW LISTED SURVEYOR.
17. ELEVATIONS SHOWN ON PLAN ARE BASED UPON LOCAL BENCHMARK: TAKEN AT THE TOP OF CURB AT APPROXIMATELY THE CENTER OF THE PROPERTY ON TAYLOR AVE. BM=100.00'
18. CONTOURS ARE SHOWN AT MAJOR = 1.0' AND MINOR =0.2' INTERVALS.
19. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

PREPARED FOR: DAVID J. VASILENKO AND GAIL B. VASILENKO, HUSBAND AND WIFE

EXISTING CONDITIONS MAP FOR APPLICATION OF VARIANCE
(INCLUDING EXISTING GRADING)
BY DAVID J. VASILENKO AND GAIL B. VASILENKO, HUSBAND AND WIFE

MAP OF PROPERTY: 43 TAYLOR AVE, BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, N.J.		DRAWN: DF	REV BY: DF
TAX BLOCK: 62	TAX LOT: 13	SCALE: 1"=10'	SUR DATE: 11/5/19	FILE No. 515-117436

DAVIS AND DAVIS ENGINEERS, LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
N.J. C.A. NO. 24GA28115100
1109 CURTIS AVE. WALL, N.J. 07719
EMAIL: Survey@DDEngs.com
PHONE: (201) 656-0755

PRELIMINARY

DARREN G. TAVERNA, PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 24GS04333700
DATE SIGNED: 6/16/20
Darren@DDEngs.com

SHEET 1 OF 1

COPYRIGHT 2020 DAVIS AND DAVIS ENGINEERS, LLC

Do Not Scale The Drawings

- The contractor is to Field Verify all dimensions prior to start of any work or construction.

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.

- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

ZONING SCHEDULE			ZONE "O" MANASQUAN		
		REQUIRED BY CODE	EXISTING	PROPOSED	STATUS
	MIN. LOT AREA	5000 SF	10,434.44 SF EXISTING	NO CHANGE	CONFORMING
	MIN. LOT FRONTAGE	50'-0"	50.0' EXISTING	NO CHANGE	CONFORMING
PRINCIPAL BUILDING	MIN FRONT SETBACK	25'-0"	25.4' BUILDING 16.8' COV PORCH	NO CHANGE NO CHANGE	CONF - BUILDING EX NON CONF - PORCH
	MIN REAR SETBACK	20'-0"	+/- 144.4' EXISTING	+/- 135.1'	CONFORMING
	MIN SIDE SETBACK	5'-0" 15'-0" (corner)	9.6' EXISTING (S-W SIDE) 12.6' EXISTING (N-E SIDE)	8.7' (S-W SIDE) 12.6' NO CHANGE	CONFORMING CONFORMING
	MAXIMUM BUILDING HEIGHT STORIES HEIGHT	2.5 STORIES 35'-0"	2.5 STORIES 28.52' +/-	NO CHANGE NO CHANGE	CONFORMING CONFORMING
ACCESSORY GARAGE	MIN FRONT SETBACK	25'-0"	104.20' PREVIOUSLY EX	113.74' PROPOSED	CONFORMING
	MIN REAR SETBACK	5'-0"	94.66' PREVIOUSLY EX	5.0' PROPOSED	CONFORMING
	MIN SIDE SETBACK	5'-0"	4.65' PREVIOUSLY EX	5.0' PROPOSED	CONFORMING
	MAXIMUM BUILDING HEIGHT STORIES HEIGHT	1 STORIES 15'-0"	1 STORY PRESUMED UNKNOWN	1 STORY PROPOSED 13.0' PROPOSED max	CONFORMING CONFORMING
	MAX BUILDING COVERAGE	30% OR 3281.9 SF	(A) 11.2% OR 1226 SF*	(C) 22.9% OR 2508 SF*	CONFORMING*
	MAX LOT COVERAGE	60% OR 6563.9 SF	(B) 32.1% OR 3516 SF*	(D) 50.1% OR 5486 SF*	CONFORMING*

table note (1).

NOTE: THIS PROJECT INCLUDES THE CONVERSION OF AN EXISTING TWO FAMILY RESIDENCE INTO A MIXED USE BUILDING WHICH IS TO INCLUDE A FIRST FLOOR PROFESSIONAL OFFICE USE WITH A SECOND FLOOR RESIDENTIAL APARTMENT AND A NEW GARAGE ACCESSORY BUILDING = 1 OFFICE + 1 DWELLING UNIT

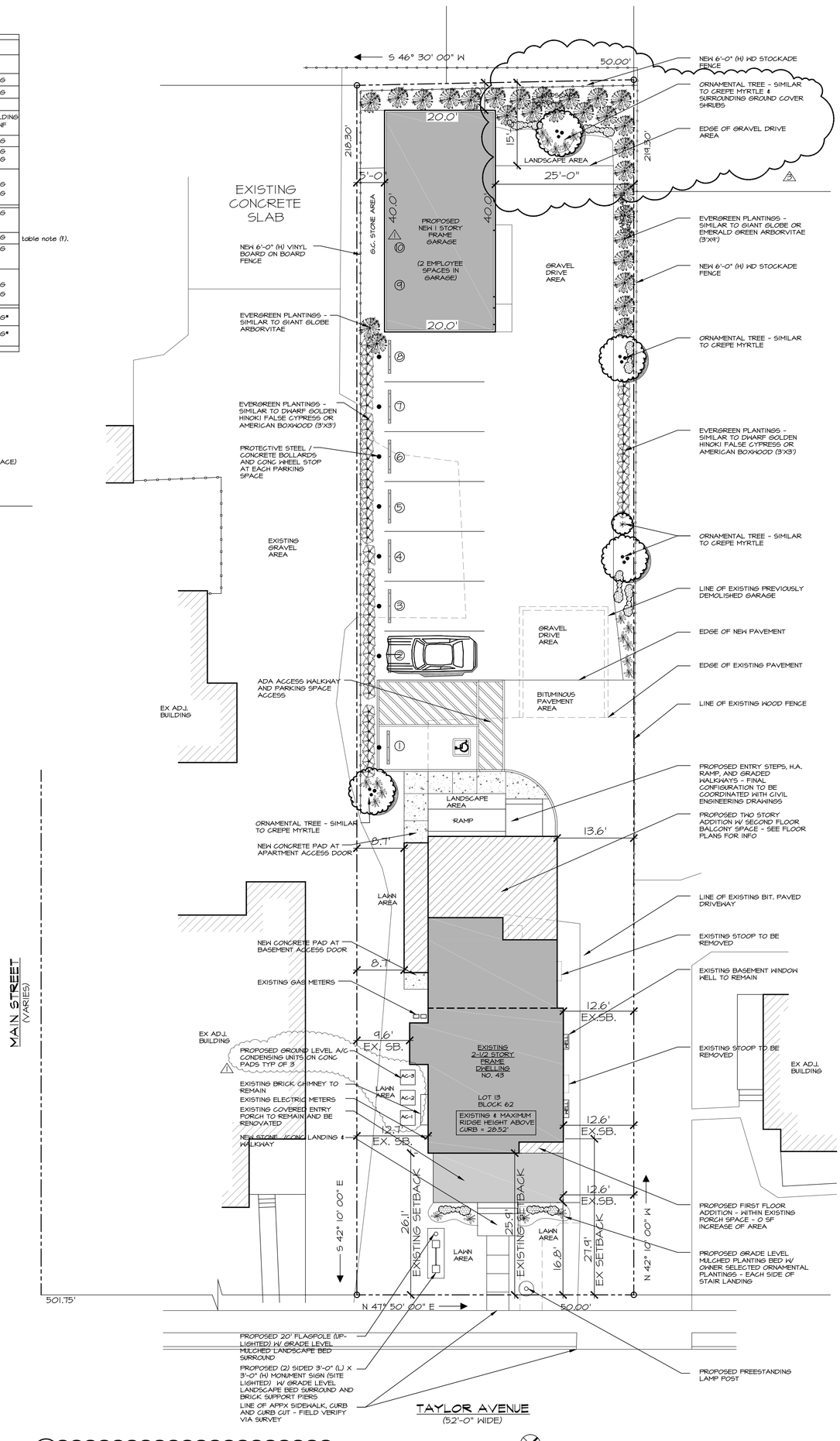
PARKING REQUIREMENTS:
PER ZONING ORDINANCE PROVIDE 2 PARKING SPACES PER DWELLING UNIT.
PER ZONING ORDINANCE PROVIDE 1 SPACE PER 300 SF OF GFA FOR EMPLOYEE AND PATRON USE AREAS

NUMBER OF DWELLING UNITS = 1 X 2 SPACES / UNIT = 2 SPACES REQUIRED
AREA OF GFA FOR FOR EMPLOYEE AND PATRONS = 1038.4 / 300 SF PER SPACE = 2.45 SPACES REQUIRED
TOTAL SPACES REQUIRED = 5 TOTAL SPACES PROVIDED = 10 (2 IN GARAGE + 7 OFF-STREET + 1 H.A. PARKING SPACE)

EXISTING
EXISTING COVERAGE

PROPOSED
PROPOSED COVERAGE

* REFER TO CIVIL ENGINEERING DRAWINGS BY OTHERS FOR ADDITIONAL ZONING TABLE INFORMATION AND FOR LOT COVERAGE CALCULATIONS AND SUMMARIES



1 ASP1.0 CONCEPT ARCH SITE PLAN
SCALE: 1" = 10'-0"

NOTE: THIS IS NOT A SURVEY. ARCHITECTURAL SITE PLAN IS BASED ON A SURVEY PREPARED BY DAVIS AND DAVIS ENGINEERS, PROFESSIONAL ENGINEERS & LAND SURVEYORS, WALL, N.J. DATED FEBRUARY 9, 2019

B·L·D·G Architecture, LLC
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: (732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, RA
N.J. Architect No. AI 17862
N.Y. Architect No. 039641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Revisions	By	Date
client review	DL	9.4.19
parking & hvac	DL	10.20.19
omit gar opt	DL	11.25.19
move gar & civ	DL	1.13.2020
landscape buffer	DL	1.25.2020

