PLANNING BOARD AGENDA
CONDUCTED WITH ZOOM
MAY 04, 2021 7:00 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 May 04, 2021 7:00 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. MARCH 16, 2021 - MINUTES - SECOND MEETING 4PM
2. VOUCHERS

RESOLUTION

3. #13-2021 - SIMON, STACY - 415 EUCLID AVENUE
4. #25-2021 - THE COMMITTED PIG - 165 MAIN STREET

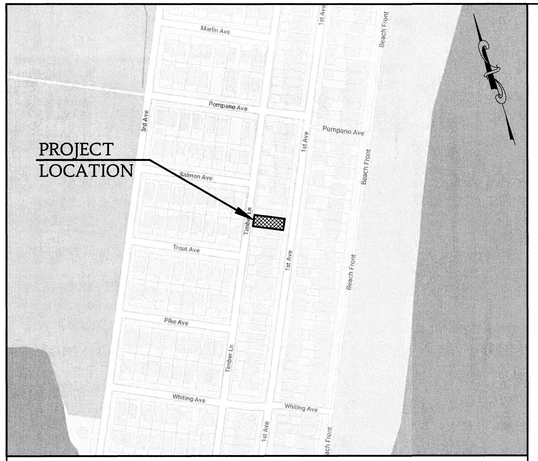
APPLICATION

5. #17-2021 - MULLARKEY, RICHARD AND BARBARA - 327 FIRST AVENUE
6. #23-2021 - LILINSHTEIN, EDWARD - 236 SECOND AVENUE
7. #19-2021 - DAMEN, STEVE AND DOVIE

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT



AREA MAP
SCALE 1" = 300'±

KBA ENGINEERING SERVICES LLC
Engineering | Planning
Joseph J. Kociuba PE PP, Principal

SOIL BORING LOG

PROJECT:	Mullarkey SB	PROJ. #:	2020-375
ADDRESS:	327 First Avenue	DATE:	11/5/2020
BLOCK:	184.01	LOT:	10
MUNICIPALITY:	Borough of Manasquan	PREPARE	KBA
BORING NO.	SB-1		
BORING DESCR.	Front yard		

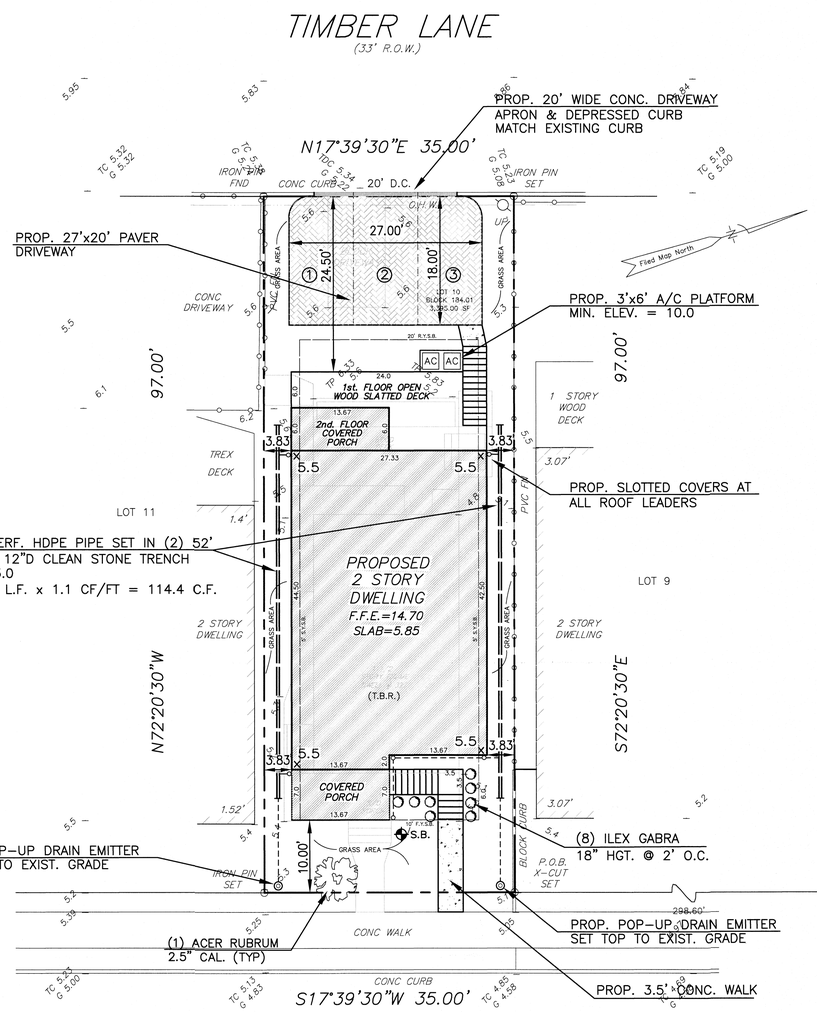
DEPTH (INCHES)	THICKNESS (INCHES)	DESCRIPTION
0" - 96"	96"	GP / GM
96" - 120"	24"	SM /SC
120" - 180"	60"	GP
180" - 216"	36"	GP / GM
216" - 240"	24"	CL / ML
-		
-		
-		
-		
-		
-		
-		
-		
-		

GW	Well-graded gravels, gravel-sand mixtures, little or no fines.
GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
GM	Silty gravels, gravel-sand mixtures.
GC	Clayey gravels, gravel-sand mixtures.
SW	Well-graded sands or gravelly sands, little or no fines.
SP	Poorly graded sands, or gravelly sands, little or no fines.
SM	Silty sands, sand-silt mixtures.
SC	Clayey sands, sand-clay mixtures.
ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
OL	Organic silts and organic silty clays of low plasticity.
MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
CH	Inorganic clays of high plasticity, fat clays.
OH	Organic clays of medium to high plasticity, organic silts.
PT	Peat and other highly organic soils.

Seasonal High Water Table Depth
Water Table Depth 39"

BORING ELEV. = 5.3
S.H.W.T. =

2517 Route 35, Bldg E, Ste 203, Manasquan, NJ 08736
P: (732) 722.8555 | F: (732) 722.8557
KBAengineers.com • plans@kbaengineers.com



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 184.01, LOT 10 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-5 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.0779± ACRES (3,395 S.F.)

OWNER/APPLICANT: RICHARD & BARBARA MULLARKEY
327 FIRST 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	2,700 S.F.	3,395 S.F.	3,395 S.F.
MIN. LOT FRONTAGE	40 FT.	* 35.0 FT.	** 35.0 FT.
FRONT YARD SETBACK (FIRST AVE)	10 FT.	10.00 FT. (PORCH)	10.00 FT. (PORCH)
SIDE YARD SETBACK	5 FT.	* 1.52 & 7.69 FT.	** 3.83 & 3.83 FT.
REAR YARD SETBACK (TIMBER LN)	20 FT.	32.2 FT. (DECK)	24.50 FT. (DECK)
PRINCIPAL BUILDING COVERAGE	35 %	27.18 % (923 SF)	** 40.26 % (1,367 SF)
MAX. TOTAL IMPERVIOUS	50 %	34.10 % (1,158 SF)	42.12 % (1,430 SF)
MAX. BLDG. HEIGHT	33 FT. (2.5 STY)	< 33 FT.	32.7 FT.
MIN. STORAGE	80 S.F.	< 80 S.F.	1,367 S.F.
MIN. DECK	80 S.F. or 10% 1st. FLOOR	344 S.F.	194 S.F.
MAX. CURB CUT WIDTH	20 FT.	8 FT.	20 FT.

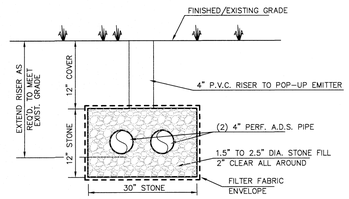
* – INDICATES EXISTING NON-CONFORMITY
** – INDICATES VARIANCE REQUIRED

EXISTING COVERAGES
EXIST. DWELLING/COVERED PORCH = 923 S.F.
EXIST. BLOCK DRIVEWAY = 124 S.F.
EXIST. BLOCK WALKWAYS = 50 S.F.
EXIST. FRONT WALK/STEPS = 48 S.F.
EXIST. EXTERIOR SHOWER = 13 S.F.
EXIST. SLATTED DECKS/STEPS/RAMP (EXEMPT FROM COVERAGE)
TOTAL = 1,158 S.F. (34.10 %)

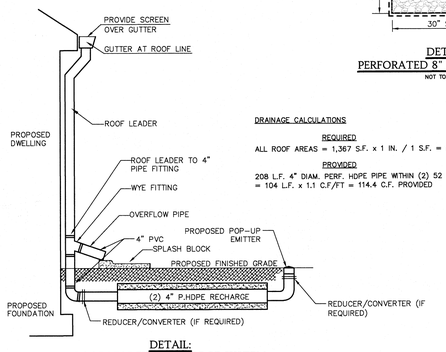
PROPOSED COVERAGES
PROP. DWELLING/FRONT PORCH/REAR PORCH = 1,367 S.F.
PROP. PAVER DRIVEWAY = (EXEMPT FROM COVERAGE)
PROP. CONC. WALKWAYS = 45 S.F.
PROP. A/C PLATFORM = 18 S.F.
PROP. SLATTED REAR DECK/STEPS (EXEMPT FROM COVERAGE)
PROP. SLATTED FRONT STEPS/LANDING (EXEMPT FROM COVERAGE)
TOTAL = 1,430 S.F. (42.12 %)

PLAN NOTES
1. EXISTING SEWER AND WATER SERVICES TO REMAIN AND TO BE REUSED..
2. ELEVATIONS BASED ON 1988 N.A.V.D.
3. PRELIMINARY FLOOD ELEVATION AE 9.0 – EFFECTIVE FLOOD ELEVATION AE 8.0
4. PRELIMINARY FIRM MAP PANEL 34025C0456G EFFECTIVE DATE 1/31/2014.
5. EFFECTIVE FIRM MAP PANEL 34025C0456F EFFECTIVE DATE 9/25/2009.
6. HOUSE HEIGHT NOT TO EXCEED 33 FT. ABOVE TOP OF CURB ELEVATION
7. EXISTING CURB & SIDEWALK ALONG THIRD AVE. & TIMBER LANE TO BE REPLACED, IF DEEMED NECESSARY BY THE BOROUGH ENGINEER.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN LAND SURVEYING, P.C. DATED 8/26/2019, REVISED 2/5/2021.



DETAIL:
PERFORATED 8" HDPE RECHARGE
NOT TO SCALE

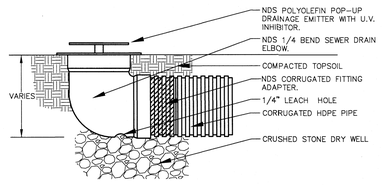


DRAINAGE CALCULATIONS

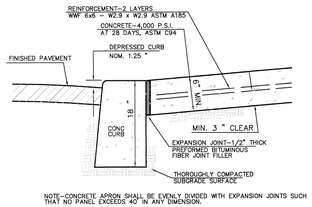
REQUIRED
ALL ROOF AREAS = 1,367 S.F. x 1 IN. / 1 S.F. = 113.9 C.F. REQUIRED

PROVIDED
208 L.F. 4" DIAM. PERF. HDPE PIPE WITHIN (2) 52 L.F. OF 12"W x 30"D STONE TRENCH = 104 L.F. x 1.1 C.F./F.T = 114.4 C.F. PROVIDED

DETAIL:
ROOF LEADER & RECHARGE SYSTEM
NOT TO SCALE

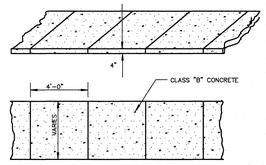


DETAIL:
POP-UP DRAINAGE EMITTER
NOT TO SCALE



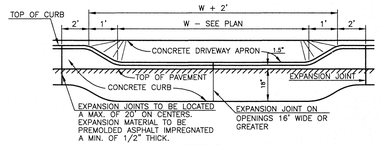
NOTE-CONCRETE APRON SHALL BE EVENLY DIVIDED WITH EXPANSION JOINTS SUCH THAT NO PANEL EXCEEDS 40' IN ANY DIMENSION.

DETAIL:
CONCRETE DRIVEWAY & APRON
NOT TO SCALE



CONSTRUCTION JOINTS @ 10' INTERVALS MAX., 1/2" BITUMINOUS CONCRETE HAVING AN ULTIMATE COMPRESSION STRENGTH OF 3500 p.s.i. SIDEWALK TO BE 6" THICK @ DRIVE

DETAIL:
CONCRETE SIDEWALK
NOT TO SCALE



DETAIL:
CONCRETE DRIVEWAY APRON
NOT TO SCALE

REV. NO.	DATE	DESCRIPTION
1.	3/30/2021	REV. PER BORO REVIEW LETTER DATED 3/23/2021.

PLOT PLAN
327 FIRST AVENUE
BLOCK 184.01 - LOT 10
FOR RICHARD & BARBARA MULLARKEY

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

DRN	CHK
JJK	JJK

PROJECT NO. 2020-375
SCALE AS SHOWN
DATE 3/12/2021
SHEET 1 OF 1

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

PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY

I. APPLICANT: Richard & Barbara Mullarkey

Address: 40 Carriage Way
Millstone, NJ 08510

Phone: 609-578-0214

Property Address: **327 First Ave**
Block 184.01, Lot 10 Zone R-5
Flood Zone: AE
BFE: 9 ft. DFE: 10 ft.
Manasquan, New Jersey 08736

II . TYPE OF APPLICATION: Bulk Variances

Section 35-9.4

	REQUIRED	EXISTING	PROPOSED	Variance
Area of Lot	2,700 SF	3,395 SF	3,395 SF	No
Percentage of Lot Coverage (Building)	35%	27.18%	42.35%	Yes**
Percentage of Lot Coverage (Imp)	50%	34.10%	59.23%	Yes**
Lot Frontage	40 ft.	35 ft	35 ft.	Existing Non-conformity*
Front Setback	10 ft	10 ft	10 ft (porch)	No
Rear Setback	20 ft	32.2 ft to the deck/ 44.4 ft to the dwelling	24.50 ft (Deck)	No
Building Height- Stories	33 ft. For dwelling on non-conforming lot 2.5 stories	<33 ft 2 Stories	<33 ft 2 stories	No
Side Setback (North)	5ft	7.69 ft	3.83 ft	Yes**
Side Setback (South)	5 ft	1.52 ft	3.83 ft	Yes**

Existing Non-Conformity *
Variance Requested **

Section 35-7.7—Driveway Width—20 ft Permitted; 27 ft Proposed

Section 35-7.7—Curb Cut—12 ft Permitted; 27 ft Proposed

III. SITE INFORMATION:

Street Address: 327 First Ave

Block 184.01 Lot 10

Zoning Districts: R-5

Present Use: One Single Family Residential Dwelling

Proposed Use: One Single Family Residential Dwelling

VI. ZONE REQURIEMENTS: R-5 Zone

Min. Lot Area: 2,700 sq ft

Min Lot Frontage: 40 ft

Front Yard Setback: 10 ft

Side Setback: 5 ft

Rear Setback: 20 ft

Max. Bldg. Height: 33 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 35%

Max. Lot Coverage: 50%

V. MISCELLANEOUS:

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

4. Have there been any previous applications to the Planning Board or Board of Adjustment concerning this property? None to the applicant's knowledge.
5. Are there any deed restrictions, easements or covenants affecting the property? Applicant will provide upon request.