Project Date
August 1, 2019

Signature
1.13.2020
Date

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan New Jersey

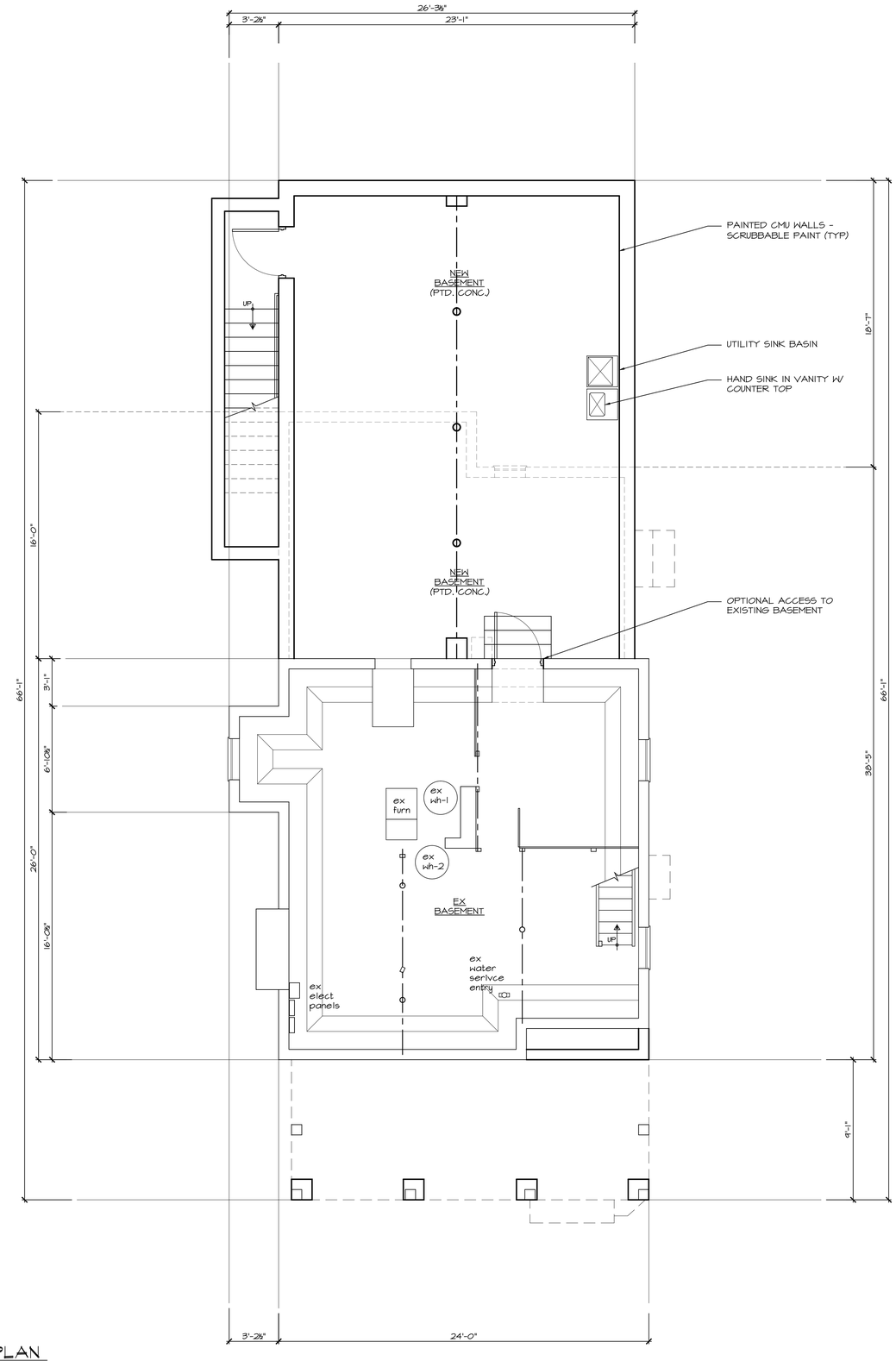
Project
Sheet Title CONCEPT SITE PLAN

Scale AS NOTED
Drawn By DL
Chk'd By DL

Sheet No. ASP1.0

Project No. 19-013

1 OF 6



1 A1.0 FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas Incorporated herein, are Instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature — Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Project

Sheet Title
Foundation / Basement Plan

Scale
AS NOTED

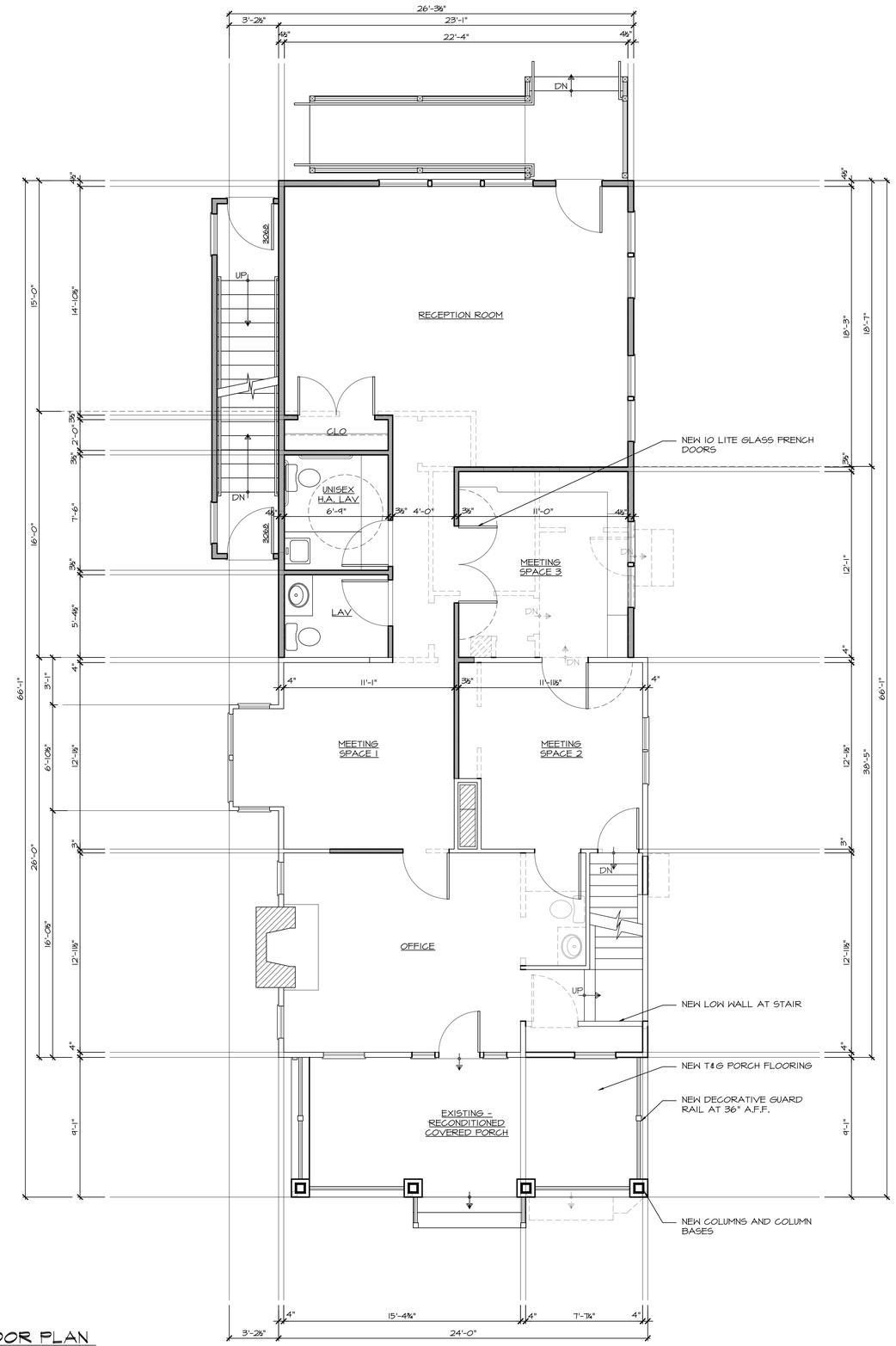
Drawn By
DL

Chk'd By
DL

Sheet No.
A1.0

2 OF 6

Project No.
19-013



1 / A1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature — Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Project

Sheet Title
First Floor Plan

Scale
AS NOTED

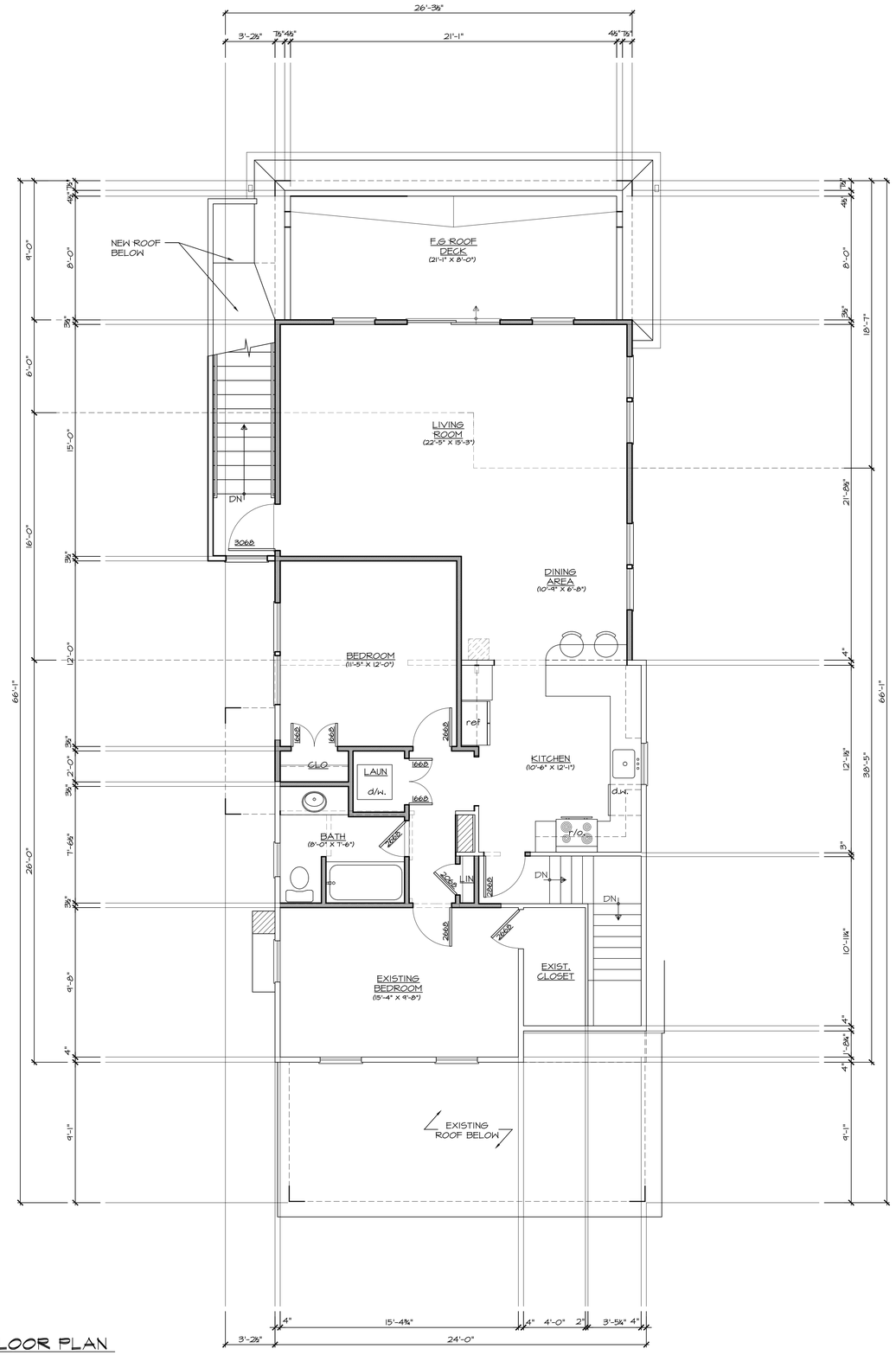
Drawn By
DL

Chk'd By
DL

Sheet No.
A1.1

3 OF 6

Project No.
19-013



1 / A1.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas Incorporated herein, are Instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature — Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Project
Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Sheet Title
Second Floor Plan

Scale
AS NOTED

Drawn By
DL

Chk'd By
DL

Sheet No.
A1.2

Project No.
19-013

1 / A2.0 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 / A2.0 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature — Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan
New Jersey

Project

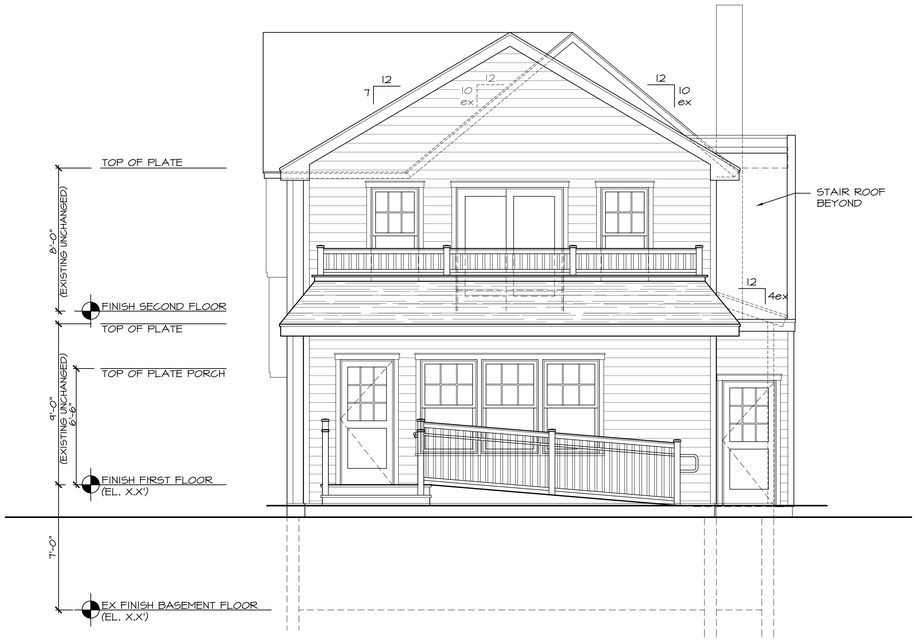
Sheet Title
Elevations

Scale
AS NOTED

Drawn By
DL
Chk'd By
DL

Sheet No.
A2.0

Project No.
19-013



1 / A2.1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

2 / A2.1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature — Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Project