VI. COMMENT:

Applicant seeks approval to remove all of the existing buildings and structures on the property and construct a new two-story single-family dwelling.

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

_____ _____

Date C. KEITH HENDERSON, ESQ
Attorney for Applicant

BORO ENGINEERING

March 23, 2021

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

Re: Boro File No. MSPB-R1500
Variance – Mullarky
Block 184.01, Lot 10
327 First Avenue
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. Plan of Topographic Survey prepared by William Fiore, PLS, of William J. Fiore, Inc., dated August 26, 2019, last revised February 4, 2021.

2. Variance Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated November 4, 2020.

3. Architectural Floorplans and Elevations, prepared by Dominick Macaluso, RA, dated December 23, 2020.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Timber Lane. 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 March 23, 2021.

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 maximum building coverage of 35% is permitted, whereas a building coverage of 40.26% is proposed (27.18% existing).

   b. A maximum lot coverage of 50% is permitted, whereas a lot coverage of 56.43% is proposed (34.10% existing).

c. A minimum side yard setback of 5 feet is required, whereas a setback of 3.83 feet (north side) is proposed (7.69 feet exists).

d. A minimum side yard setback of 5 feet is required, whereas a setback of 3.83 feet, (south side) is proposed (1.52 feet exists).

e. A maximum driveway width of 20 feet is permitted, whereas a driveway width of 27 feet is proposed on Timber Lane.

3. The following non-conformities exist on Lot 10 and are not proposed to be modified as part of this application:

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

4. The applicant proposes the first floor elevation of the dwelling at elevation 14.70 where the current base flood elevation is 9 feet. The proposed building height is 32.7 feet as measured from the top of curb.

5. I suggest that the applicant consider replacing some portion of the proposed concrete with pavers in an attempt to minimize the requested lot coverage variance.

6. The air conditioning units are proposed on a raised platform in the rear yard at elevation 10.0.

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

8. It appears that the minimum two conforming parking spaces are provided between the driveway and ground floor garage.

9. A drainage recharge system in accordance with the Borough's stormwater ordinance is proposed in front and rear yard areas. Slotted covers should be provided for the gutter overflows. Test pit data which indicates the depth to the seasonal high water table should be provided.

10. The required 80 square feet of enclosed storage space appears to be provided in the ground floor garage area.

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

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

13. Any curb and sidewalk must be replaced along First Avenue and Timber Lane as necessary.

BORO ENGINEERING

Re: Boro File No. MSPB-R1500
Variance – Mullarky
Block 184.01, Lot 10

March 23, 2021
Sheet 3

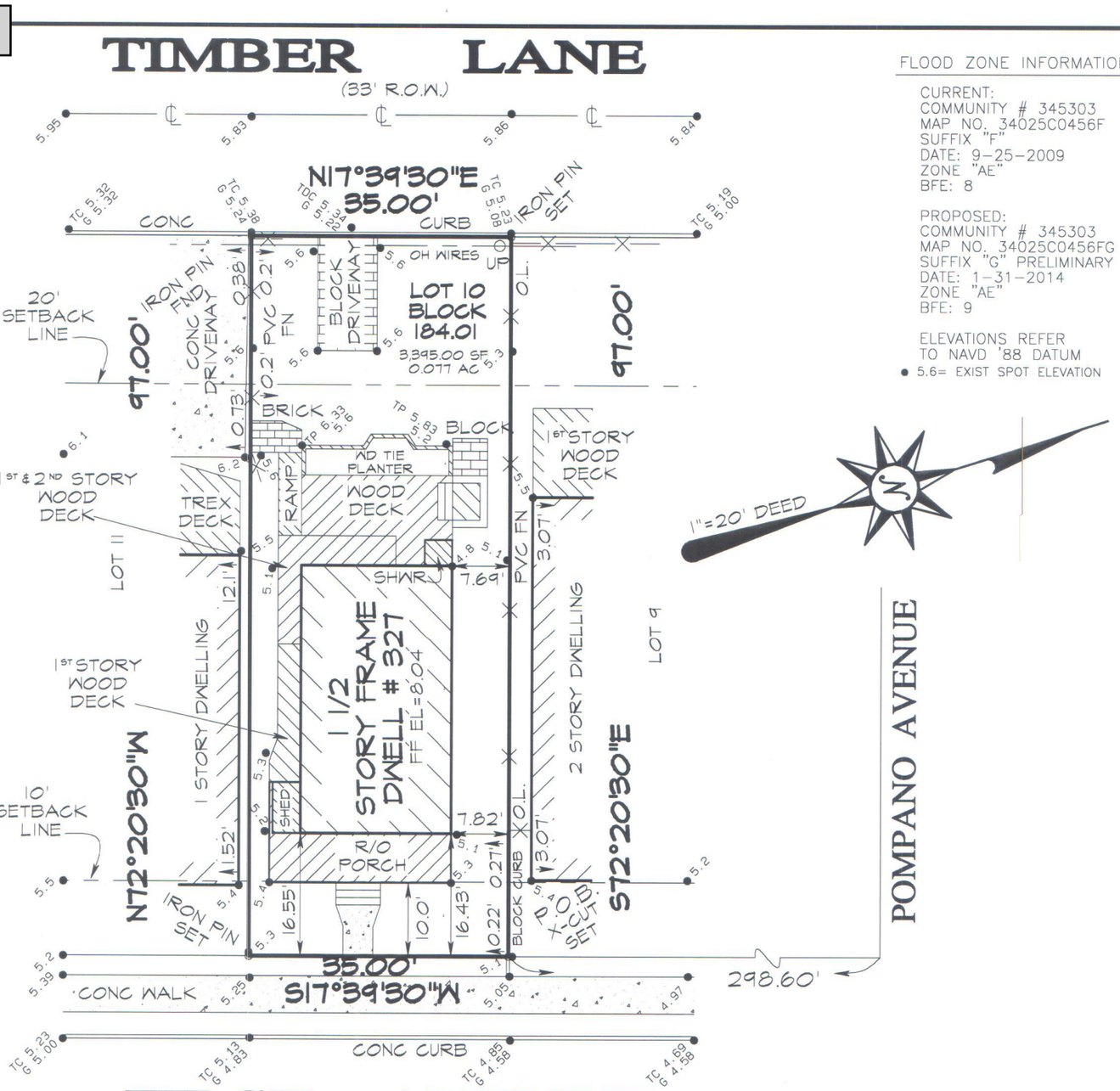
Should you have any questions or desire any additional information, please do not hesitate to contact me.

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, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Richard Mullarkey
40 Carriage Way, Millstone, NJ 08510



FLOOD ZONE INFORMATION

CURRENT:
COMMUNITY # 345303
MAP NO. 34025C0456F
SUFFIX "F"
DATE: 9-25-2009
ZONE "AE"
BFE: 8

PROPOSED:
COMMUNITY # 345303
MAP NO. 34025C0456FG
SUFFIX "G" PRELIMINARY
DATE: 1-31-2014
ZONE "AE"
BFE: 9

ELEVATIONS REFER TO NAVD '88 DATUM

● 5.6= EXIST SPOT ELEVATION

LOT COVERAGE CHART	
DESCRIPTION	EXIST AREA
DWELLING	733.44 SF
ROOF OVER	164.88 SF
CONC	30.52 SF
SHED	25.57 SF
WOOD DECK (3)	334.29 SF
WOOD RAMP	35.28 SFT
BLOCK DRIVEWAY	124 SF
BLOCK	50.48 SF
TOTAL	1,498.46 SF/44.14%

BEING KNOWN AND DESIGNATED AS LOT 10 BLOCK 184.01 AS SHOWN ON MAP ENTITLED, "FINAL MAP OF BLOCK 184.01 LANDS OF AMERICAN TIMBER COMPANY, LOT 1, BLOCK 184.01, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N. J." SAID MAP BEING FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 11/05/1990 AS CASE No. 238-27.

I declare that the best of my professional knowledge, information and belief that this map or plan is the result of a field survey made 8/22/19 by me or under my direct supervision in accordance with the rules and regulations promulgated by the state Board of professional engineers and Land Surveyors N.J.A.C. 13; 40-5.1 "Land surveyors, preparation of land surveys". The information shown hereon correctly represents the conditions found at and as of the date of the field survey except such improvements or easements if any below the surface of the ground and not visible, or any pertinent facts an accurate title search may disclose. This declaration is given to parties named hereon solely for this transaction only and is non-transferable. No responsibility is assumed by the surveyor for use of this survey for any other purpose. Caution; If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered. Offsets and building dimensions shown hereon shall not be used as a basis for construction of any permanent features including fences, sheds, buildings, etc. or property line location.

THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID.

REV:	ADD TOPOGRAPHY	2/04/2021

SURVEY PLAT

LOT 10 BLOCK 184.01

ON THE

BOROUGH OF MANASQUAN TAX MAP

BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

CERT. OF AUTH. # 24GA27979000

WILLIAM J. FIORE, INC.

PROFESSIONAL LAND SURVEYORS

263 BRICK BLVD., UNIT 5, BRICK, NJ 08723

TEL. (732) 920-5100 FAX (732) 920-5199

WILLIAM J. FIORE, PROFESSIONAL LAND SURVEYOR GS# 35362 DATE 8/26/2019

TO: RICHARD AND BARBARA MULLARKEY, H/W
TRUEX ABSTRACT, INC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
C. KEITH HENDERSON, ESQ.

PROJECT NO. 30872/31711

DRAWN BY: JDP

BORO ENGINEERING

March 18, 2021

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

Re: Boro File No. MSPB-R1510
Major Subdivision – Lilinshtein
Block 178, Lot 9.01
236 Second Avenue
R-PM - Planned Multifamily 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. Preliminary and Final Major Subdivision Plan, prepared by Joseph Kociuba, PE, PP, of KBA engineering Services, LLC, dated November 10, 2020, last revised January 28, 2021.

2. Final Major Subdivision Plat, prepared by Alan Boettger, PLS, of Clearpoint Services, LLC, dated November 10, 2020, last revised January 28, 2021.

Existing Lot 9.01 contains 10,199.76 square feet and is located in the R-PM - Planned Multifamily Residential Zone with frontage on Second Avenue. With this application, the applicant intends to create three lots, two containing 3,400 square feet and one containing 3,399.76 square feet, all with frontage on second Avenue. The application is deemed complete as of March 18, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-PM - Planned Multifamily Residential Zone, where the proposed residential lots are permitted.

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

   a. A minimum lot frontage of 40 feet is required, whereas a frontage of 34 feet is proposed for Lot 9.02.

   b. A minimum lot frontage of 40 feet is required, whereas a frontage of 34 feet is proposed for Lot 9.03.

c. A minimum lot frontage of 40 feet is required, whereas a frontage of 35 feet is proposed for Lot 9.04.

3. The major subdivision plans show what appears to be conceptual layouts for potential dwelling sizes on the proposed lots. The dwelling on proposed Lot 9.04 would require a side yard variance with the proposed configuration. It does not appear that that variance is being requested but the applicant should confirm if the setback variance is being requested, and if so, the exact setback distance. As the building layouts are conceptual, plot plans for each of the individual lots will be required.

4. The applicant should be aware that if any future construction on either of the new lots does not meet the zoning requirements (setbacks, coverage, etc.), a separate application to the Board will be required.

5. As this is technically a major subdivision, the subdivision must be filed by map and not by deed. There are a number of items which must be added to the plan, including the property owners list, benchmark, centerline and right-of-way half width for Second Avenue, and coordinate points, for the plan to meet the requirements of the New Jersey Title Recordation Act (Map Filing Law). All necessary items must be added to the plan prior to submission for signing of the final plat.

6. Monuments must be set at the intersection of the proposed lot lines and the right-of-way line of Second Avenue. I suggest all proposed monuments be set prior to the map being signed by the Board. The applicant should indicate their intent of when the monument will be set. If it is proposed to be set after the signing of the subdivision deeds, a bond must be posted with the Borough.

7. All applicable road opening permits from the Borough and must be obtained for the new utility connections and proposed curb. The limits of pavement repair for the proposed curb and utility connections should be shown on the plan.

8. The proposed driveway apron for Lot 9.04 will need to be relocated to the south so as a proper curb taper can be provided from the adjacent 'B' inlet.

9. The existing fencing should be labeled as to be removed on the plans.

10. The proposed lot numbers should be reviewed and approved by the tax office.

11. Separate water and sewer utility connections will be required for the proposed lots.

12. All applicable outside approvals must be obtained by the applicant. These may include, but not be limited to the following:

    a. Monmouth County Planning Board

BORO ENGINEERING

Re: Boro File No. MSPB-R1510
Major Subdivision – Lilinshtein
Block 178, Lot 9.01

March 18, 2021
Sheet 3

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

Very truly yours,

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
C. Keith Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Edward Lilinshtein
67 Marine Terrace, Long Branch, NJ 07740

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

732-223-05
Fax 732-223-1300

FRANK F. DIROMA
Supervisor of Code Enforcemen

STEVEN J. WINTERS
Construction Official

January 27, 2021

Edward Lilinshtein
67 Marine Terrace
Long Branch, NJ 07740

Re: Block: 178 Lot: 9.01 Zone: R-PM
236 Second Avenue

Dear Sir:

On this date we reviewed your application to subdivide Block: 178 Lot 9.01 into three non-conforming lots in the R-PM Single Family Zone.