Sheet Title
Elevations

Scale
AS NOTED

Drawn By DL
Chk'd By DL

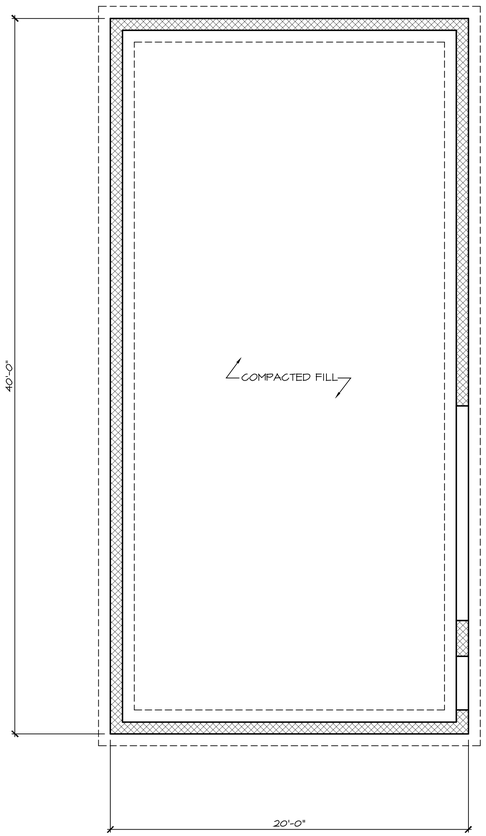
Sheet No.
A2.1
6 OF 6

Project No.
19-013

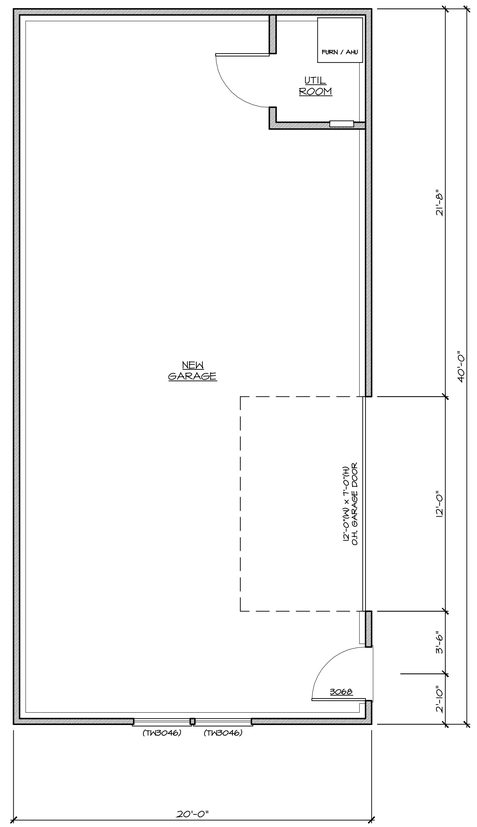
- OWNERSHIP OF THE DOCUMENTS, The Documents, Designs, Details, and Ideas Incorporated herein, are Instruments of professional service and are the exclusive property of BLDG Architecture, LLC.
These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings

- The contractor is to Field Verify all dimensions prior to start of any work or construction.



1 G1.0 GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 G1.0 GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature — Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

Project
New Detached Garage for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan
New Jersey

Sheet Title
Garage Floor Plans

Scale
AS NOTED

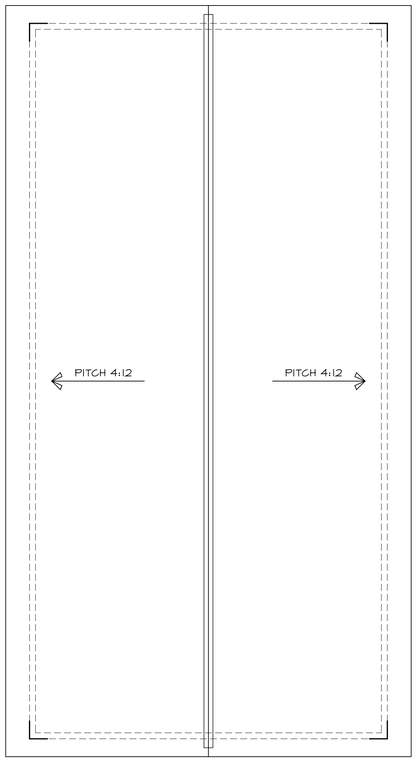
Drawn By
DL

Chk'd By
DL

Sheet No.
G1.0

1 OF 2

Project No.
19-013



1 / G1.1 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas Incorporated herein, are Instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature — Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

Project
New Detached Garage for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

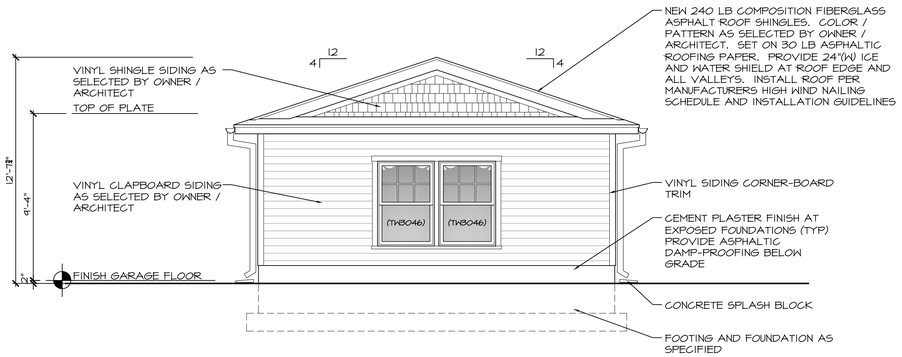
Sheet Title
Garage Floor Plans

Scale
AS NOTED

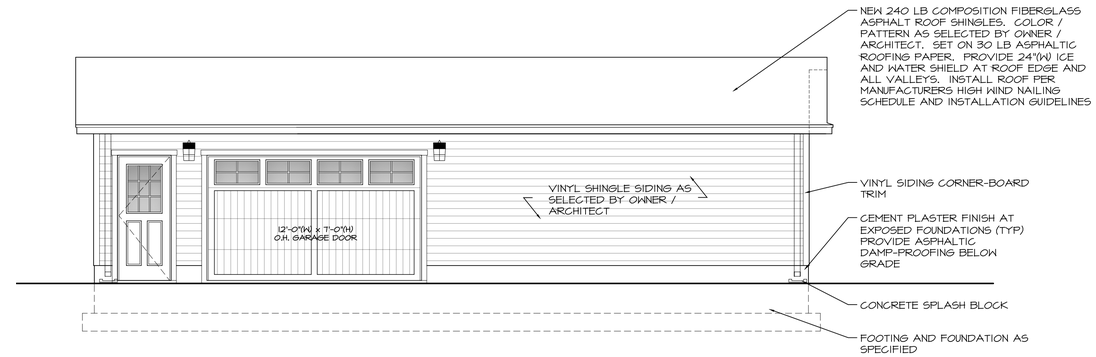
Drawn By
DL
Chk'd By
DL

Sheet No.
G1.1
2 OF 2

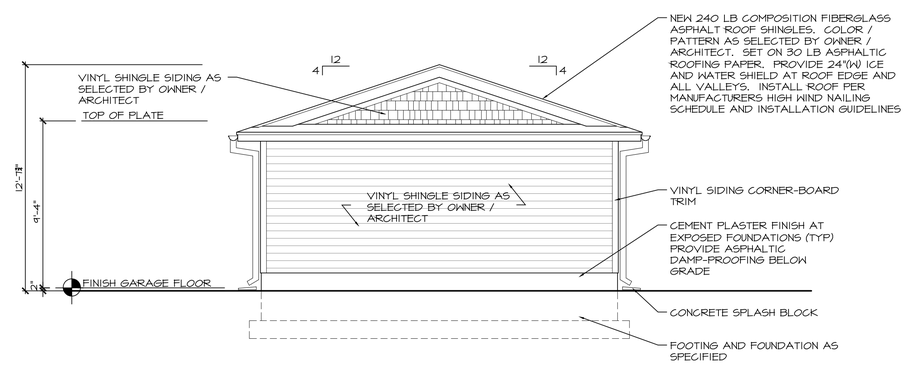
Project No.
19-013



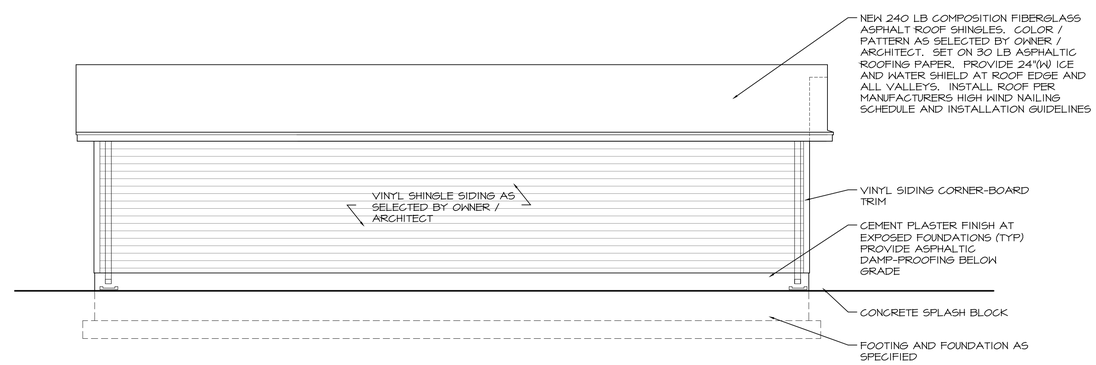
1 / G2.0 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 / G2.0 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 / G2.0 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 / G2.0 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS. The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature — Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar opt	DL	11.5.19
zba sets	DL	6.15.20

Project
New Detached Garage for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Sheet Title
Garage Elevations

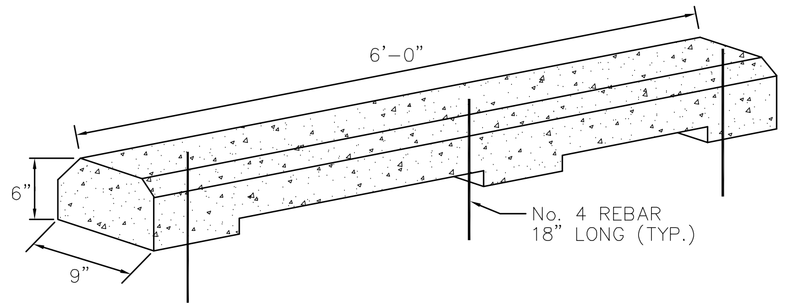
Scale
AS NOTED

Drawn By
DL

Chk'd By
DL

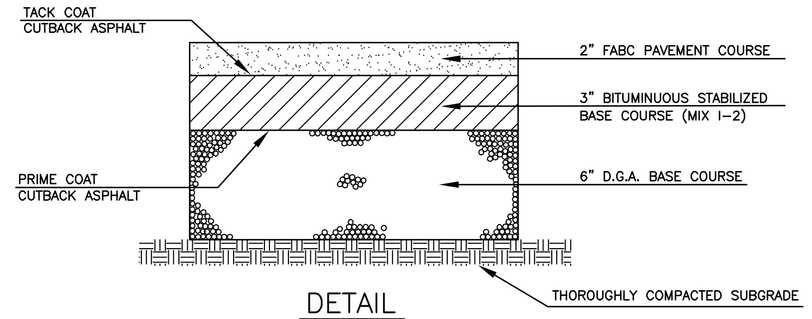
Sheet No.
G2.0

Project No.
19-013



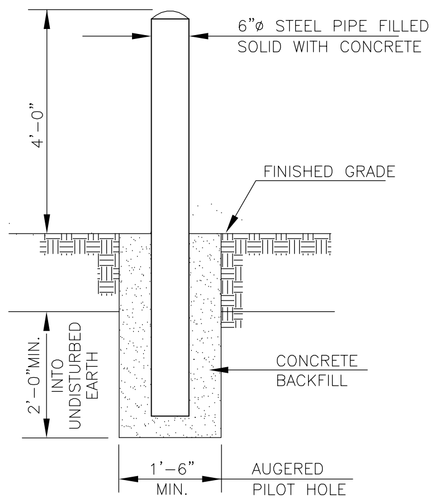
DETAIL
PRECAST CONCRETE WHEELSTOP

N.T.S.