Major subdivision development plan prepared by Joseph Kociuba on November 10, 2020

Application denied for the following reason(s):

Section 32-8.1 – Requires Planning Board approval for the proposed Major Subdivision.

Proposed Lot 9.02

Section 35-9.4 – Lot Frontage – 40ft. Required
34ft. Proposed

" - Building Coverage – 35% Permitted
39.5% Proposed

" - Lot Coverage – 50% Permitted
54% Proposed

Proposed Lot 9.03

Section 35-9.4 – Lot Frontage – 40ft. Required
34ft. Proposed

" - Building Coverage - 35% Permitted
39.5 % Proposed

" - Lot Coverage – 50% Permitted
54% Proposed

Proposed Lot 9.04

Section 35-9.4 – Front Frontage – 40ft. Required
35ft. Proposed

" - Side Setback (Right) – 5ft. Required
3ft. Proposed

" - Building Coverage – 35% Permitted
39.5% Proposed

" - Lot Coverage – 50% Permitted
54.8% Proposed

Additional required documentation:

- Location of any mechanical equipment.
- Plot plan and building plans must comply with Section 35-7.8.
- Plot plan must show compliance with Section 28-1.3.
- Prior approval from the Shade Tree Committee regarding the removal of any trees on the property.

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

Sincerely,

Richard Furey
Zoning Officer

LAW OFFICES
HENDERSON AND HENDERSON PC
A PROFESSIONAL CORPORATION

52 ABE VOORHEES DRIVE
P.O. BOX 260
MANASQUAN, N.J. 08736
(732) 223-0800
FAX# (732) 223-3487

C. KEITH HENDERSON
MICHAEL D. HENDERSON, PARTNER

HAYDN PROCTOR
(1903-1996)
SOLOMON LAUTMAN
(1901-1994)

February 24, 2021

VIA HAND-DELIVERY
Borough of Manasquan, Land Use Board
Mary Salerno, Board Secretary
201 E Main Avenue
Manasquan, New Jersey 08736

Re:
236 Second Ave
Block 178, Lot 9.01, Zone: R-PM

Dear Ms. Salerno:

Pursuant to the instructions, we are hand delivering to you twenty (20) copies of the Denial, Application, Subdivision Plan and the Survey in connection with the above reference matter.

I am also enclosing herewith the required checks for the above captioned Planning Board Submission along with the completed and signed W-9. They are as follows:

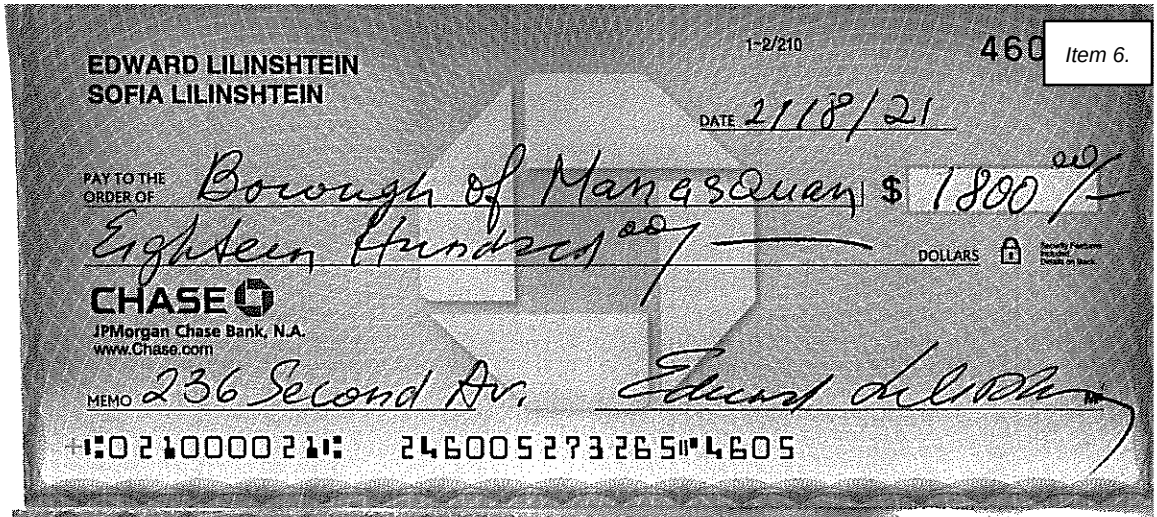
1. $2,700 Escrow Fee
2. $200 Tax Map Update Fee
3. $1,800.00 Application Fee
4. $125.00 for the Fire Marshall

If you have any questions, please do not hesitate to call our office.

Very truly yours,

C. KEITH HENDERSON
For the Firm

CKH/alk
Enclosures
cc: Edward Lilinshtein



EDWARD LILINSHTEIN
SOFIA LILINSHTEIN

1-2/210 4605

DATE 2/18/21

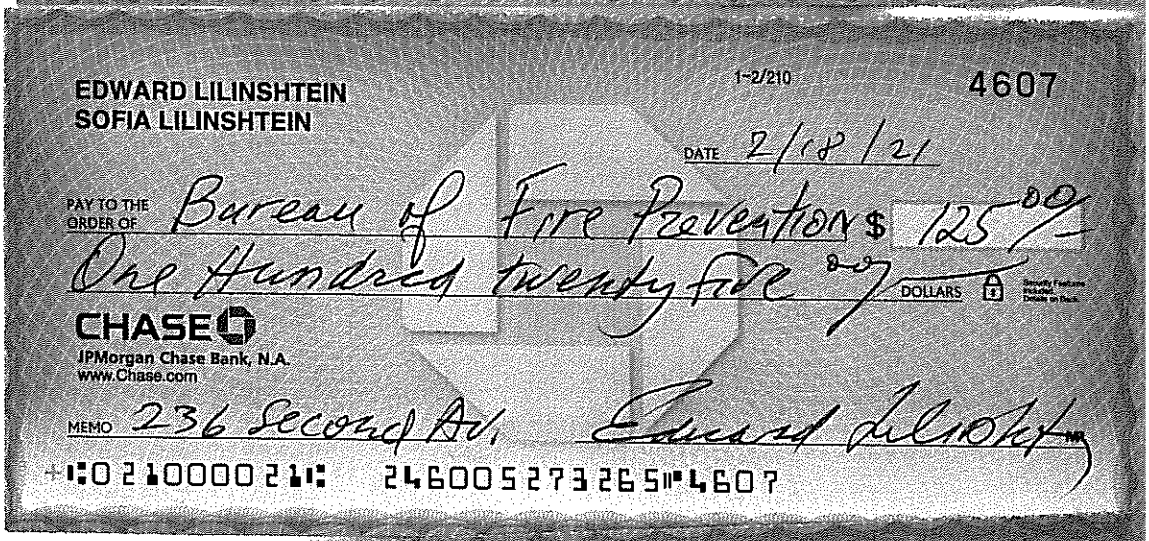
PAY TO THE ORDER OF Borough of Manasquan $ 1800.00

Eighteen Hundred 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO 236 Second Av. Edward Lilinshtein

⑆021000021⑆ 246005273265⑈4605



EDWARD LILINSHTEIN
SOFIA LILINSHTEIN

1-2/210 4607

DATE 2/18/21

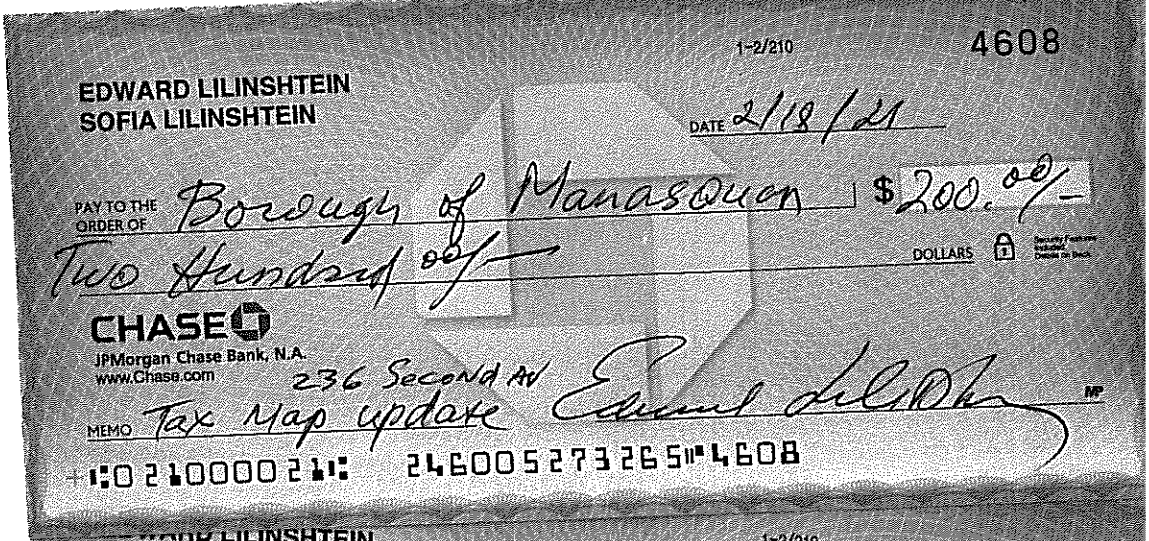
PAY TO THE ORDER OF Bureau of Fire Prevention $ 125.00

One Hundred twenty five 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO 236 Second Av, Edward Lilinshtein

⑆021000021⑆ 246005273265⑈4607



EDWARD LILINSHTEIN
SOFIA LILINSHTEIN

1-2/210 4608

DATE 2/18/21

PAY TO THE ORDER OF Borough of Manasquan $ 200.00

Two Hundred 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Tax Map update 236 Second Av Edward Lilinshtein

⑆021000021⑆ 246005273265⑈4608

EDWARD LILINSHTEIN
SOFIA LILINSHTEIN

1-2/210 4606

DATE 2/18/21

PAY TO THE ORDER OF Borough of Manasquan $ 2700.00

Twenty Seven Hundred 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Escrow 236 Second Av, Edward Lilinshtein

⑆021000021⑆ 246005273265⑈4606

Form **W-9**
(Rev. December 2014)
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.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Eduard Lilinshtein

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☑ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
67 marine terrace

Requester's name and address (optional)

6 City, state, and ZIP code
Long branch Nj 07740

7 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 line 1 to avoid backup withholding. For individuals, this is generally 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.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
0 5 3 – 5 5 – 0 3 7 3

or

Employer identification number
–

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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 ▶ Ed Lilinshtein Date ▶ 2/18/21

General Instructions

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

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. 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. See *What is FATCA reporting?* on page 2 for further information.

Keith Henderson

From: Keith Henderson
Sent: Wednesday, February 24, 2021 11:32 AM
To: EDUARD LILINSHTEIN (elilinshtein@gmail.com)
Cc: Amanda Kisty
Subject: Manasquan land use
Attachments: LtrBoroManasquan2-24 redacted.pdf

Mr. Lilinshtein,

Attached for review is a copy of our letter which was hand-delivered to the Borough today.

Call with any questions.

Thanks,
Keith

C. KEITH HENDERSON, ESQ.
HENDERSON and HENDERSON, PC
52 Abe Voorhees Drive
PO BOX 260
Manasquan, New Jersey 08736
732-223-0800
732-223-3487
keith@hendersonlawfirmnj.com

THE INFORMATION CONTAINED IN THIS MESSAGE IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE DESIGNATED RECIPIENTS NAMED ABOVE.
This message may be an attorney-client communication, and as such, is privileged and confidential. If the reader of this message is not the intended recipient, or any agent responsible for delivering this message to the intended recipient, kindly contact our office immediately.

Please note that e-mail hacking and wire fraud have become pervasive. You will never be asked to send wire instructions via email from this firm. If you receive wire instructions from this firm call us immediately to verify. NEVER send a wire with information received from this firm without first verifying the information verbally via telephone or in person.

PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY

I. APPLICANT: Edward Lilinshtein

Address: 67 Marine Terrace
Long Branch, NJ 07740

Phone: 732-722-8555

Property Address: 236 Second Ave
Block 178, Lot 9.01, Zone R-PM
Manasquan, New Jersey 08736

II . TYPE OF APPLICATION: Major Subdivision

Section 32-8.1 Planning Board approval required for proposed subdivision

	REQUIRED	**PROPOSED Lot 9.02**	**PROPOSED Lot 9.03**	**PROPOSED Lot 9.04**
Lot Frontage	40 ft	34 ft**	34 ft**	35 ft**
Lot Area	2,700 SF	3,400 SF	3,400 SF	3,399.76 SF
Lot Depth	N/A	±100 ft	±100 ft	±100 ft
Lot Width	N/A	34 ft	34 ft	35 ft
Min Front Setback	20 ft	29 ft	29 ft	29 ft
Min Side Yard Setback (one/both)	5/10 ft	5.00/10.00 ft	5.00/10.00 ft	5.00/8.00 ft**
Min Rear Setback	10 ft	21.50 ft	21.50 ft	21.50 ft
Max Height	33 ft	<33 ft	<33 ft	<33 ft
Max No. Stories	2.5	2.5	2.5	2.5
Building Coverage	35%	34.94%	34.94%	34.94%
Lot Coverage	50%	49.44%	49.44%	49.44%

****Indicates a need for a variance**

III. SITE INFORMATION:

Street Address: 236 Second Ave

Block 178, Lot 9.01

Zoning Districts: R-PM

Present Use: One Single Family Residential Lot

Proposed Use: Three Single Family Residential Lots

VI. ZONE REQURIEMENTS: R-PM Zone

Min. Lot Area: 2,700 sq ft

Min Lot Frontage: 40 ft

Front Yard Setback: 20 ft

Side Setback: 5/10 ft (one/both)

Rear Setback: 10 ft

Max. Bldg. Height: 33 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 35%

Max. Lot Coverage: 50%

V. MISCELLANEOUS:

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

VI. COMMENT:

Applicant seeks to construct three (3) lot Major Subdivision.