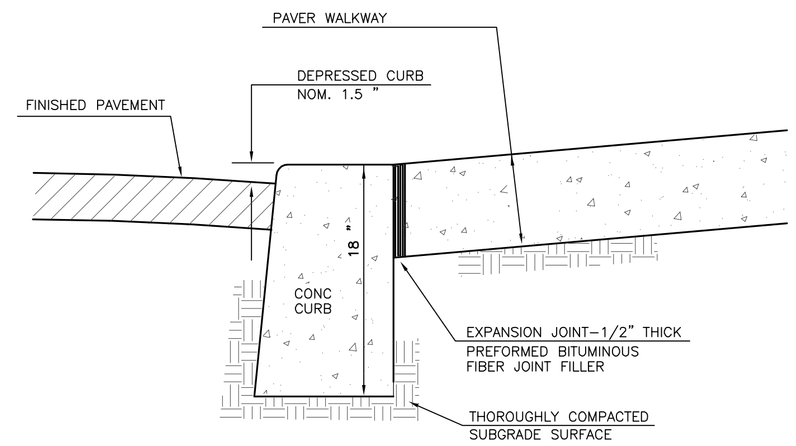
DETAIL
PAVEMENT SECTION

N.T.S.



DETAIL
PROTECTIVE BOLLARD

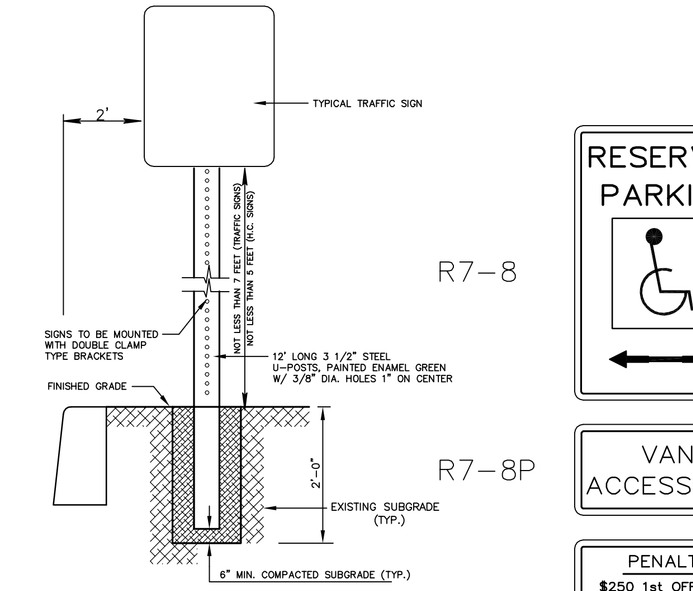
N.T.S.



NOTE-CONCRETE APRON SHALL BE EVENLY DIVIDED WITH EXPANSION JOINTS SUCH THAT NO PANEL EXCEEDS 40' IN ANY DIMENSION.

DETAIL:
CONCRETE DRIVEWAY & APRON

N.T.S.



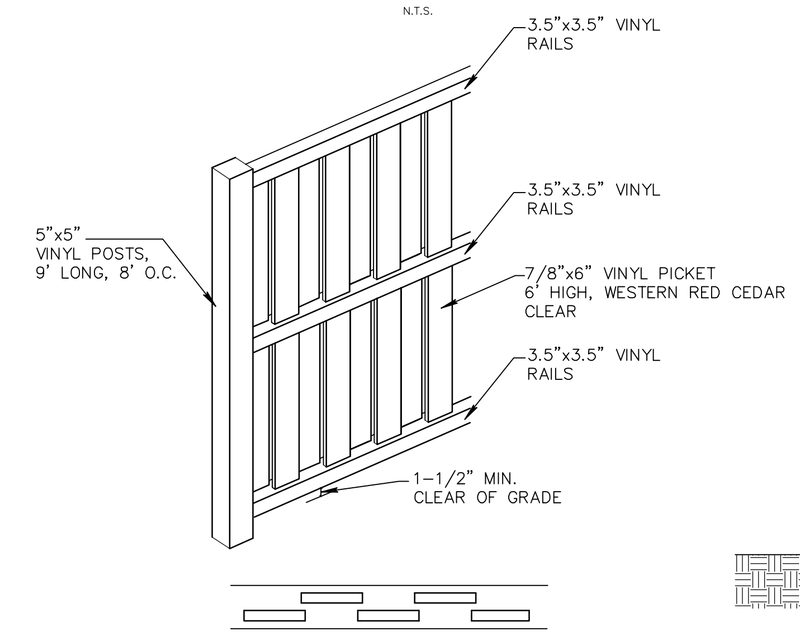
1. ALL REGULATORY AND WARNING SIGNS SHALL BE HIGH INTENSITY REFLECTIVE SHEETING
2. ALL OTHER SIGNS SHALL BE ENGINEER GRADE SHEETING
3. ALL SIGNS AFFECTING COUNTY ROAD TRAFFIC SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION
4. SIGN POSTS SHALL BE 3 LBS. / FT.

R7-8

R7-8P

DETAIL
SIGN POST

N.T.S.

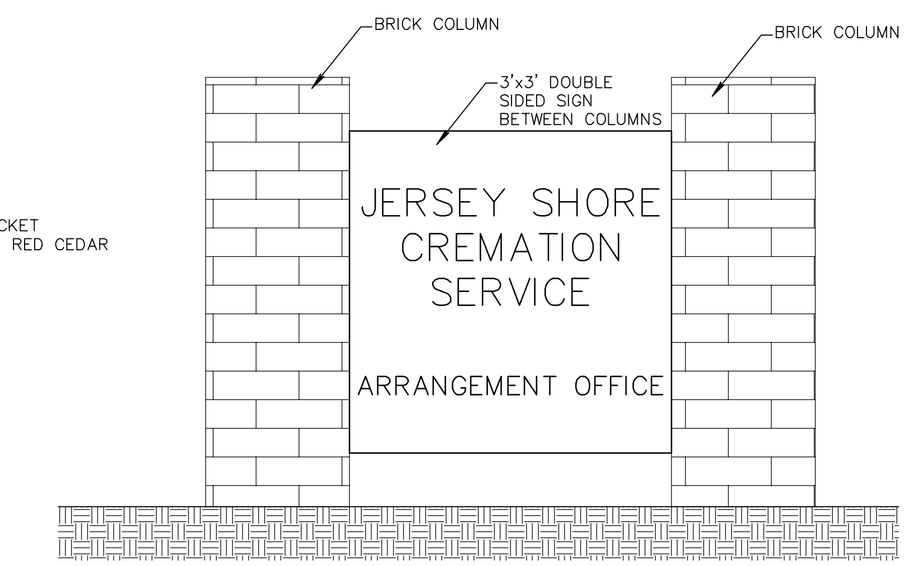


ALL HARDWARE TO BE HOT DIPPED GALV.

FENCE TO BE COLUMBIA SECTION AS DISTRIBUTED BY ACADEMY FENCE, 119 NORTH DAY ST., ORANGE, NJ 07050 OR APPROVED EQUAL

DETAIL – VINYL BOARD ON BOARD FENCE

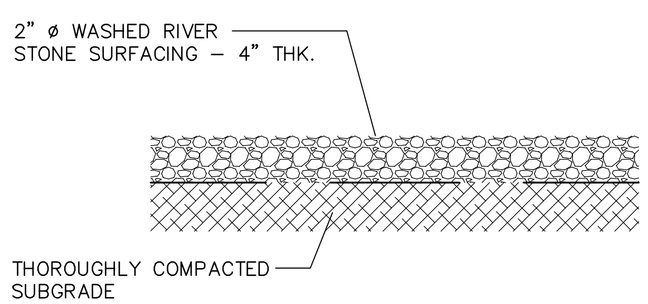
N.T.S.



DETAIL:
FREESTANDING SIGN

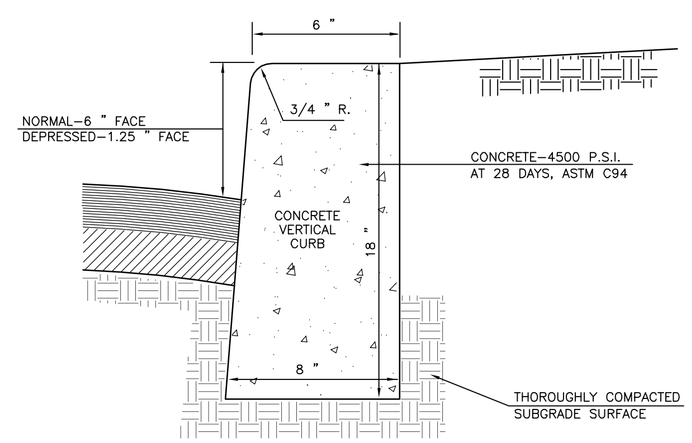
N.T.S.

NOTE: FINAL DESIGN DETAILS TO BE SUBMITTED TO BOARD ENGINEER FOR REVIEW PRIOR TO INSTALLATION



DETAIL:
STONE SURFACING SECTION

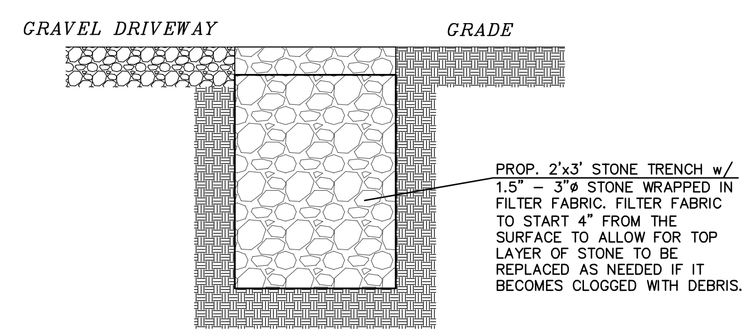
N.T.S.



NOTE-CONSTRUCT BITUMINOUS EXPANSION JOINT AT 20' INTERVALS AND WHERE PROPOSED CURB MEETS EXISTING. EXISTING CURBS OR INLETS.

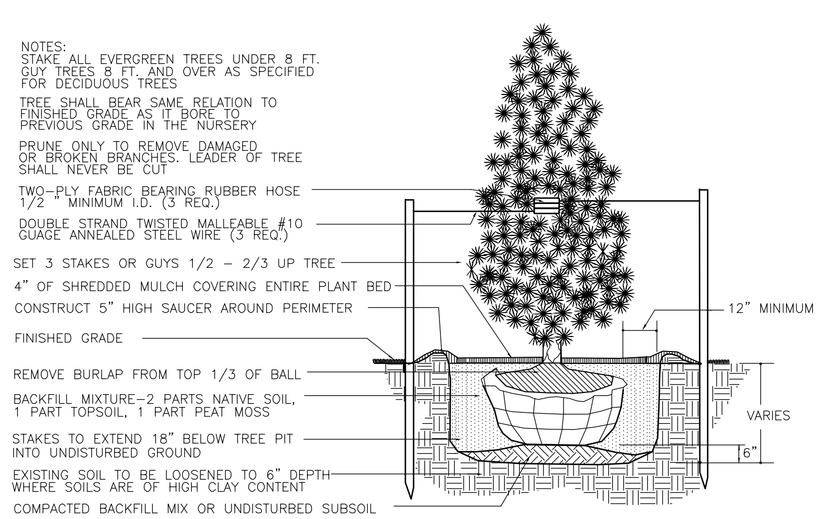
DETAIL:
CONCRETE VERTICAL CURB

N.T.S.