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

2/23/21
Date

C. KEITH HENDERSON, ESQ
Attorney for Applicant

Borough **of Manasquan**

Zoning Permit Application

Required documentation:

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

Fee: $_____

Cash/Check: _____

Date Received: _____

Block: 178, Lot: 9.01, Zone: R-PM

Work Site Location: 236 Second Avenue

Owner/Applicant: Edward Lilinshtein

Address: 67 Marine Terrace, Long Branch, NJ 07740

Telephone: Home: _____, Business: _____, Cell: 973-951-0811

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

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

Proposed Use: Three Single Family Residential Lots

Description of proposed work: The applicant proposes to subdivide the existing tract into three lots.

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

Brief Description: N/A

Lot:

	Required	**Existing**	**Proposed**	**Variance**
Frontage:	40 ft	103 ft	9.02 34 ft; 9.03 34 ft; 9.04 35 ft	Yes
Depth:	N/A	N/A	N/A	N/A
Area:	2,700 SF	10,199 SF	9.02 3,400 ft; 9.03 3,400 ft; 9.04 3,399.80 ft	No
Width:	N/A	N/A	N/A	N/A

Principal Building:

	Required	Existing	Proposed			Variance
			9.02	9.03	9.04	
Front Setback:	20 ft	N/A	29 ft	29 ft	29 ft	No
			9.02	9.03	9.04	
Rear Setback:	10 ft	N/A	15 ft	15 ft	15 ft	No
			9.02	9.03	9.04	
Side Setback (L)	5 ft	N/A	5 ft	5ft	5 ft	No /No/ No
			9.02	9.03	9.04	
Side Setback (R)	5 ft	N/A	5 ft	5ft	3 ft	No/No/Yes
			9.02	9.03	9.04	
Building Height	33 ft	N/A	<33ft	<33ft	<33 ft	No
			9.02	9.03	9.04	
# Stories	2 1/2	N/A	2 1/2	2 1/2	2 1/2	No

Accessory Building or Structure

			N/A		
Front Setback:					
Rear Setback:					
Side Setback ( )					
Side Setback ( )					
Height:					
Area:					
Curb Cut:					
Parking:					

Building Coverage: Permitted: 35%, Existing: N/A, Proposed: 35% Variance: No
For all 3 lots

Lot Coverage: Permitted: 50%, Existing: N/A, Proposed: 35%, Variance: No
For all 3 lots

Applicant: _____ Date: _____

Zoning Officer: Approved / Denied: _____ Date: _____

BORO ENGINEERING

March 12, 2021

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

Re: Boro File No. MSPB-R1490
Variance – Damen
Block 182.01, Lots 21,22
579-581 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, PP, of R.C. Associates Consulting, Inc., dated December 16, 2020, last revised February 2, 2021.

2. Architectural Floorplan and Elevations prepared by Brendan McHugh, RA, dated November 16, 2020.

3. Topographic Survey prepared by Justin Hedges, PLS of InSite Surveying, dated November 3, 2020.

The property is located in the R-5 Single-Family Residential Zone with frontage on Brielle Road. With this application, the applicant proposes to construct a new three story raised addition, pool, hot tub, deck, and other site improvements. The application is deemed complete as of March 12, 2021.

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 in the zone.

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

   a. A minimum front yard setback of 10 feet is required, whereas a setback of 5.9 feet is proposed (8 feet exists).

   b. A maximum building height of 2½ stories and 38 feet is permitted for conforming dwellings, whereas a height of 3 stories and 37.84 feet is proposed for the non-conforming dwelling.

c. A maximum building coverage 35% is permitted, whereas a building coverage of 40.48% is proposed.

d. A maximum lot coverage 50% is permitted, whereas a lot coverage of 50.4% is proposed.

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

a. A minimum side yard setback of 5 feet is required, whereas a setback of 2.9 feet exists (east).

b. A minimum side yard deck setback of 5 feet is required, whereas a setback of approximately 2.9 feet exists (east).

c. Mechanical equipment is prohibited in the side yard, whereas both the air conditioning units and outdoor shower are located within the side yard (east).

d. A maximum driveway and curb of 20 feet is permitted, whereas a driveway and curb cut of approximately 33 feet wide exists.

e. The front steps for the existing dwelling extend onto Borough property.

4. The applicant proposes the first floor elevation of the dwelling at elevation 13.8 where the current base flood elevation is 9 feet. The finish floor of the existing structure is 11.8.

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 and must provide seasonal high water elevation data.

6. The location of any proposed mechanical equipment must be shown on the site plan.

7. The applicant's engineer must conform there are no proposed grading changes or fill to be imported to the site.

8. Two additional parking spaces are proposed on the ground floor of the addition. The required storage area also appears to exist on the ground floor of the existing dwelling.

9. The applicant should be aware that the existing fences appear to meander over the adjacent property lines.

10. A landscaping plan for the front yard area must be provided. No trees will be removed as part of this application.

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

BORO ENGINEERING

Re: Boro File No. MSPB-R1490
Variance – Damen
Block 182.01, Lots 21, 22

March 12, 2021
Sheet 3

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
Brendan McHugh, RA
106 Union Avenue, Manasquan, NJ 08736
Steven Damen
581 Brielle Road, Manasquan, NJ 08736

Boro Engineering
23 W. Larchmont Drive
Colts Neck, NJ 07722

INVOICE

Manasquan Planning Board
201 East Main Street
Manasquan, NJ 08736

Page : 1
Invoice No: MSPB1490-1
Invoice Date: 3/17/2021

Attention: Mary Salerno

For Professional Services Processed through: 3/17/2021

RE: VAR Damen - B 182.01 L21,22

Services rendered are detailed on the attached sheets

LABOR	HOURS		RATE		AMOUNT
Principal	4.00	$	125.00	$	500.00
			TOTAL	$	500.00

AMOUNT DUE THIS INVOICE $ 500.00

DO NOT PAY FROM THIS INVOICE
THIS IS ONLY A NOTICE OF ESCROW CHARGES AGAINST YOUR ACCOUNT

Invoice Detail

Invoice Number: MSPB1490-1 Invoice Date: 3/17/2021

VAR Damen - B 182.01 L21,22

Staff Charges: Labor

Title	Person	Date of Service	Time Charged	Description
Principal	Yodakis, Albert D.	3/5/2021	1.25	Field/Completeness Review
Principal	Yodakis, Albert D.	3/11/2021	1.75	Zoning/Technical review Draft Report
Principal	Yodakis, Albert D.	3/12/2021	1.00	Finalize Report to Board
		Total Principal:	**4.00**	

PANDOLFE, SHAW & RUBINO, L.L.C

ATTORNEYS AT LAW

JOHN T. PANDOLFE, JR.*
CHARLES F. SHAW, III
Email: cshaw@psr215.com
MICHAEL R. RUBINO, JR.
Email: mrubino@psr215.com

215 Morris Avenue
Spring Lake, New Jersey 07762
(732) 449-7500

TELEFAX: (732) 449-7501
* N.J. & FLA. BAR

February 22, 2021

Mary C. Salerno, Board Secretary
Borough of Manasquan
Borough Hall
201 East Main Street
Manasquan, New Jersey 08736

Re: APPLICANT: STEVEN & DOVIE DAMEN, H/W
BLOCK 182.01 LOTS 21 & 22
579 & 581 BRIELLE ROAD
MANASQUAN, NJ

Dear Ms. Salerno:

With reference to the above matter, enclosed please find the following for submission to the Spring Lake Planning Board with reference to the above captioned property.

1. Original and nineteen (19) copies of the application
2. Eighteen copies (reduced size) of Architect Plan and Engineering Plan and survey;
3. Two copies (full sized) of Architect Plan, Engineering Plan and Survey;
4. Check for $400.00 payable to Borough of Manasquan, representing the application filing fee.
5. Check for $1,700.00 payable to Borough of Manasquan, representing the required escrow.
6. Check for $10.00 for 200 foot property owner list.
7. W-9.

If you require anything further, please let me know. Please advise of a hearing date.

Very truly yours,

MICHAEL R. RUBINO, JR., ESQ.

MRR/lmw
Enclosure(s)
cc: Client

APPLICATION TO THE PLANNING BOARD

SECTION I

Property Location: 579 & 581 Brielle Road

Applicant: Lot 21 - Steven M. Damen and Dovie L. Damen, h/w (60%) & The Damen Family Irrevocable Real Estate Trust (40%)
(If a Corporation, attach list of principals)
Lot 22 - Steven M. Damen

Address: 581 Brielle Road, Manasquan, NJ 08736

Telephone 732-245-3818 **Cell** 732-245-3818 **Fax** n/a

Email: sdamen@stratustech.com

Section II – Type of Application (Please check)

☒ **Variance** ☐ **Non-Permitted Use** ☐ **Conditional Use**

☐ **Subdivision – Minor** ☐ **Subdivision – Major**

☐ **Site Plan Approval**

Section III – Appeal of Zoning Officer's Decision

Date of Denial: 01/14/2021

Zoning Permit Application Attached.

Section IV

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

Section V – Miscellaneous

1. **Is the Applicant the Landowner?** Yes
   (Attached authorization)

2. **Does the Applicant own any adjoining land?** Yes

3. **Are the property taxes paid to date?** Yes

4. **Have there been any previous applications to the Planning Board or the Board of Adjustment concerning this property?** Yes
   (Attach copies)

5. **Is there any deed restrictions, easements or covenants affecting the property?**
   No **(Attach copies)**

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

_____ **Date:** _____
(Signature of Applicant or Agent)

PLANNING BOARD USE ONLY

Submitted: _____

Fees Paid: _____

Hearing Date: _____

Preliminary Approval: _____

Final Approval: _____

Denied: _____

Conditions of Approval: _____

ADDENDUM

The owner of Lot 21 is Steven M. Damen and Dovie L. Damen, h/w (60%) & The Damen Family Irrevocable Real Estate Trust (40%).

The owner of Lot 22 is Steven M. Damen.

The applicant, Steven M. Damen and Dovie L. Damen, h/w, would like to combine the two lots (Lot 21 & Lot 22) and construct a new three story addition with ground level parking/storage area. They would also like to install an in-ground swimming pool and hot tub along with associated site improvements.

There is an existing 3 story framed dwelling on Lot 21. The owners of lot 21 received a variances to build that house. (Copy of resolution attached).

The applicant wants to design the addition so as to "marry" the look of the addition to the structure. The proposed design meets the definition of the story "half" concerning the maximum floor area at ceiling height of 5 feet or more, not exceeding 60% of the square footage of the floor directly below, but it does not have roof rafters that intersects with a wall height of 4 inches above the floor/ceiling system. In designing this addition, the architect wanted to maintain the same characteristics and look of the original structure and architecture. Aesthetically the applicant believes that the proposed design

is better than a conforming one. It should also be noted that a review of the zoning chart for the complying properties lessens a number of existing non-conformities including lot area, lot frontage, side yard setback, building coverage, and lot coverage.

The applicant believes that by reason on an extraordinary and exceptional situation that uniquely affected the subject property and the structure which exists lawfully thereon the strict application of the aforementioned regulations would result in peculiar and exceptional practical difficulties to, or exception and undue hardship upon the applicant.

The applicant will demonstrate that the purposes of the Municipal Land Use Law and the Land Use Ordinances of the Borough would be advanced by a deviation from the zoning ordinance requirements at issue, and further that the benefits of any such deviation would substantially outweigh any detriment resulting from a grant of the application.

The applicant believes that the relief can be granted without substantial detriment to the public good and that the relief will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinances of the Borough. The negative criteria will be satisfied as the applicant finds no detriment as a result of the granting of the application. The applicant also believes that there will be no adverse impact as a result of the granting of the application.

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

January 14, 2021

x245 Marie

Steven Damen
579-581 Brielle Road
Manasquan, NJ 08736

Re: Block: 182.01 Lot: 21,22 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

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

Construct a three story addition, inground pool, spa, raised deck in the rear yard and other interior alterations and renovations.

Plot plan prepared by Ray Carpenter on December 16, 2020. Conceptual plans prepared by the homeowner on November 16, 2020.

47.7 5 people

Application denied for the following reason(s):

Section 35-9.4 – Front Setback – 10ft. Required
5.9ft. Existing
8ft. Proposed

" - Side Setback (Left) – 5ft. Required
2.9ft. Existing

" - Building Height – 2 ½ Stories Permitted
3 Stories Proposed

" - Building Coverage – 35% Permitted
40.48% Proposed

" - Lot Coverage – 50% Permitted
50.45 Proposed

sdamen@ (MA) April

Section 35-11.8c - Prohibits locating any mechanical equipment (a/c, shower) in the required 5ft. side setback area.

Section 35-11.8k – Requires that ground level decks and patios must be setback a minimum of 5ft. from the side and rear property lines.

Additional required documentation:

- Plot plan revised to show compliance with Section 28-1.3.
- Plot plan revised to show compliance with Section 35-7.7 regarding curb cut and driveway width.
- Prior approval from the shade tree committee regarding the removal of any trees on the property.

Note: The lowest 2 steps leading to the front entrance are encroaching onto borough property.

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

Original - Corrected

BOROUGH OF MANASQUAN
PLANNING BOARD
RESOLUTION NO. 9-2002

RE: APPLICATION OF THEODORE DAMEN SEEKING APPROVAL TO DEMOLISH EXISTING DWELLING AND TO CONSTRUCT A NEW TWO AND ONE HALF STORY SINGLE FAMILY HOME AT 581 BRIELLE ROAD ON LOT 21 IN BLOCK 182.01 OWNED BY APPLICANT AND FOR APPROVAL OF BULK VARIANCES FROM THE ZONING REQUIREMENTS OF THE BOROUGH OF MANASQUAN ZONING ORDINANCE.