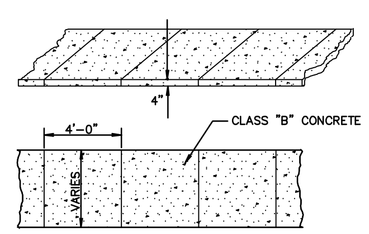
DETAIL:
PERIMETER STONE TRENCH DRAIN

N.T.S.



EVERGREEN TREE PLANTING DETAIL

N.T.S.



CONSTRUCTION JOINTS @ 12' INTERVALS
MAX., 1/2" BITUMINOUS CONCRETE HAVING
AN ULTIMATE COMPRESSION STRENGTH OF
3500 p.s.i. SIDEWALK TO BE 6" THICK @ DRIVE
SURFACE TO HAVE A BROOM FINISH.

TYPICAL DETAIL CONCRETE SIDEWALK

N.T.S.

VASILENKO PRELIMINARY & FINAL SITE PLAN

43 TAYLOR AVENUE

DETAILS

BLOCK 62 – LOT 13
BOROUGH OF MANASQUAN,
MONMOUTH COUNTY, N.J.

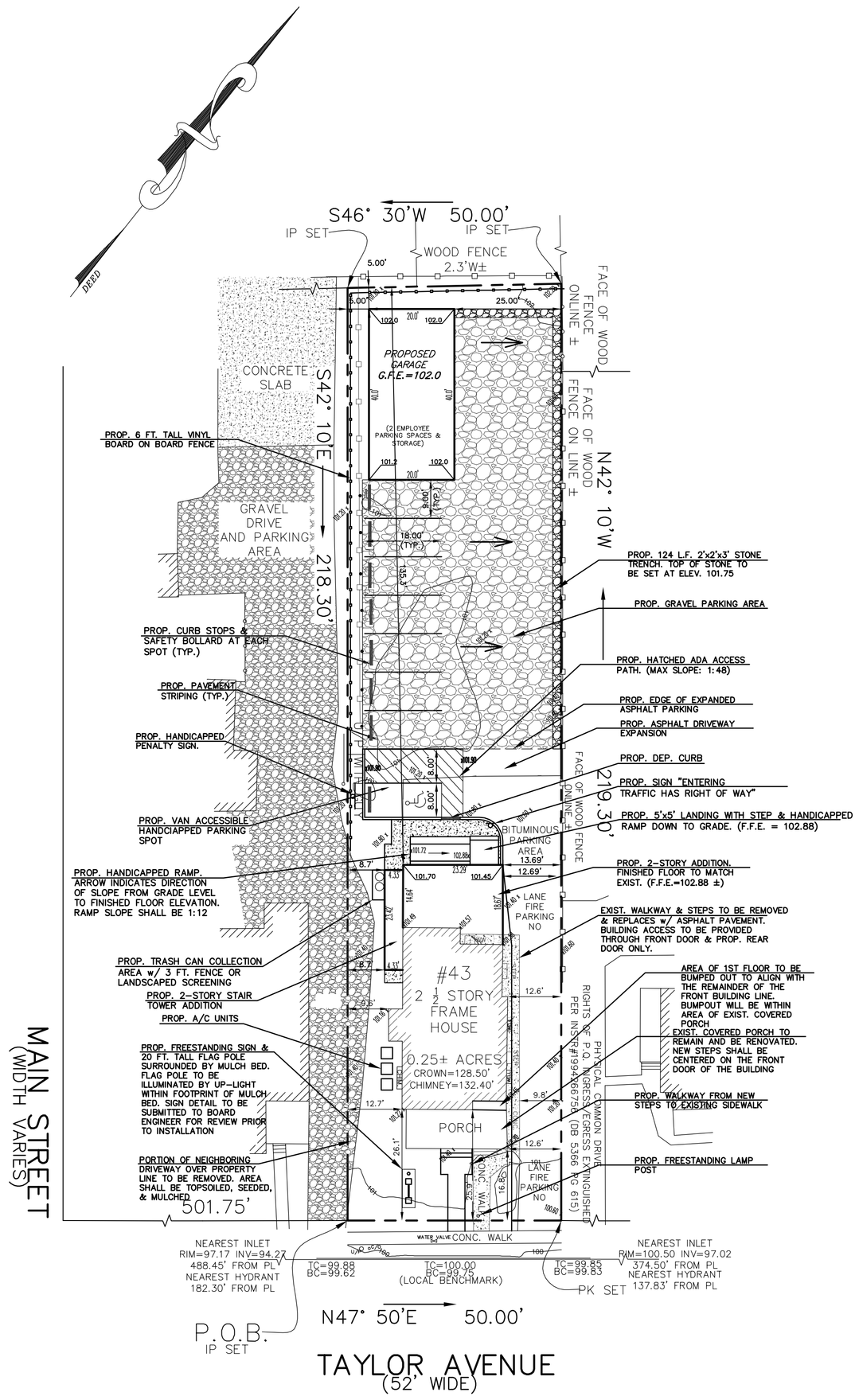
R.C. ASSOCIATES
Consulting, Inc.
Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey, 08736
Ph. 732-528-0141 • Fax 732-528-1060

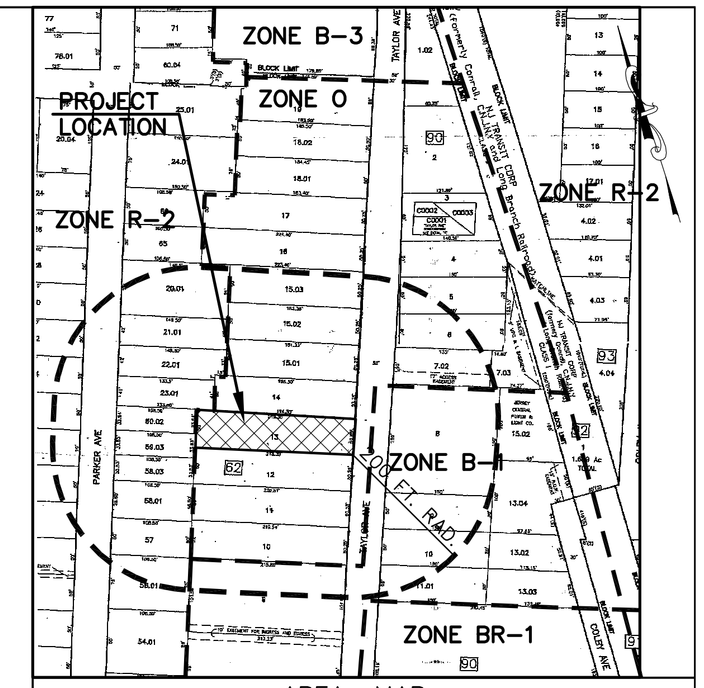
RAY CARPENTER P.E.

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

C.A. #24GA28108800	
DRN BY:	WAM
DATE:	1/9/20
SCALE:	AS SHOWN
JOB #:	2019.194
SHEET:	2 OF 2

ZONE R-2





AREA MAP
SCALE 1" = 150'±

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 62 LOT 13 AS SHOWN ON SHEET 11 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE 'O' OFFICE ZONE AND CONTAINS A TOTAL OF 0.25± ACRES.

OWNER/APPLICANT: DAVID & GAIL VASILENKO
36 BROAD STREET
MANASQUAN, NJ 08736

APPLICANT PROPOSES TO CONVERT THE EXISTING RESIDENCE INTO OFFICE SPACE w/ A SECOND STORY APARTMENT. AN ADDITION WILL BE CONSTRUCTED AT THE REAR OF THE EXISTING BUILDING ALONG WITH A FREESTANDING GARAGE AND ASSOCIATED SITE IMPROVEMENTS.

ZONE O – OFFICE

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	OFFICE OR SINGLE FAMILY	* MULTI-FAMILY RESIDENTIAL	** OFFICE w/ APT. ABOVE
LOT AREA	5,000 S.F.	10,940 S.F.	10,940 S.F.
MIN. LOT FRONTAGE	50 FT.	50.25 FT.	50.25 FT.
(DWELLING) FRONT YARD SETBACK (EXISTING)	25 FT.	25.9 FT.	25.9 FT.
(w/ ADDITION)	25 FT.	N/A	25.9 FT.
(PORCH) FRONT YARD SETBACK (EXISTING)	25 FT.	* 16.8 FT.	* 16.8 FT.
(w/ ADDITION)	25 FT.	N/A	N/A
SIDE YARD SETBACK (EXISTING)	5 & 5 FT.	9.6 & 12.6 FT.	9.6 & 12.6 FT.
(w/ ADDITION)	5 & 5 FT.	N/A	8.7 & 12.6 FT.
REAR YARD SETBACK	20 FT.	149.9 FT.	153.3 FT.
MAX. BUILDING COVERAGE	30 % (3,280.200 S.F.)	11.21 % (1,226 S.F.)	22.93 % (2,508 S.F.)
MAX. LOT COVERAGE	60 % (6,560.40 S.F.)	32.14 % (3,516 S.F.)	43.76 % (4,787 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY.)	28.50 FT. (2.5 STORY)	28.50 FT.(2.5 STORY)
ACCESS. BLDG. SIDE S.B.	5 FT.	N/A	5 FT.
ACCESS. BLDG. REAR S.B.	5 FT.	N/A	5 FT.
ACCESS. BLDG. HEIGHT	15 FT.	N/A	15 FT.
ACCESS. BLDG. AREA	600 S.F.	N/A	** 800 S.F.
PARKING	SEE BELOW	* 3 SPACES	10 SPACES
MIN. REAR SETBACK TO PARKING	15 FT.	114.9 FT.	45 FT.
MIN. DRIVEWAY AISLE	24 FT.	* 9.8 FT.	* 9.8 FT.
MIN. DRIVEWAY SETBACK	1 FT.	* 0 FT.	* 0 FT.

* – INDICATES EXISTING NON-CONFORMITY
** – INDICATES VARIANCE REQUESTED

REQUIRED PARKING

SINGLE FAMILY RESIDENTIAL: 2 PER DWELLING UNIT
OFFICE SPACE: 1 PER 300 S.F. GROSS FLOOR AREA

REQUIRED:
SINGLE FAMILY DWELLING (1 UNIT) = 2 SPACES
OFFICE SPACE (1,476 S.F.) = 4.92 SPACES
TOTAL REQUIRED = 6.92 SPACES = 7 SPACES

– PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES

– EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER OR BOROUGH ENGINEER

– BOUNDARY & TOPOGRAPIC INFORMATION TAKEN FROM A SURVEY ENTITLED "EXISTING CONDITIONS MP FOR APPLICATION OF VARIANCE (INCLUDING EXISTING GRADING)", PREPARED FOR DAVID & GAIL VASILENKO, PREPARED BY DARREN G. GERWERDA, PROFESSIONAL LAND SURVEYOR, NJ LICENSE No. 24GS04333700, ON BEHALF OF DAVIS AND DAVIS ENGINEERS, LLC, DATED 11-5-19.

PLAN NOTES:

REFER TO ARCHITECTS PLANS FOR DEPICTION OF PROPOSED LANDSCAPING AREAS AND SCREENING ALONG PROPERTY LINES

THERE ARE NO TREES PROPOSED TO BE REMOVED FOR THE DEVELOPMENT OF THIS LOT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXIST. BUILDING COVERAGES

EXIST. DWELLING	994 S.F.
EXIST. COVERED PORCH	232 S.F.
TOTAL EXIST. BUILDING COVERAGES	1,226 S.F.

EXIST. LOT COVERAGES

EXIST. BUILDING	994 S.F.
EXIST. COVERED PORCH	232 S.F.
EXIST. CONC. WALKWAY	272 S.F.
EXIST. FRONT STEPS	7.50 S.F.
EXIST. DRIVEWAY	2,004 S.F.
EXIST. CHIMNEY	6.50 S.F.
TOTAL EXIST. LOT COVERAGES	3,516 S.F.