WHEREAS, Theodore Damen has applied to the Borough of Manasquan Planning Board (Application No. 9-2002) for approval to demolish an existing dwelling and to construct a new two and one half story single family dwelling at a location known as 581 Brielle Road; and

WHEREAS, the Planning Board conducted public hearings with reference to the subject Application on January 8, 2002 and on February 5, 2002, at which hearings all interested neighbors and objectors were provided an opportunity to be heard; and

WHEREAS, the members of the Planning Board have reviewed the testimony received from the applicant and applicant's son, Steven Damen, and the applicant's expert witness, Richard Grasso, Architect, and the written denial of the Development Application issued by the Zoning Officer dated December 19, 2001, as well as the written reports of Alan P. Hilla, Jr., P.E., P.P., Planning Board's Professional Planner and Engineer, dated January 2, 2002 and January 30, 2002 and the written report of the Borough Water and Sewer and Tax Department; and

WHEREAS, the Planning Board makes the following findings of fact:

1. The property is located in the R-5 Residential Zone and consists of a lot having 2,350 square feet. The minimum lot size for lots in the R-5 Zone is 2,700 square feet. The property is located on the south side of Brielle Road approximately 50 feet west of First Avenue. The lot is rectangular in shape and measures 25 feet along Brielle Road and has a depth of 94 feet approximately.

2. At the present time the property has an existing two story dwelling. The applicant proposes to demolish that dwelling and to construct a new two and one half story single family dwelling in its place. The original application provided to the Board confirms that applicant wishes to maintain the existing deck and improvements at the

rear of the property. The existing and proposed residential use for applicant's lot is conforming. However, both the existing lot and the existing and proposed structures are nonconforming for the R-5 Zone.

3. The following variances are required with respect to the subject development application:

a. A variance from the minimum lot area (2,700 feet required, 2,350 feet existing).

b. A variance from the minimum frontage (40 feet required, 25 feet existing).

c. A variance from the front yard setback (25 feet required, 6.5 feet proposed).

d. A variance from the side yard setback (5 feet required both sides, 3.23 feet and 0.1 foot proposed on the east and west side respectively).

e. A variance from the rear yard setback (20 feet required, approximately 1.5 feet existing to the deck).

f. A variance from the building coverage requirement (35% maximum allowable, 45.4% proposed).

g. A variance from the allowable lot coverage (50% maximum allowable, 52.3% proposed).

h. A variance from Section 35-13.4 which requires an on-site parking availability of two spaces. Applicant proposes a single car garage within the proposed new structure that would accommodate one vehicle. A variance is required from the two on-site parking spaces required by the provisions of the Zoning Ordinance.

4. Three Exhibits were marked for identification as follows:

Exhibit A -1 consisting of the elevation and 3rd Floor plan

Exhibit A- 2 consisting of the photograph of the property

Exhibit A-3 consisting of a colorized rendering of the front elevation of the proposed house as revised consistent with recommendations received from applicant from Planning Board during the course of the January public hearing.

5. At the January hearing before the Board, applicant, Theodore Damen, appeared with his son, Steven. Both gentlemen together with Richard Grasso, Professional Architect, testified in support of the applicant. Mr. Grasso acknowledged

that applicant's is a nonconforming lot and that the Board can require a building height of less than 35 feet. The original proposal was for a 34 foot high building measured from the grade. Mr. Grasso informed the Board that there was leeway with respect to the height due to the foundation. The first floor is at 9.7 feet but can be made to 10 feet and still result in a building less than 35 feet high. Ceiling heights would be 8 feet on the first floor, 8 feet on the second floor and 8 feet on the half story. During the course of the January meeting two Exhibits were provided consisting of Exhibit A-1 being a revised elevation and third floor plan and Exhibit A-2 consisting of a photograph of the property. Mr. Grasso testified that applicant would like to use the existing buildings footprint for the new dwelling to be constructed. He noted that the existing house is extremely narrow due to the configuration of the lot. He also noted that applicant has the largest back yard of any property in that area of Brielle Road. Applicant prefers to keep the existing front yard setback at 6-1/2 feet. Properties located on either side of the property forming the subject of the application have differing front yard setbacks. During the course of the January public hearing Board members questioned why applicant sought to obtain a 35 foot building height for a structure that is on such a small piece of property. Applicant testified that he needs additional room for his growing family and that the existing two story dwelling does not provide same. The new structure will provide a visual enhancement along Brielle Road. Applicant testified that there is 39 feet from the back of the existing structure to the rear property line. The third floor half story will be for storage and also for the heating and air conditioning units. Board Members commented that the plans provided at the January hearing showed an effort to shoehorn a 25 foot wide house into an extremely small package. Board members at the conclusion of the January hearing voiced their concern that because of the need for fire and public safety access to this property and others that the size of the house should be reduced in order to enhance the setbacks. Board members commented that the problem with the initial design presented was the size of the building proposed and its overall width in relation to the setback requirements. It was suggested that the building be pushed further into the back yard providing for a greater front yard setback. At least one Board member suggested the abandonment of the garage to allow a greater side yard setback. However, other Board members opined that this is a high density area and that every effort should be

made to encourage onsite parking opportunities.

6. Applicant testified that the reason for the design as proposed was to continue to afford an opportunity for an ocean view. The Mayor observed that these are extremely small lots and that every effort should be made to accommodate property owners who desire to improve the existing houses located on those lots. After considerable discussion the Board determined to give applicant additional opportunity to locate the proposed structure in such a way as to enhance front yard setback opportunity as well as to reduce the overall height of the structure proposed. It was noted that the applicant will want to install windows on one of the sides of the proposed structure and that accordingly a 3 foot wide setback would be required. During the public portion of the hearing resident, Marilyn Jacobson, observed that she was happy to see that the applicant is seeking to improve his property but is concerned that the Board not set a precedent with respect to this property that would hamper its ability to review other applications from other property owners and she felt that the suggestions made by Board members to the subject applicant were constructive. The Board approved a motion to carry the application for continued hearing at the February 5, 2002 meeting of the Board.

7. During the course of the January 5, 2002 public hearing Mr. Grasso reappeared and testified in support of the application as did applicant, Theodore Damen, and Mr. Damen's son, Steven Damen. Mr. Grasso testified that the applicant has reduced the width of the house as well as the height. He testified further that on the first floor there will be a foyer, closet, bathroom and at the rear a kitchen and a great room. There will be a staircase up to the second floor where there is a master bedroom, a shared bath, a rear bedroom and on the loft level there are two loft spaces. With respect to Exhibit A-3 Mr. Grasso testified that an effort had been made to give the proposed new dwelling a colonial/gambrel roof look. Applicant also provided additional documentation with respect to the easement that benefits the subject property.

8. The Board takes administrative notice of the fact that the July 18, 1991 Deed with respect to the property references an easement that burdens the adjacent property (Lot 22) in favor of the Damen property. That easement provides to the Damens and their successors a perpetual nonexclusive easement for pedestrian

ingress and egress over the concrete walk on neighboring Lot 22 all for purposes of assuring access by the Damens to the rear of their property known as Lot 21.

9. Applicant testified that he has been unable to purchase any additional property on either side of their Lot 21 which would enable them to provide any additional side yard setback. The lot is a nonconforming lot as is the proposed structure. He noted that the revised plans submitted to the Board provided for a 6-1/2 foot front yard setback. The rear yard setback is 10 feet. Applicant's architect testified that the overall length of the proposed home is 57 feet. The Board notes that the lot is 97 feet deep which would provide a 30.5 foot setback to the rear of the proposed house inasmuch as the decking is on grade and would not be a structure within the intendment of the Zoning Ordinance. Applicant noted that he has owned the property since 1985 and that the overall height of the proposed new structure would be 32 feet. Applicant's son, Steven Damen, said they have come down from 35 feet and they have also come in an additional 1 foot on the side to provide for a side yard setback of 5 feet and that the other side yard setback will be 3.2 feet. The Board members expressed general approval for the new side yard setbacks of 5 feet and 3.3 feet. Applicant noted that the average setback for homes along this section of Brielle Road is approximately 3 feet. Applicant noted that he has placed a railing along the front of the house and extended it consistent with Board members recommendation. Applicants expressed their opinion that the 6-1/2 foot front yard setback was consistent with setbacks along the rest of Brielle Road. Board members expressed their observations with respect to the front yard setback. One Board member stated that an additional movement of the house to the rear by 3 or 4 feet would be appropriate since there is so much open space at the rear of the lot and this would permit other property owners along this section of Brielle Road to also have an opportunity for an ocean view. Absent the movement of the house to the rear of the lot other Board members felt that the house would stick out like a sore thumb. Mr. Twaddell noted that there are 16 houses between Third Avenue and First Avenue and that there are only 5 houses that are two stories in height, the applicant having one of them. All houses are approximately the same height. The elevations upwards proposed by applicant is simply inconsistent with the general streetscape along this portion of Brielle Road. Steven Damen testified that the views are extremely important. There is a great view

from the second floor of the existing dwelling. He offered his opinion that even if the corner house builds out with a front yard setback of 3-1/2 feet he will still have a view of the ocean. The applicant testified that his family were pioneers with respect to this portion of Brielle Road and they are making a substantial investment to improve aesthetically this section of Brielle Road. He noted that to the west there had been a great many improvements being accomplished and he wants to be the first one to include his neighborhood in that trend.

10. Mr. Grasso testified that from the curb to the house there would be 11-1/2 feet. From the property line to the house there would be 6-1/2 feet. He noted that the applicant has stepped back the second story to a 7-1/2 foot distance.

11. Other Board members felt that to require the applicant to push the house back any further than proposed on the revised plans might create a visual eyesore and that applicant had attempted to comply with the Board's suggestions at the last meeting. The Board members felt that the new design provided for a physically attractive dwelling. At the suggestion and urging of the Board Chairman the project architect proposed a front yard setback of 8 feet. Applicant concurred with architect's proposal which would result in a 13 foot distance to the curbline and an 8 foot distance to the property line.

12. The Board concludes that the continued provision of onsite parking opportunity and the enhancement of both the side and front yard setbacks thereby assuring greater accessibility to the premises by fire and public safety personnel are all factors that support the grant of variance relief requested.

13. There were no objectors to the subject application for development who appeared at the February hearing.

14. The Board finds that the scope of the improvements that the applicant seeks to make to his Brielle Road dwelling will greatly contribute to the aesthetic improvement of views along Brielle Road.

15. The Board further notes that the purposes of zoning will be advanced and served by the creation of a more desirable visual environment, particularly by reason of the substantial construction changes and upgrades proposed with respect to 581 Brielle Road. The Board finds that the retention of existing onsite parking is a positive benefit.

16. The Board determines that the subject application for variance approval can be granted without substantial detriment to the public good and without impairment of the Master Plan and Zoning Ordinance of the Borough of Manasquan and that the variance relief sought by the applicant serves a salutary zoning purpose and outweighs any detriments that might be caused by the grant of the relief requested.

NOW, THEREFORE, BE IT RESOLVED by the Manasquan Planning Board that the application of Theodore Damen for variance relief with respect to property known as Lot 21 in Block 182.01 be and the same is hereby granted subject to the applicant's compliance with all of the following conditions:

1. The plans which have been revised and which consist of two separate pages prepared by Richard P. Grasso, Architect, entitled "Proposed Single Family Residents for Mr. & Mrs. Steven Damen, Block 182.01, Lot 21, Manasquan, New Jersey" are to be further revised to include specific reference to the fact that the approved front yard setback with respect to the proposed new dwelling shall not be less than 8 feet. Additionally, applicant is to identify and show on said plans all underground line and utilities (specifically the water and sewer lines) to the satisfaction of the Borough's Construction and Sub-Code Officials. The plans should also be revised to identify and confirm the side yard setbacks to be observed on both sides of the proposed new structure (5 feet and 3-1/2 feet) as set forth in testimony received by the Board.

2. A revised survey shall be provided by the applicant to the Zoning and Construction Officer and to the Planning Board Secretary that shows all easements that benefit the subject property which survey is consistent with the title work provided by applicant to this Planning Board.

3. No other principal or accessory structure shall be constructed on the subject property. There shall be no expansion of the proposed structure beyond those dimensions noted on the plans hereinbefore referenced.

4. The new two and one-half story single family structure and garage to be constructed shall be consistent with the architectural renderings furnished by the applicant and testified to by the applicant and revised consistent with paragraph 1 of this Resolution.

5. The obtaining by applicant at applicant's sole cost and expense of all pertinent approvals and permits (if any) required by law to be obtained from the State of New Jersey, County of Monmouth, Monmouth County Planning Board and Soil Conservation Service. The building to be constructed by applicant shall not exceed 32 feet in height as measured from the crown of Brielle Road to the peak of the structure to be built.

6. Payments of all fees due to the Borough of Manasquan and its engaged professionals, including but not limited to, payment of all professional engineering and planning services (inclusive of inspections provided by the Borough) by the Board's professional planner and engineer in conjunction with his review of the subject application and assurance of compliance with the conditions of this Resolution.

7. No building permits or Certificates of Occupancy shall be issued with respect to the subject property by the Construction Official until all terms and conditions of this Resolution have been complied with to the satisfaction of the Planning Board's engineer and professional planner.

8. Payment of all real property taxes by the property owner.

9. At the conclusion of all construction with respect to 581 Brielle Road and prior to the issuance of a final certificate of occupancy with respect to that structure, applicant shall provide a final as-built survey with respect to the subject lot showing all structures and all completed improvements and all front and side yard and rear yard setbacks as well as building and lot coverage calculations with respect to the subject property.

10. Applicant shall not install any water or other meters in any crawl space of the subject residence to be constructed, but only at such location or locations as shall be approved by the Borough Water and Sewer Department.

BE IT FURTHER RESOLVED, that the variance(s) approved shall expire within nine months calculated from the 45th day following the date that written notice of the Planning Board's action is published in the Coast Star or Asbury Park Press. In the event that construction, alteration or use has not been commenced within the aforementioned time period, applicant may request and obtain at no additional cost a single one time only nine month extension within which to commence construction, alteration or use provided, however, that the request therefore shall be made in writing

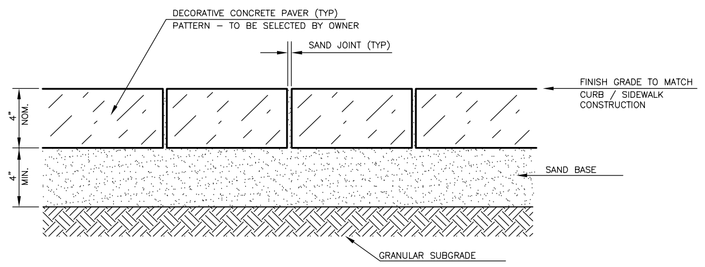
to the Planning Board secretary before the initial expiration date hereinbefore referenced.