PROP. BUILDING COVERAGES

EXIST. BUILDING	994 S.F.
EXIST. COVERED PORCH	232 S.F.
PROP GARAGE	800 S.F.
PROP. REAR ADDITION	482 S.F.
TOTAL PROP. BUILDING COVERAGES	2,508 S.F.

PROP. LOT COVERAGES

EXIST. BUILDING	994 S.F.
EXIST. COVERED PORCH	232 S.F.
PROP. GARAGE	800 S.F.
PROP. REAR ADDITION	482 S.F.
EXIST. CHIMNEY	6.5 S.F.
PROP. A/C UNITS	21.50 S.F.
PROP. FRONT STEPS	15.0 S.F.
PROP. FRONT WALK	73 S.F.
PROP. ASPHALT DRIVEWAY	1,895 S.F.
PROP. REAR LANDING & H.C. RAMP	101 S.F.
PROP. REAR WALKWAY	139 S.F.
PROP. CURBS	28 S.F.
TOTAL PROP. LOT COVERAGES	4,787 S.F.

1/27/20 – REVISED PER OWNER & PLANNING BOARD ENGINEER REVIEW COMMENTS

VASILENKO PRELIMINARY & FINAL SITE PLAN

43 TAYLOR AVENUE

SITE PLAN

BLOCK 62 – LOT 13
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. GE23223

C.A. #24GA28108800
DRN BY: WAM
DATE: 1/9/20
SCALE: AS SHOWN
JOB #: 2019.194
SHEET: 1 OF 2

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

ZONING SCHEDULE			ZONE "O" MANASQUAN	
	REQUIRED BY CODE	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	5000 SF	10,434.44 SF EXISTING	NO CHANGE	CONFORMING
MIN. LOT FRONTAGE	50'-0"	50.0' EXISTING	NO CHANGE	CONFORMING
PRINCIPAL BUILDING: MIN FRONT SETBACK	25'-0"	25.4' BUILDING 16.8' COV PORCH	NO CHANGE NO CHANGE	CONF - BUILDING EX NON CONF - PORCH
PRINCIPAL BUILDING: MIN REAR SETBACK	20'-0"	+/- 144.4' EXISTING	+/- 135.1'	CONFORMING
PRINCIPAL BUILDING: MIN SIDE SETBACK	5'-0" 15'-0" (corner)	4.6' EXISTING (S-W SIDE) 12.6' EXISTING (N-E SIDE)	8.7' (S-W SIDE) 12.6' NO CHANGE	CONFORMING CONFORMING
PRINCIPAL BUILDING: MAXIMUM BUILDING HEIGHT STORIES HEIGHT	2.5 STORIES 35'-0"	2.5 STORIES 28.52' +/-	NO CHANGE NO CHANGE	CONFORMING CONFORMING
ACCESSORY GARAGE: MIN FRONT SETBACK	25'-0"	104.20' PREVIOUSLY EX	113.74' PROPOSED	CONFORMING
ACCESSORY GARAGE: MIN REAR SETBACK	5'-0"	94.66' PREVIOUSLY EX	5.0' PROPOSED	CONFORMING
ACCESSORY GARAGE: MIN SIDE SETBACK	5'-0"	4.65' PREVIOUSLY EX	5.0' PROPOSED	CONFORMING
ACCESSORY GARAGE: MAXIMUM BUILDING HEIGHT STORIES HEIGHT	1 STORIES 15'-0"	1 STORY PRESUMED UNKNOWN	1 STORY PROPOSED 13.0' PROPOSED max	CONFORMING CONFORMING
MAX BUILDING COVERAGE	30% OR 3281.9 SF	(A) 11.2% OR 1226 SF*	(C) 22.9% OR 2508 SF*	CONFORMING*
MAX LOT COVERAGE	60% OR 6563.9 SF	(B) 32.1% OR 3516 SF*	(D) 50.1% OR 5486 SF*	CONFORMING*

table note (1).

NOTE: THIS PROJECT INCLUDES THE CONVERSION OF AN EXISTING TWO FAMILY RESIDENCE INTO A MIXED USE BUILDING WHICH IS TO INCLUDE A FIRST FLOOR PROFESSIONAL OFFICE USE WITH A SECOND FLOOR RESIDENTIAL APARTMENT AND A NEW GARAGE ACCESSORY BUILDING = 1 OFFICE + 1 DWELLING UNIT

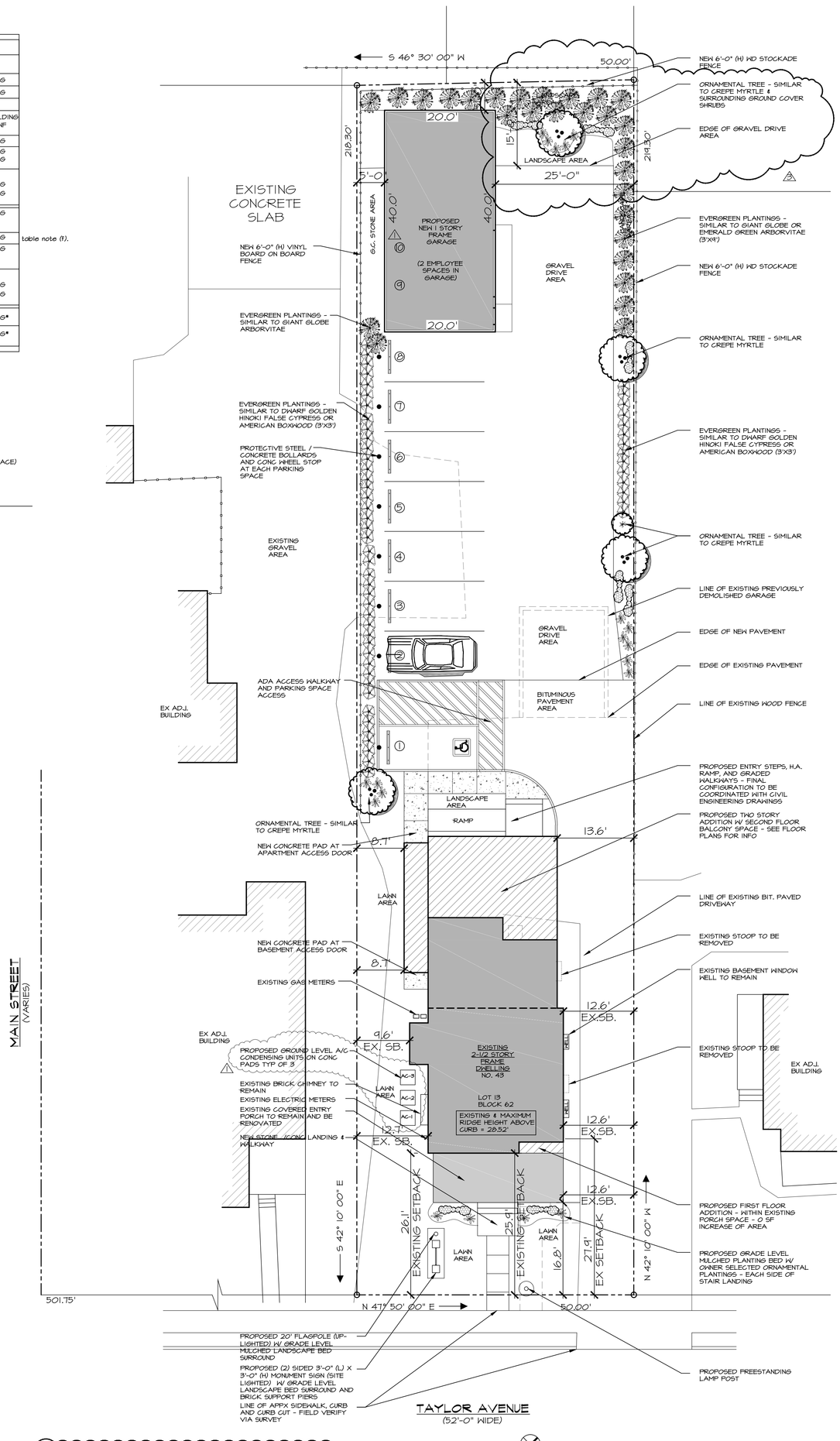
PARKING REQUIREMENTS:
PER ZONING ORDINANCE PROVIDE 2 PARKING SPACES PER DWELLING UNIT.
PER ZONING ORDINANCE PROVIDE 1 SPACE PER 300 SF OF GFA FOR EMPLOYEE AND PATRON USE AREAS

NUMBER OF DWELLING UNITS = 1 X 2 SPACES / UNIT = 2 SPACES REQUIRED
AREA OF GFA FOR FOR EMPLOYEE AND PATRONS = 1036.4 / 300 SF PER SPACE = 2.45 SPACES REQUIRED
TOTAL SPACES REQUIRED = 5 TOTAL SPACES PROVIDED = 10 (2 IN GARAGE + 7 OFF-STREET + 1 H.A. PARKING SPACE)

EXISTING
EXISTING COVERAGE

PROPOSED
PROPOSED COVERAGE

* REFER TO CIVIL ENGINEERING DRAWINGS BY OTHERS FOR ADDITIONAL ZONING TABLE INFORMATION AND FOR LOT COVERAGE CALCULATIONS AND SUMMARIES



CONCEPT ARCH SITE PLAN
ASP1.0 SCALE: 1" = 10'-0"

NOTE: THIS IS NOT A SURVEY. ARCHITECTURAL SITE PLAN IS BASED ON A SURVEY PREPARED BY DAVIS AND DAVIS ENGINEERS, PROFESSIONAL ENGINEERS & LAND SURVEYORS, WALL, N.J. DATED FEBRUARY 9, 2019

B·L·D·G Architecture, LLC
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: (732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, RA
N.J. Architect No. AI 17862
N.Y. Architect No. 039641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature
6.17.2020
1.13.2020
Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
parking & hvac	DL	10.20.19
omit gar opt	DL	11.25.19
move gar & civ	DL	1.13.2020
landscape buffer	DL	1.25.2020

Project
Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Sheet Title
CONCEPT SITE PLAN