BE IT FURTHER RESOLVED that a copy of this Resolution be immediately provided by the Planning Board Secretary to the Zoning Officer, to the Construction Official and to the Borough Engineer as well as to the Water and Sewer Department in order that said officials and departments may appropriately note their records with respect to the variances approved.

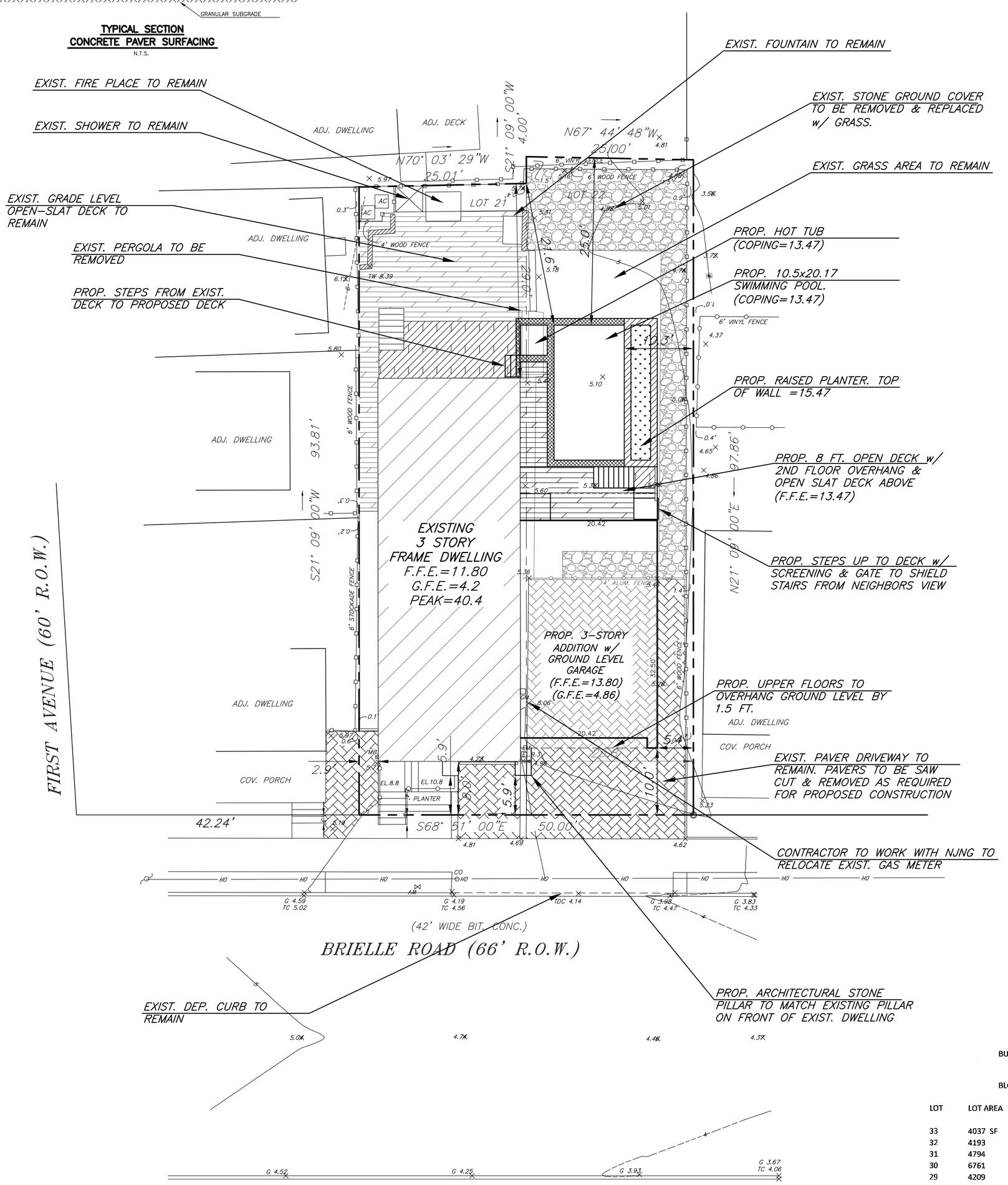
DAVID PLACE, Chairman
Manasquan Planning Board

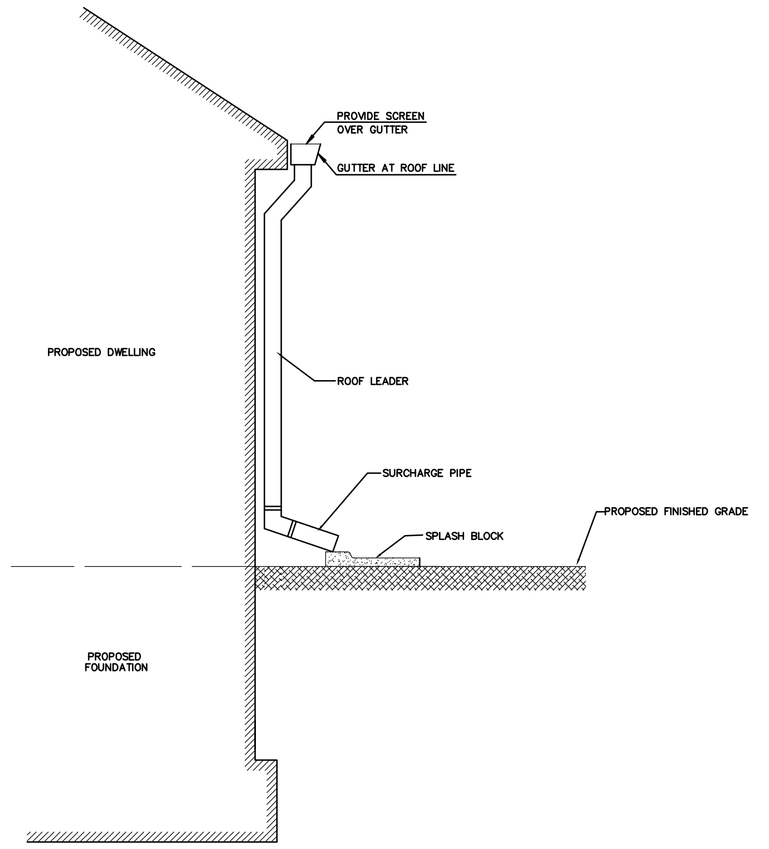
I certify that the foregoing Resolution is a true copy of a Resolution adopted at the meeting of the Manasquan Planning Board on March 5, 2002.

MARIE APPLEGATE, Secretary
Manasquan Planning Board

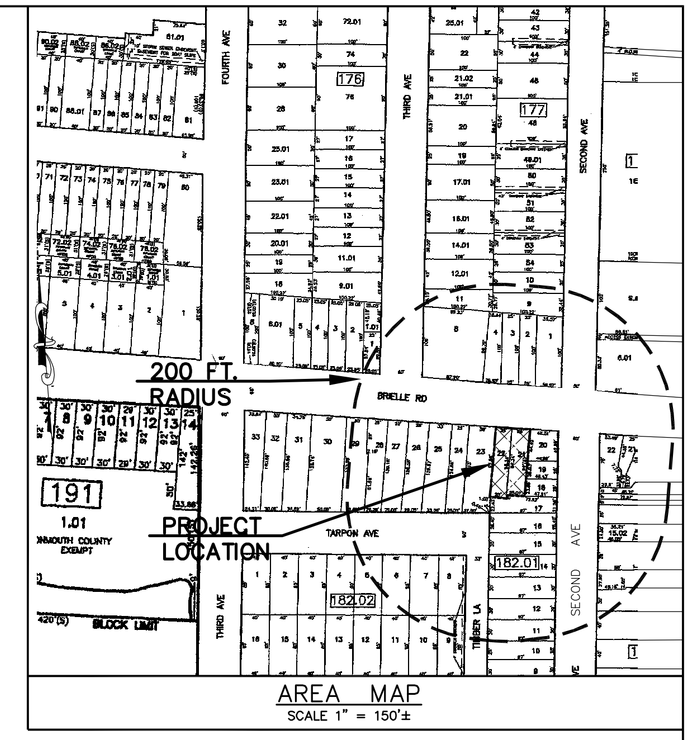


TYPICAL SECTION
CONCRETE PAVER SURFACING
N.T.S.





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



AREA MAP
SCALE 1" = 150'±

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 182.01 LOTS 21 & 22 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 0.110± ACRES.

OWNER/APPLICANT: STEVEN DAMEN
581 BRIELLE ROAD
MANASQUAN, NEW JERSEY 08736

APPLICANT PROPOSES TO COMBINE LOTS 21 & 22 AND CONSTRUCT A NEW 3–STORY ADDITION w/ GROUND–LEVEL PARKING/STORAGE AREA, SWIMMING POOL, HOT TUB & ASSOCIATED SITE IMPROVEMENTS

ZONE R–5

DESCRIPTION		REQUIRED/PERMITTED	EXISTING LOT 21	EXISTING LOT 22	PROPOSED LOTS 21 & 22
BUILDING USE		RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA		2,700 S.F.	2,357.50 S.F.	2,446.50 S.F.	4,804 S.F.
MIN. LOT FRONTAGE		40 FT.	∗25 FT.	∗25 FT.	50 FT.
FRONT YARD SETBACK	(EX. DWELLING)	9.25 FT. (AVG.)	∗8 FT.	N/A	∗8 FT.
	(EX. PILLAR)	9.25 FT. (AVG.)	∗5.9 FT.	N/A	∗5.9 FT.
	(DWELLING ADDITION)	9.25 FT. (AVG.)	N/A	N/A	10 FT.
	(PILLAR ADDITION)	9.25 FT. (AVG.)	N/A	N/A	∗∗5.9 FT.
SIDE YARD SETBACK		5 FT.	∗2.9 & 0.84 FT.	N/A	∗2.9 & 5.4 FT.
REAR YARD SETBACK		20 FT.	29 FT.	N/A	29 FT.
MAX. BUILDING COVERAGE		35 % (1,681.40 S.F.)	∗55.10 % (1,299 S.F.)	N/A	∗∗40.48 % (1,945 S.F.)
MAX. LOT COVERAGE		50 % (2,402 S.F.)	∗57.82 % (1,363 S.F.)	N/A	∗∗50.40 % (2,421 S.F.)
MAX. BLDG. HEIGHT (T.O.C. = 4.62)		38 FT.(2.5 STY.)	35.78 FT.	N/A	37.84 FT.
MAX. # STORIES		2.5 STORIES	∗3 STORIES	N/A	∗∗3 STORIES
MIN. STORAGE		80 S.F.	80 S.F.	N/A	80 S.F.
MIN. DECK/PATIO		80 S.F. or 10% 1st. FLOOR (198.9 S.F.)	> 200 S.F.	N/A	> 200 S.F.
MAX. GARAGE COVERAGE		600 S.F.	N/A	N/A	N/A
MIN. GAR. SETBACK		5/5 FT. (SIDE/REAR)	N/A	N/A	N/A
MAX. GAR. HEIGHT		15 FT.	N/A	N/A	N/A
MIN. ACCESS. SETBACK	(FIREPLACE)	3/3 FT. (SIDE/REAR)	∗10/1 FT.	N/A	∗10/1 FT.
MIN. POOL SETBACK		10/10 FT. (SIDE/REAR)	N/A	N/A	10.3/21.6 FT.

∗ – INDICATES EXISTING NON–CONFORMITY
∗∗ – INDICATES VARIANCE REQUIRED

VARIANCE NOTE: HEIGHT VARIANCE IS NEEDED FOR ROOF RAFTER BEIN GREATER THAN 4" ABOVE FLOOR. EXIST./PROP. DWELLING MEETS THE 1/2 STORY REQUIREMENT FOR FLOOR AREA.

HEIGHT CALCULATIONS

FIRST FLOOR	= 13.80
+ HOUSE	= 28.66
RIDGE HEIGHT	= 42.46
– AVG. T.O.C.	= 4.62
BUILDING HEIGHT	= 37.84

LOT 21 EXIST. BUILDING COVERAGE

EXIST. DWELLING	1,219 S.F.
EXIST. FRONT STONE PILLAR	5 S.F.
TOTAL BUILDING COVERAGE	1,224 S.F.

LOT 21 EXISTING IMPERVIOUS COVERAGE

EXIST. DWELLING	1,219 S.F.
EXIST. FRONT STONE PILLAR	5 S.F.
EXIST. FRONT PORCH/STEPS/PLANTER	74 S.F.
EXIST. SLATE STEPS/STONE WALL	30 S.F.
EXIST. FIREPLACE	23 S.F.
EXIST. FOUNTAIN	12 S.F.
TOTAL IMPERVIOUS COVERAGE	1,363 S.F.

LOTS 21 & 22 PROPOSED BUILDING COVERAGE

EXIST. DWELLING	1,219 S.F.
EXIST. FRONT STONE PILLAR	5 S.F.
PROP. REAR OVERHANG	18 S.F.
PROP. STONE PILLAR	8 S.F.
PROP. ADDITION	695 S.F.
TOTAL BUILDING COVERAGE	1,945 S.F.

LOTS 21 & 22 PROPOSED IMPERVIOUS COVERAGE

EXIST. DWELLING	1,219 S.F.
EXIST. FRONT STONE PILLAR	5 S.F.
EXIST. FRONT PORCH/STEPS/PLANTER	74 S.F.
PROP. ADDITION	695 S.F.
PROP. REAR BUMPOUT	18 S.F.
PROP. STONE PILLAR	8 S.F.
PROP. POOL	212 S.F.
PROP. HOT TUB	18 S.F.
PROP. POOL COPING	78 S.F.
PROP. PLANTER WALL	29 S.F.
EXIST. SLATE STEPS/STONE WALL	30 S.F.
EXIST. FIREPLACE	23 S.F.
EXIST. FOUNTAIN	12 S.F.
TOTAL IMPERVIOUS COVERAGE	2,421 S.F.

BUILDING COVERAGE COMPARISONS:

POTENTIAL BUILDING COVERAGE IF LOT 22 DEVELOPED INDEPENDENTLY

EXIST. LOT 21	1,224 S.F.
POTENTIAL LOT 22 (35% TO MEET ZONING)	856 S.F.
TOTAL BUILDING COVERAGE	2,080 S.F.

PROPOSED BUILDING COVERAGE CALCULATION

EXIST. LOT 21	1,224 S.F.
PROPOSED LOT 22 ADDITON	721 S.F.
TOTAL BUILDING COVERAGE	1,945 S.F.

THEREFORE, THE PROPOSED VARIANCE BEING REQUESTED FOR THE COMBINED LOT, RESULTS IN LESS BUILDING COVERAGE THAN IF THE TWO LOTS WERE DEVELOPED INDEPENDENTLY WITH LOT 22 BEING MAXED OUT AT THE 35% ALLOWABLE COVERAGE.

BUILDING COVERAGE SUMMARY
FOR
BLOCK 182.01 LOTS 33-23,20-17

LOT	LOT AREA	BUILDING AREA	BUILDING COVERAGE %
33	4037 SF	1714 SF	47.5
32	4193	634	15.1
31	4794	1269	26.5
30	6761	1142	24.0
29	4209	1204	28.6
28	3452	1706	49.6
27	3741	837	22.3
26	3571	1628	45.5
25	4147	1477	35.6
24	3097	940	49.5
23	4671	989	43.4
20	1913	972	50.8
19	1142	587	51.4
18	1142	930	81.4
17	21.98	750	34.1

Total 605.3/15= 40.35 %

NOTE: ABOVE CHART WAS PREPARED BY R.C. ASSOCIATES, BASED ON THE MUNICIPAL TAX RECORDS PROPERTY SHEETS AS OF 11/3/20.

– 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 NAVD88 DATUM

FIRM FLOOD ZONE 'AE' – ELEV. 8.0 – COMMUNITY PANEL NUMBER 34025C0456F, MONMOUTH COUNTY, N.J. – DATED SEPT. 25, 2009.

FEMA PRELIMINARY FIRM FLOOD ELEVATION ZONE 'AE' – ELEV. 9.0, JANUARY 30, 2015

BOUNDARY & SITE INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF BLOCK 182.01, LOTS 21 & 22, 581 BRIELLE ROAD, SITUATED IN BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY", PREPARED FOR GF ROBERTS CONTRACTING, PREPARED BY JUSTIN J. HEDGES, PROFESSIONAL LAND SURVEYOR NJ LIC. No. GS43362, DATED 11/3/20.

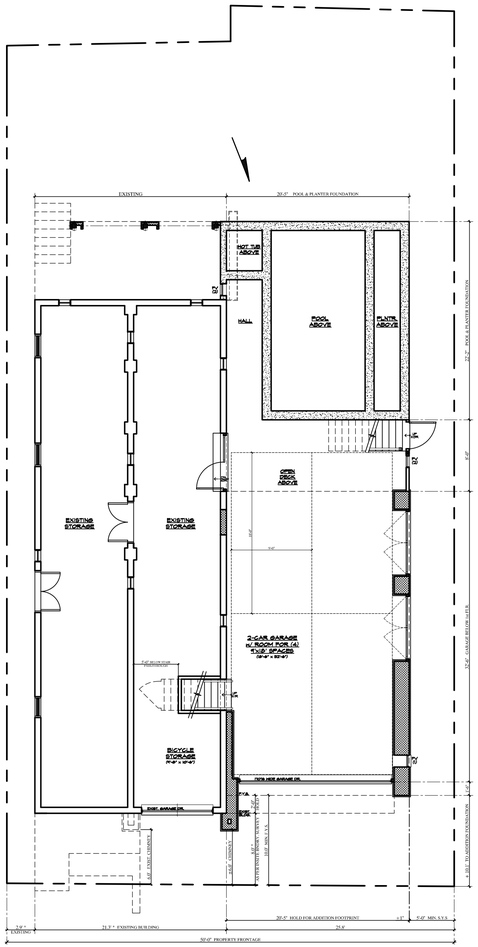
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

2/1/21 – REVISED ZONING CHART

DAMEN GRADING PLAN
BLOCK 182.01 – LOTS 21 & 22
579 & 581 BRIELLE ROAD
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:	12/16/20
SCALE:	AS SHOWN
JOB #:	2020.181
SHEET:	1 OF 1



GARAGE & GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

ENCLOSED SPACE FLOOD VENTILATION CALCULATIONS:
TOTAL 926 SQ. FT. / 7,223 CU. FT.

CODE INFORMATION
INTERNATIONAL RESIDENTIAL CODE 2018 NJ EDITION
CONSTRUCTION USE GROUP: R-5
NOTE: ALL DECK MATERIAL TO BE TREATED WOOD

NOTE: CRAWL SPACE FLOOD VENTILATION

IRC 2018 NEW JERSEY EDITION SECTION R-408.1
CRAWL SPACE VENT OPENING SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 1500 SQUARE FEET OF FOUNDATION SPACE WITH APPROVED CLASS I VAPOR RETARDER INSTALLED OVER GROUND SURFACE AND THE REQUIRED OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE AND SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING.

FLOOD VENT REQUIREMENTS:

FLOOD CALC. AREA: 926 SQ. FT. / 200 = 4.63 (5 FLOOD VENTS REQUIRED)

TOTAL FLOOD VENTS PROVIDED IN THE FIELD: 5

CALCULATIONS ARE BASED ON THE SMART VENT MANUFACTURER VENT MODEL: FLOOD VENT 1540-520 RATED TO COVER 200 SQ.FT.

BRENDAN T. MCHUGH
NJ LICENSE NO.: 16404

BRENDAN T. MCHUGH
ARCHITECTURE
106 UNION AVENUE
MANASQUAN, NJ 08736
TEL: 732.722.7737
BTM@MCHUGHARCHITECTURE.COM
WWW.MCHUGHARCHITECTURE.COM

DAMEN RESIDENCE
ADDITION & RENOVATION
581 BRIELLE ROAD
MANASQUAN, NEW JERSEY 08736

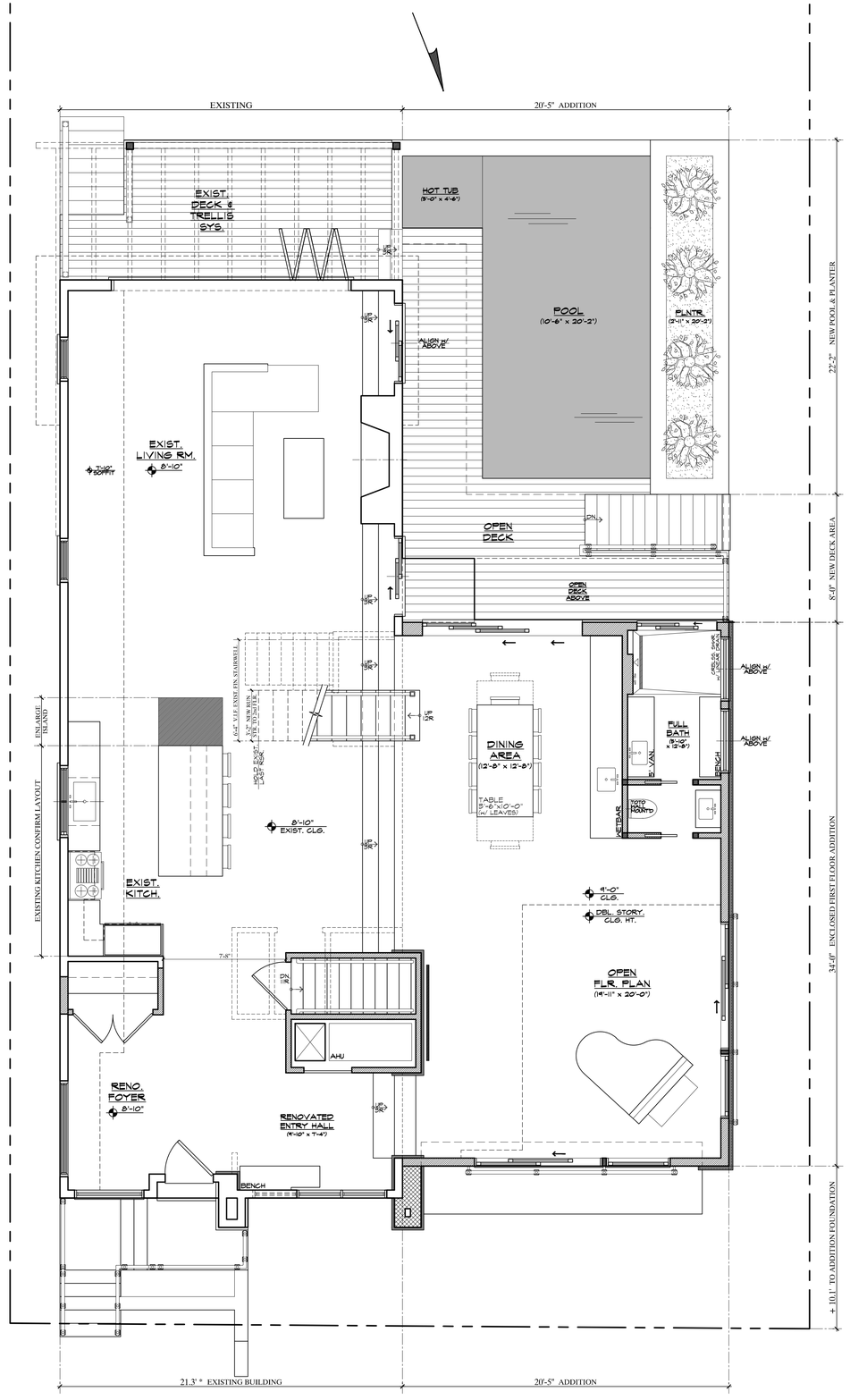
McHugh Architecture, LLC professional corporation expressly reserves its common law copyright and other property rights in these plans. These documents are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining the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

DRAWN BY:	REVIEWED BY:
LMC	BTM

REVISIONS:

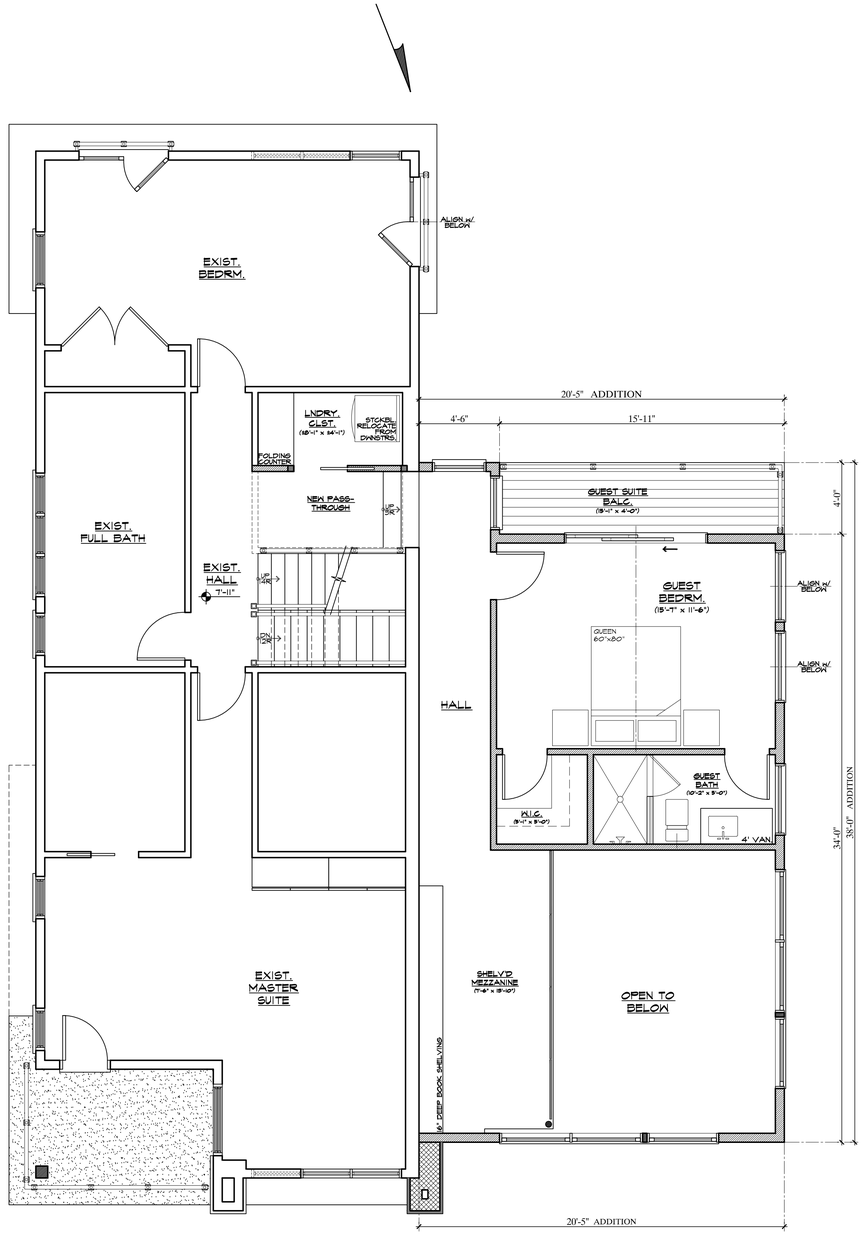
SHEET TITLE: ARCHITECTURAL SITE & GROUND FLOOR PLAN & FLOOD VENT CALCS.	
SCALE: AS NOTED	SHEET NUMBER: A-0.1
ISSUE DATE: 11/16/20	
PROJECT NUMBER: 2027	
SHEET 1 OF 4	

SUBMISSION SET



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

BRENDAN T. MCHUGH
NJ LICENSE NO.: 16104

BRENDAN T. MCHUGH
ARCHITECTURE
106 UNION AVENUE
MANASQUAN, NJ 08736
TEL: 732.722.7737
BTM@MCHUGHARCHITECTURE.COM
WWW.MCHUGHARCHITECTURE.COM

DAMEN RESIDENCE
ADDITION & RENOVATION

581 BRIELLE ROAD
MANASQUAN, NEW JERSEY 08736

McHugh Architecture, LLC 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 McHugh Architecture, LLC.