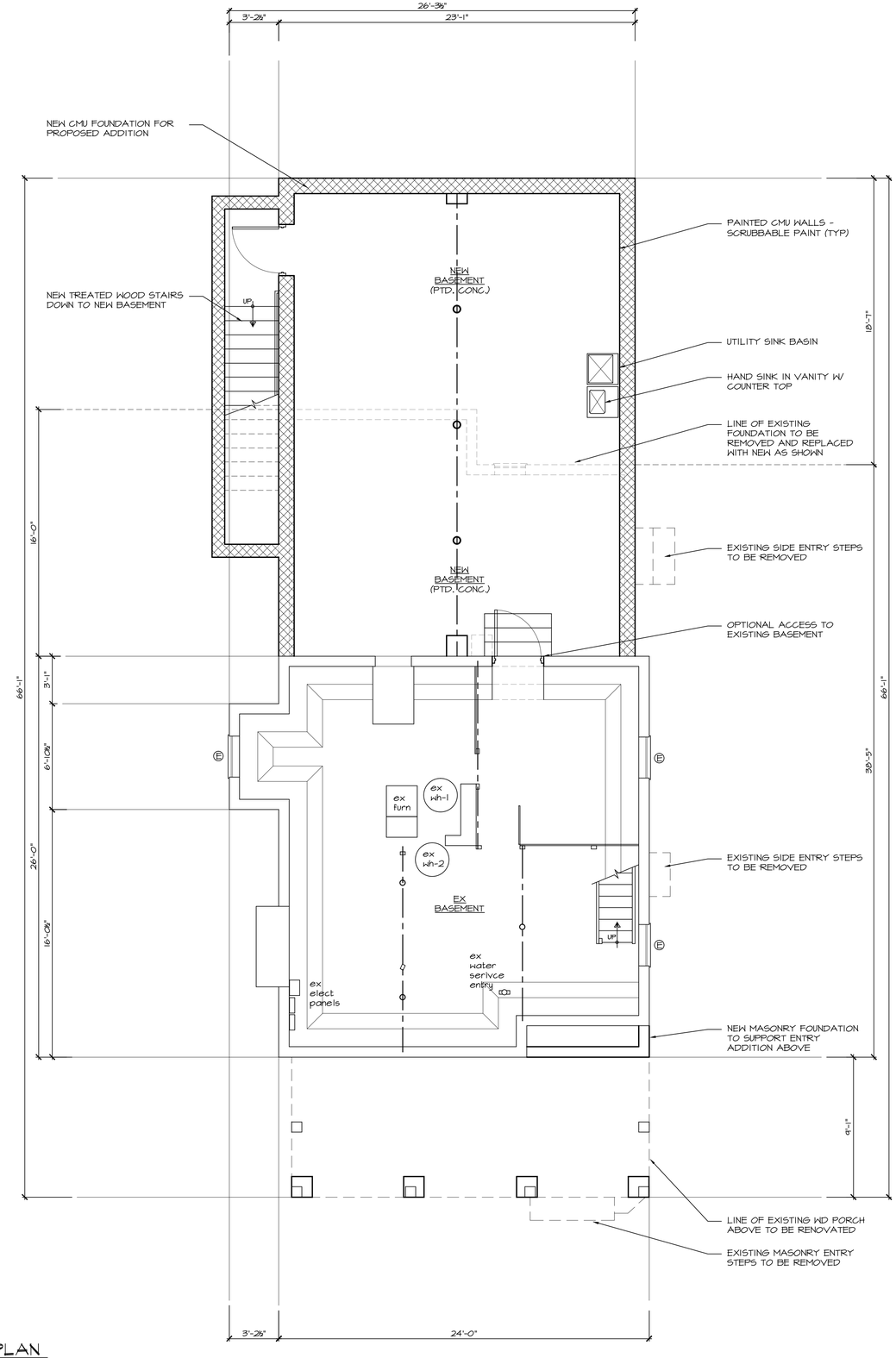
Scale
AS NOTED

Drawn By
DL

Chk'd By
DL

Sheet No.
ASP1.0

Project No.
19-013



1 / A1.0 FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal
6.17.2020
Signature
6.15.20
Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

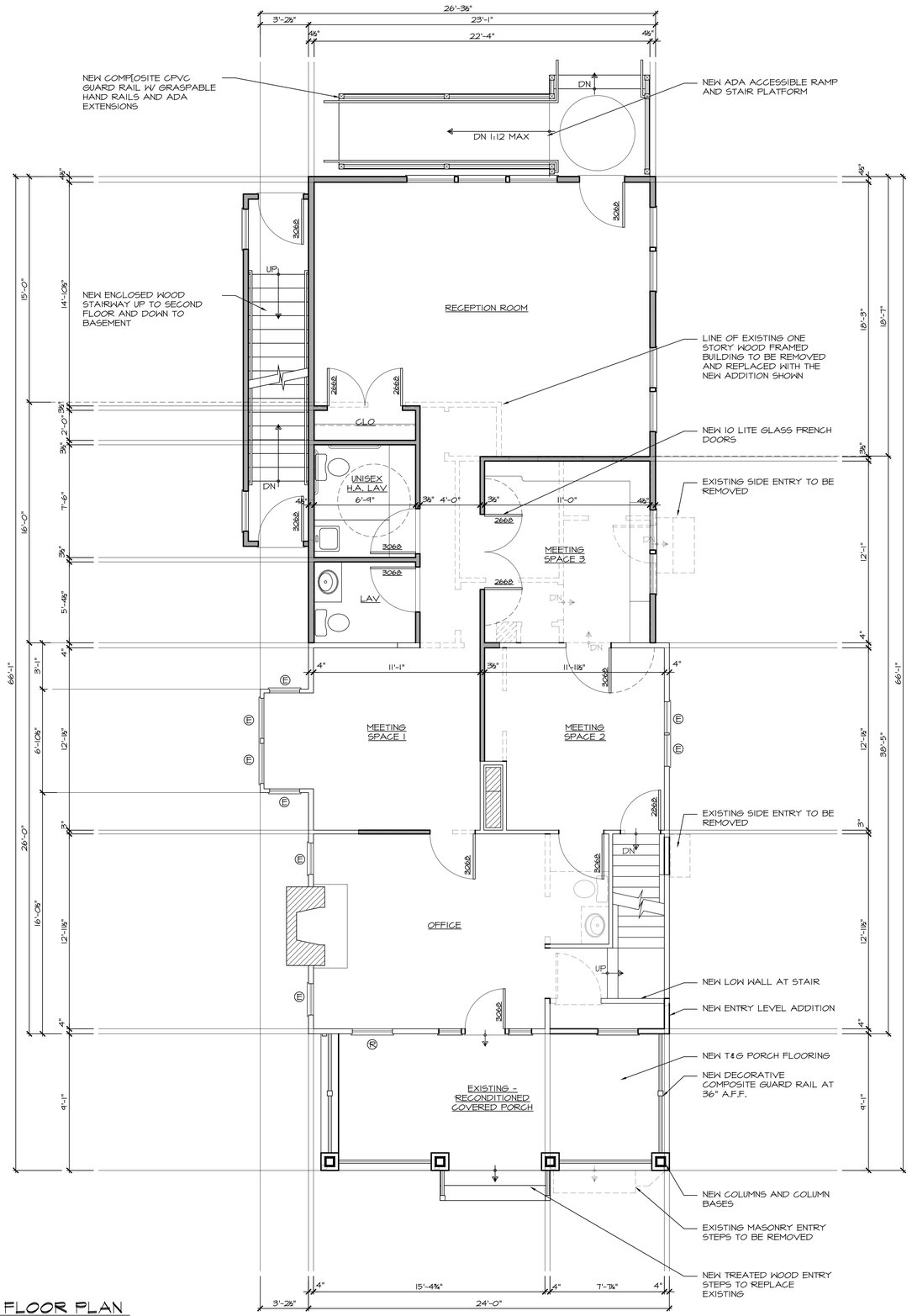
Project
Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan
New Jersey

Sheet Title
Foundation / Basement Plan

Scale
AS NOTED
Drawn By
DL
Chk'd By
DL

Sheet No.
A1.0
1 OF 5

Project No.
19-013



1 / A1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas Incorporated herein, are Instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

6.17.2020
6.15.20
Signature Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Project
Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Sheet Title
First Floor Plan

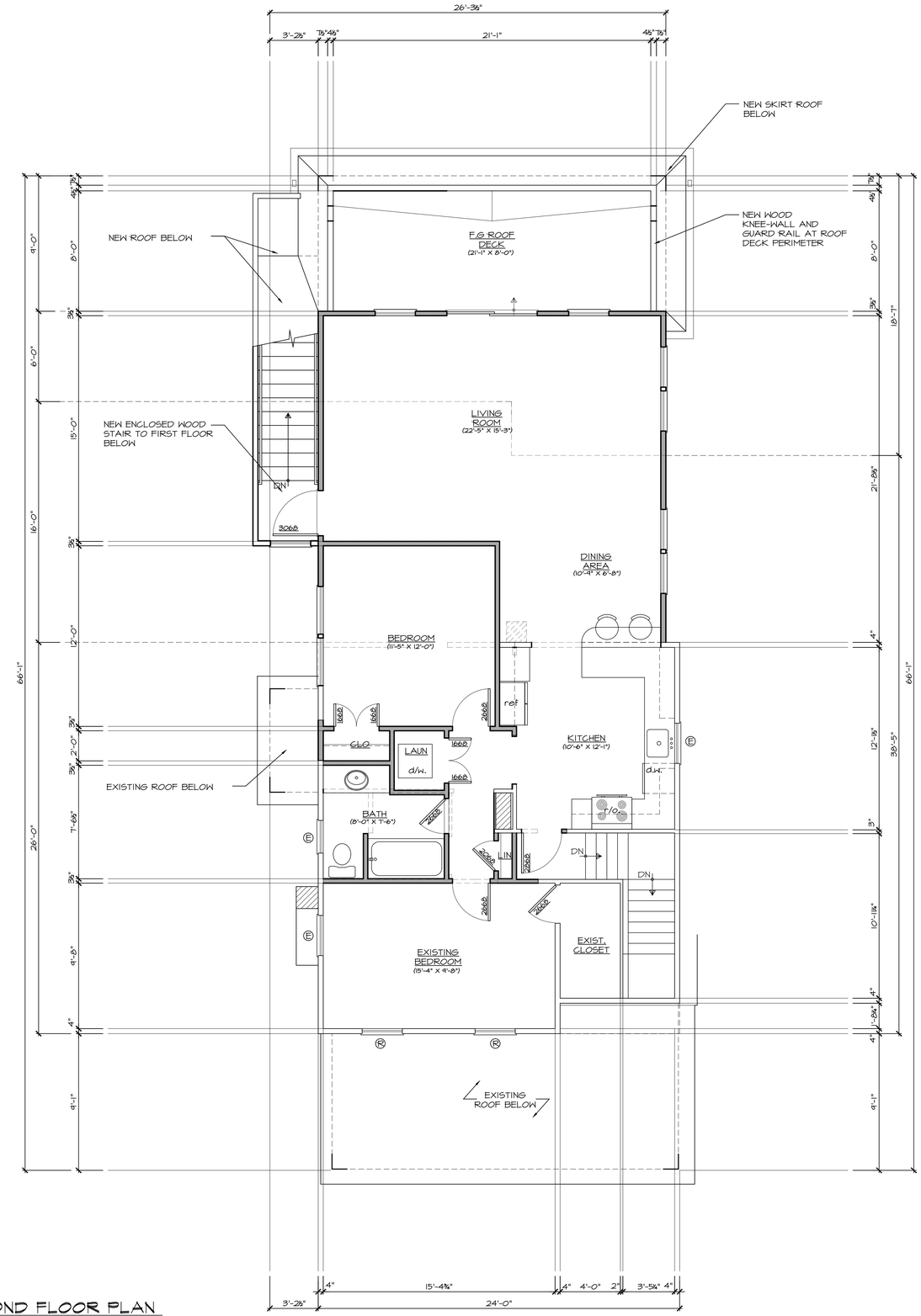
Scale
AS NOTED

Drawn By
DL

Chk'd By
DL

Sheet No.
A1.1

Project No.
19-013



1 / A1.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas Incorporated herein, are Instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

6.17.2020
6.15.20
Signature Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Project
Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

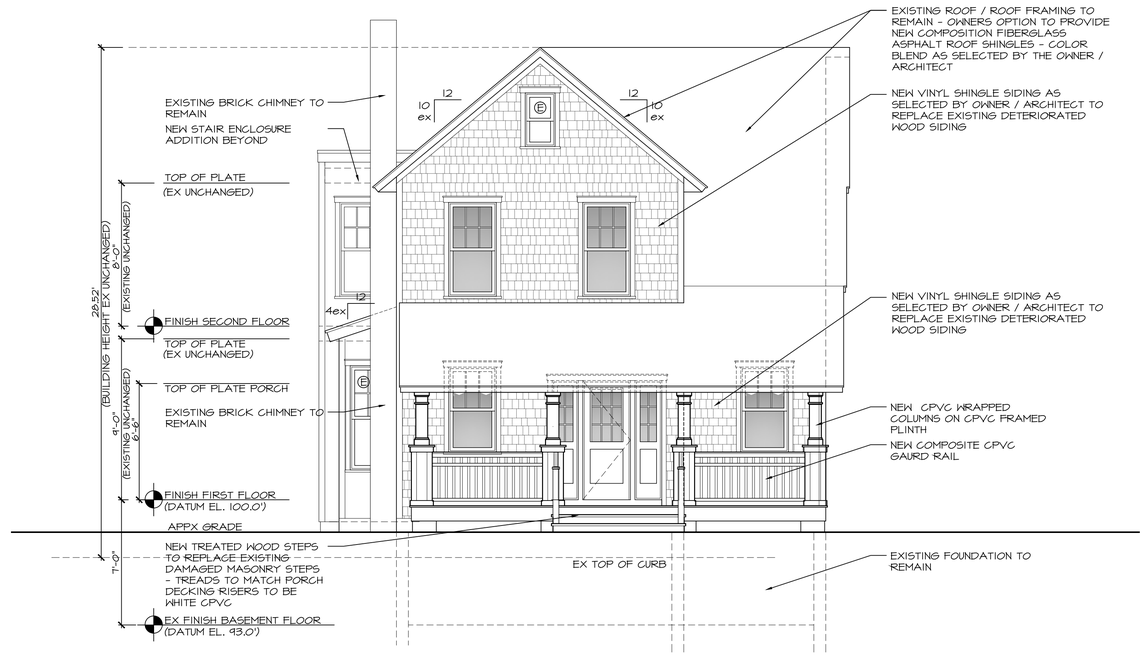
Sheet Title
Second Floor Plan

Scale
AS NOTED

Drawn By
DL
Chk'd By
DL

Sheet No.
A1.2

Project No.
19-013



1 A2.0 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 A2.0 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G
Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

6.17.2020
6.15.20
Signature Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Project

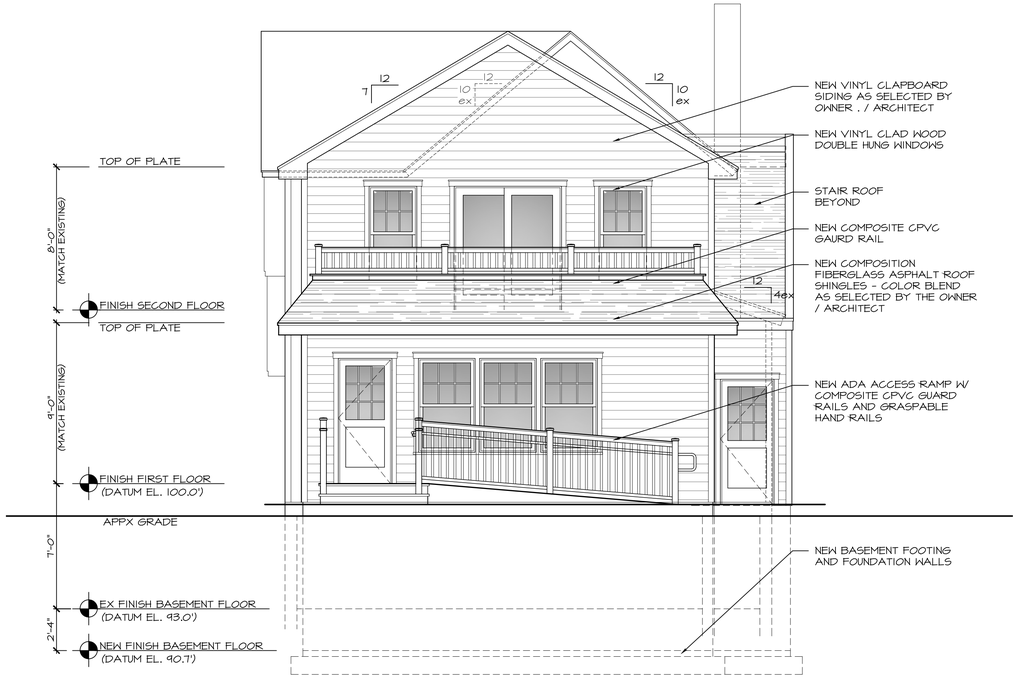
Sheet Title
Elevations

Scale
AS NOTED

Drawn By
DL
Chk'd By
DL

Sheet No.
A2.0

Project No.
19-013



1 A2.1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

2 A2.1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS. The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

6.17.2020
Signature 6.15.20 Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Project
Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Sheet Title
Elevations

Scale AS NOTED
Drawn By DL
Chk'd By DL

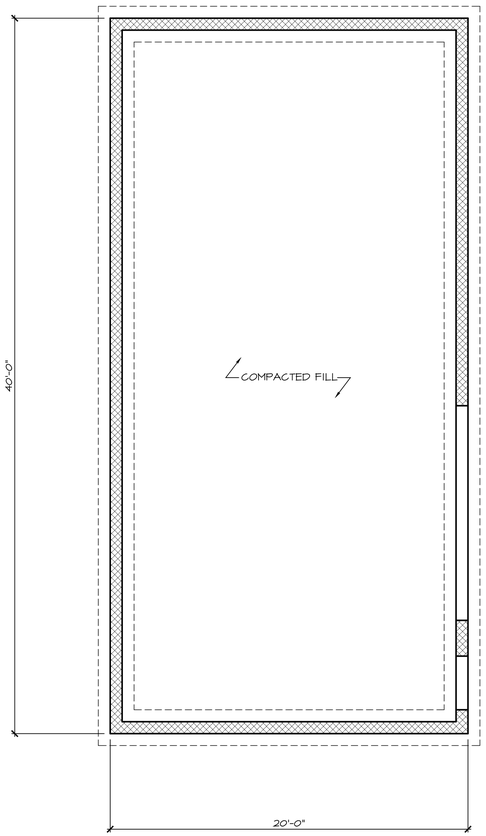
Sheet No.
A2.1
5 OF 5

Project No.
19-013

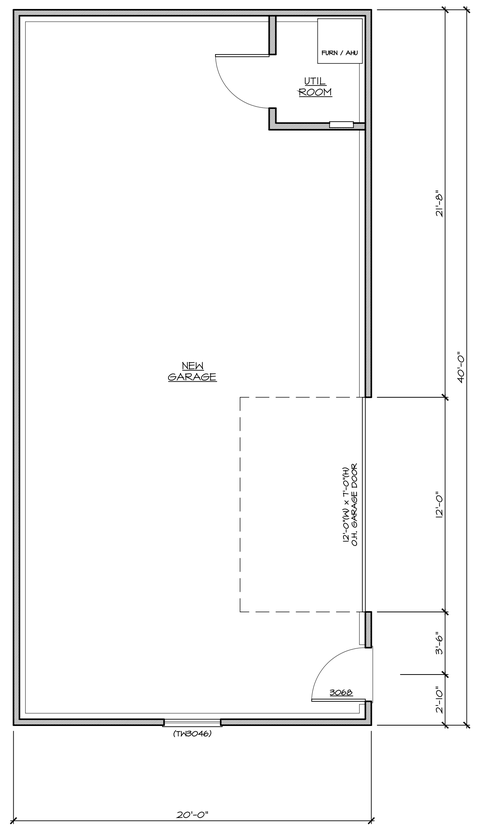
- OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas Incorporated herein, are Instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings

- The contractor is to Field Verify all dimensions prior to start of any work or construction.



1 / G1.0 GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 / G1.0 GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

B.L.D.G
Architecture, LLC.

617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC000061000

Original Raised Seal

6.17.2020
9.9.19
Signature Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

Project
New Detached Garage for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan
New Jersey

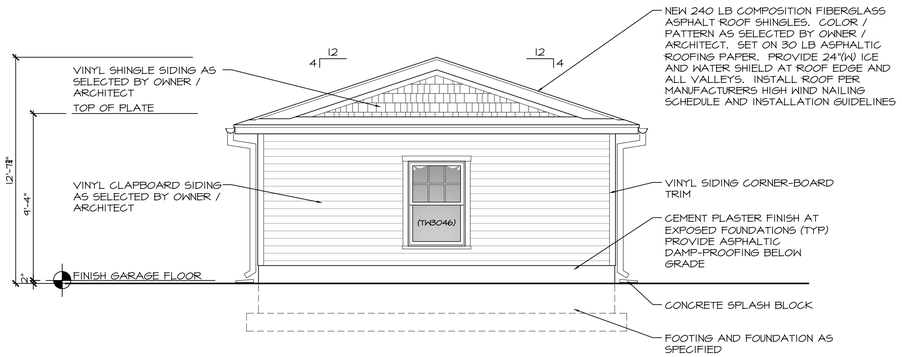
Sheet Title
Garage Floor Plans

Scale
AS NOTED

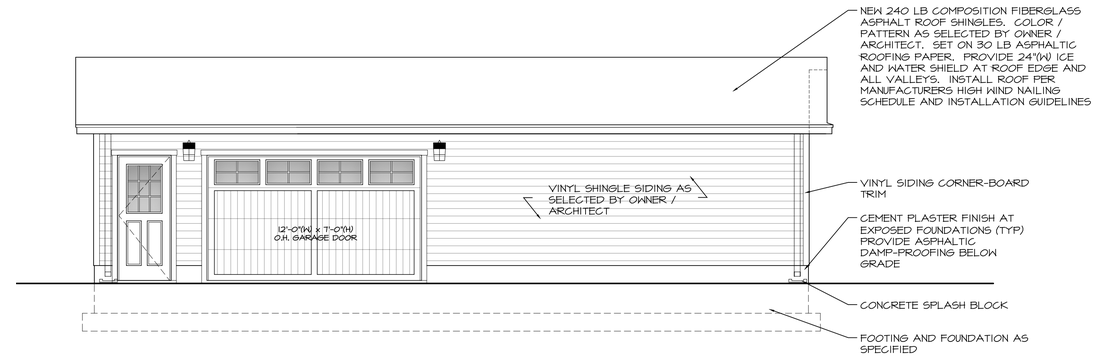
Drawn By
DL
Chk'd By
DL

Sheet No.
G1.0
1 OF 2

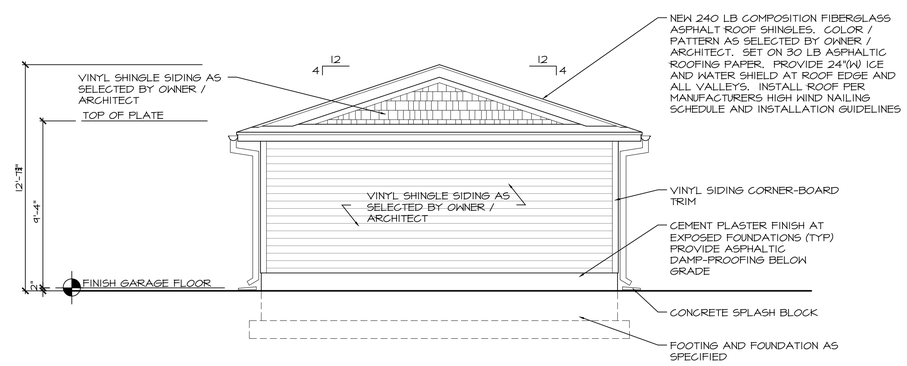
Project No.
19-013



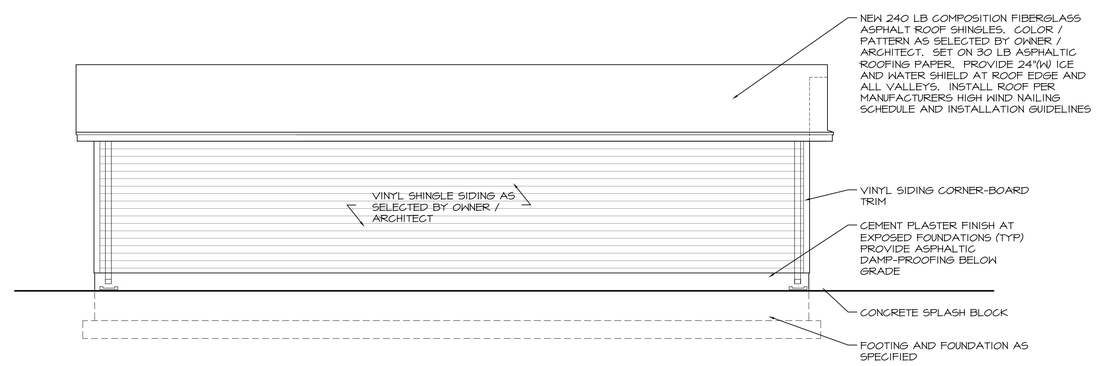
1 / G2.0 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 / G2.0 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 / G2.0 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 / G2.0 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- OWNERSHIP OF THE DOCUMENTS. The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in any part without the written consent and approval of BLDG Architecture, LLC.
- These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

Do Not Scale The Drawings
- The contractor is to Field Verify all dimensions prior to start of any work or construction.

B.L.D.G Architecture, LLC.
617 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08730
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal
6.17.2020
Signature Date 9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar opt	DL	11.5.19
zba sets	DL	6.15.20

New Detached Garage for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan New Jersey

Project

Sheet Title
Garage Elevations

Scale AS NOTED
Drawn By DL
Chk'd By DL

Sheet No.
G2.0
2 OF 2

Project No.
19-013