DRAWN BY:	REVIEWED BY:
LMC	BTM

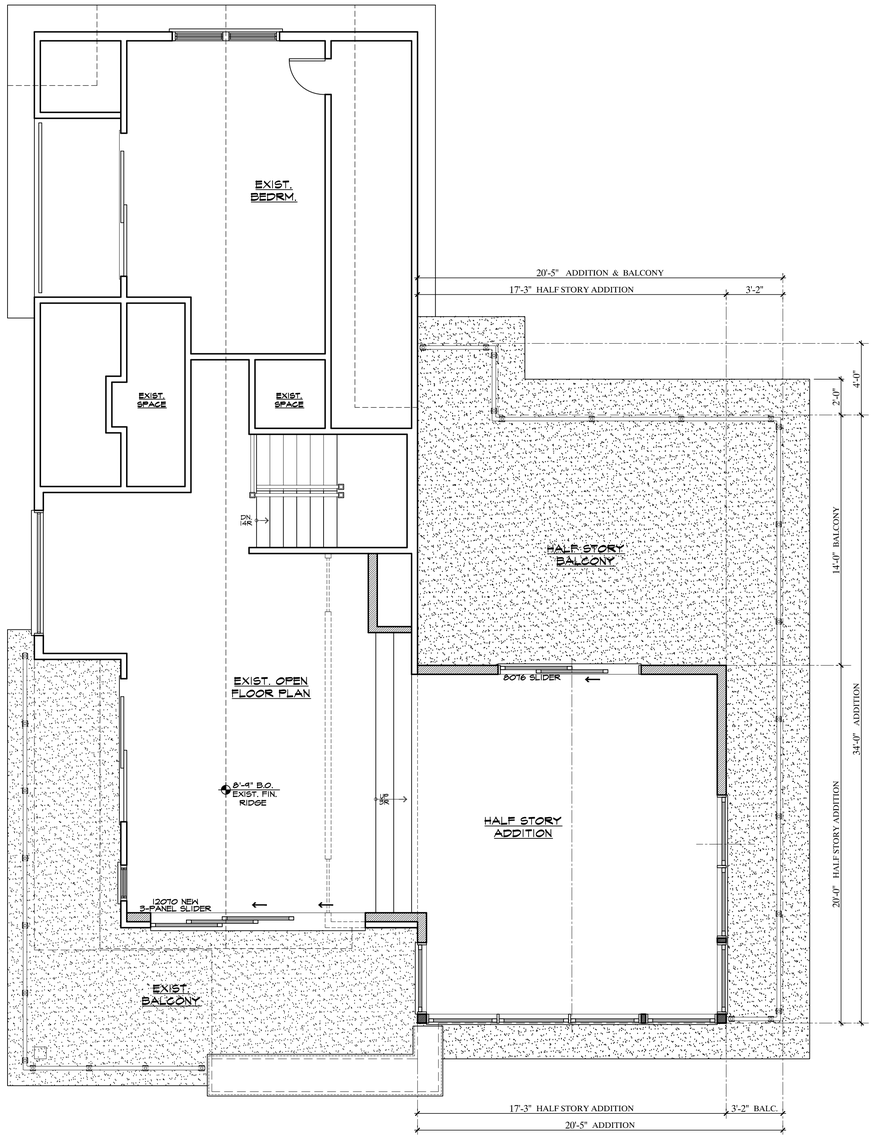
REVISIONS:

SHEET TITLE
FIRST & SECOND FLOOR PLANS

SCALE	SHEET NUMBER
AS NOTED	A-0.2
ISSUE DATE	
11/16/20	
PROJECT NUMBER	
2027	

SHEET 2 OF 4

SUBMISSION SET



HALF STORY PLAN

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

HALF STORY CALCULATIONS:

REVISED GENERAL ORDINANCES OF THE BOROUGH OF MANASQUAN: CHAPTER 35-3.1 DEFINITIONS

STORY, HALF - THE FINISHED AREA OF AN ATTIC WHERE THE INTERSECTION OF THE ROOF RAFTERS AND THE EXTERIOR WALL OCCURS WITHIN FOUR (4) INCHES OF THE FLOOR/CEILING SYSTEM, AND IN WHICH SPACE THE MAXIMUM FLOOR AREA AT A CEILING HEIGHT OF FIVE (5) FEET OR MORE, INCLUSIVE OF STAIRWELLS AND ROOFED OVER PORCHES, DOES NOT EXCEED SIXTY (60) PERCENT OF THE SQUARE FOOTAGE OF THE FLOOR DIRECTLY BELOW, INCLUSIVE OF ROOFED OVER PORCHES.

ALL DORMERS, EXCEPT STAIRWELLS, MUST BE STEPPED BACK A MINIMUM OF THENTY-FOUR (24) INCHES FROM THE EXTERIOR WALL FACE BENEATH IT, EXCEPT FOR STAIRWELL DORMERS LOCATED ON RESIDENTIAL PRINCIPAL BUILDINGS LOCATED IN FLOOD HAZARD ZONE V AS REFLECTED ON THE MOST CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) AS RELEASED ON DECEMBER 15, 2012.

2nd FLR. BELOW =	1,922 SF (60% = 1,154 SF)
½ STORY @ 5' OR MORE HD. HT. w/ STAIR =	1,135 SF (59.1%)

2018 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION: CHAPTER 2: DEFINITIONS // SECTION R202: DEFINITIONS

ATTIC, HABITABLE - AN ATTIC THAT HAS A STAIRWAY AS A MEANS OF ACCESS AND EGRESS AND IN WHICH THE CEILING AREA AT A HEIGHT OF 7 FEET (2134 MM) ABOVE THE ATTIC FLOOR IS NOT MORE THAN ONE-THIRD THE AREA OF THE NEXT FLOOR BELOW.

AREA OF THE FLOOR BELOW =	1,922 SF (33% = 635 SF)
HABITABLE ATTIC =	1,135 SF (59.1%) - VA CONSTRUCTION REQUIRED

BRENDAN T. MCHUGH
NJ LICENSE NO.: 16404

BRENDAN T. MCHUGH
ARCHITECTURE
106 UNION AVENUE
MANASQUAN, NJ 08736
TEL: 732.722.7737
BTM@MCHUGHARCHITECTURE.COM
WWW.MCHUGHARCHITECTURE.COM

DAMEN RESIDENCE
ADDITION & RENOVATION

581 BRIELLE ROAD
MANASQUAN, NEW JERSEY 08736

McHugh Architecture, LLC 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 McHugh Architecture, LLC.

DRAWN BY:	REVIEWED BY:
LMC	BTM

REVISIONS:

SHEET TITLE
HALF STORY PLAN
WITH ZONING & IRC
CALCULATIONS

SCALE	SHEET NUMBER
AS NOTED	A-0.3
ISSUE DATE: 11/16/20	
PROJECT NUMBER: 2027	

SHEET 3 OF 4

SUBMISSION SET

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

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

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

BRENDAN T. MCHUGH
NJ LICENSE NO. 16404

BRENDAN T. MCHUGH
ARCHITECTURE
106 UNION AVENUE
MANASQUAN, NJ 08736
TEL: 732.722.7737
BTM@MCHUGHARCHITECTURE.COM
WWW.MCHUGHARCHITECTURE.COM

DAMEN RESIDENCE
ADDITION & RENOVATION

581 BRIELLE ROAD
MANASQUAN, NEW JERSEY 08736

McHugh Architecture, LLC 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 McHugh Architecture, LLC.

DRAWN BY:	REVIEWED BY:
DAC	BTM

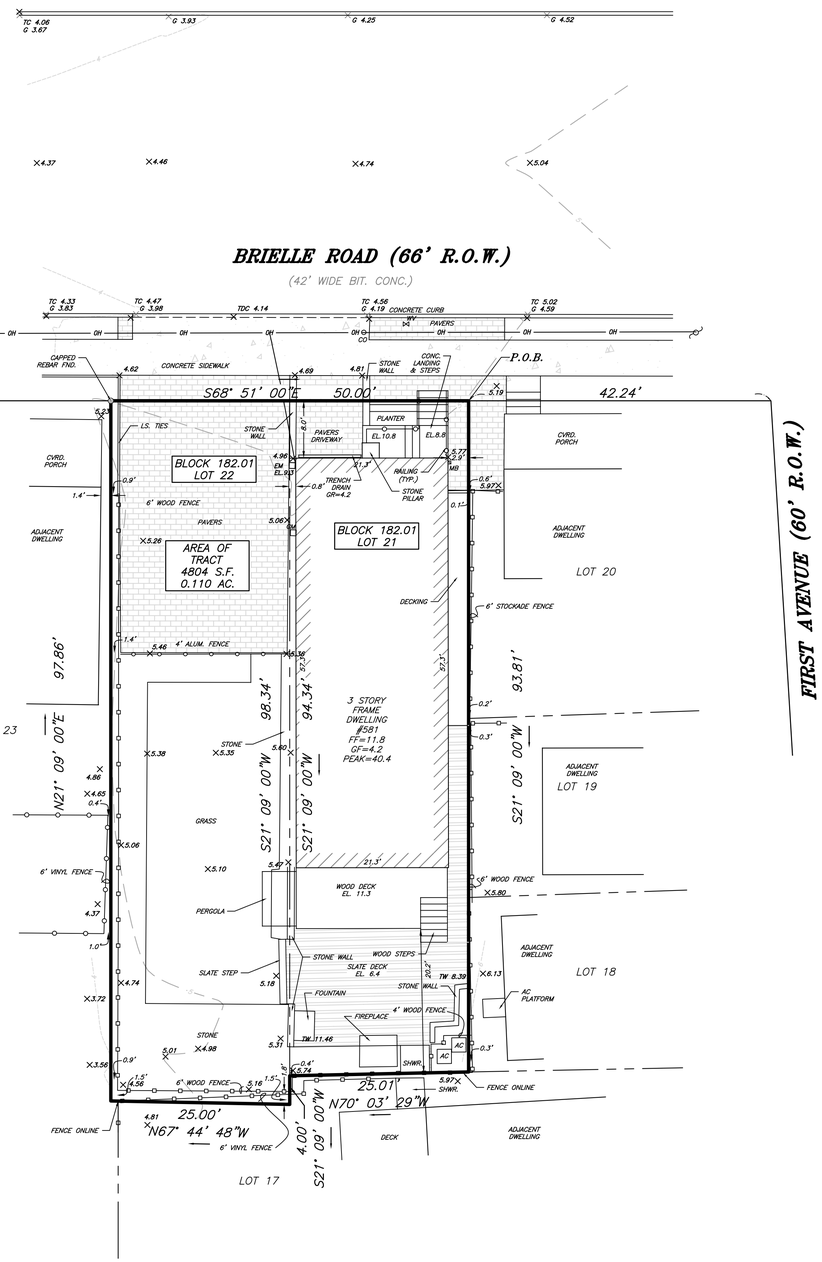
REVISIONS:

SHEET TITLE
ELEVATIONS

SCALE	SHEET NUMBER
AS NOTED	A-0.4
ISSUE DATE: 11/16/20	
PROJECT NUMBER: 2027	

SHEET 4 OF 4

SUBMISSION SET



10 0 10 20

SCALE : 1" = 10'

LEGEND

EXISTING

- BOUNDARY LINE
- CONTOUR LINE
- SPOT ELEVATION (X46.80)
- BUILDING
- WALL
- GAS (G — G)
- WATER (W — W)
- INLET
- STORM
- SANITARY MAIN
- OVERHEAD WIRE (OH)
- ELECTRIC (E — E)
- TELEPHONE (T — T)
- UTILITY POLE
- HYDRANT
- SIGN POST
- FENCE
- LIGHT FIXTURE
- TEST PIT LOCATION (TP-1)
- GRADE FLOW ARROW
- SWALE CENTER LINE

FRONT SETBACKS TABLE

581 BRIELLE ROAD, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY

BLOCK	LOT	ADDRESS	DWELLING	PORCH	STEPS
182.01	20	583 BRIELLE AVENUE	9.4	1.6	-1.3
	21	581 BRIELLE AVENUE	8	3.5	-1.4
	22	579 BRIELLE AVENUE	N/A	N/A	N/A
	23	577 BRIELLE AVENUE	11.9	2.5	N/A
	24	573 BRIELLE AVENUE	12.6	4.9	N/A
	25	571 BRIELLE AVENUE	4.8	N/A	-1.5
	26	569 BRIELLE AVENUE	15.8	10.1	5.9
	27	565 BRIELLE AVENUE	11.2	N/A	N/A
	28	563 BRIELLE AVENUE	4.2	N/A	N/A
	29	561 BRIELLE AVENUE	4.1	1.6	0.2
AVERAGE			9.1	4.0	0.4

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

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).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 8.0 PER FLOOD HAZARD DATA PANEL NO. 34025C0456F DATED 9/25/09. SUBJECT PROPERTY IS LOCATED IN FEMA PRELIMINARY FLOOD ZONE AE ELEVATION 9.0 PER FLOOD HAZARD DATA PANEL NO. 34025C0456G DATED 1/30/15.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "BOUNDARY SURVEY OF BLOCK 182.01, LOTS 21 & 22, 581 BRIELLE ROAD, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY", BY INSITE SURVEYING, LLC, DATED 4/27/20.

FILED MAP REFERENCES:

A MAP ENTITLED, "FINAL MAP OF BLOCK 182.01, LANDS OF AMERICAN TIMBER COMPANY, LOT 1, BLOCK 182.01, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 11/5/1990 AS CASE NO. 238.26.

DEED REFERENCES:

DB 9334 PG 2759

DB 8471 PG 3234

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

PROJECT NAME:

TOPOGRAPHIC SURVEY OF BLOCK 182.01, LOTS 21 & 22 581 BRIELLE ROAD

SITUATED IN:

BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:

GF ROBERTS CONTRACTING

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InsiteSurveying.net
www.InSiteSurveying.net

REVISIONS

Rev.#	Date	Comment
0	11/3/20	INITIAL RELEASE

SCALE: 1"=10'	DRAWN BY: BLG
DATE: 11/3/220	CHECKED BY: JS
JOB #: 20-S326-01	

CERTIFICATION

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

JUSTIN A. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362

SHEET NO:

1 of 1

File: S:\Jobs\S326 – GF Roberts Contracting\20-S326-01 – 581 Brielle Road_Manasquan, NJ\2053\2501CAD\dwg\Topo Survey.dwg, —> 24x36 SURVEY
Copyright 2020, InSite Engineering, LLC. All Rights Reserved.