

**MANASQUAN PLANNING BOARD MEETING AGENDA
CONDUCTED WITH ZOOM
JANUARY 04, 2022 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 January 04, 2022 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. Oaths of Office
2. Vouchers

RESOLUTION

3. #01-2022 Appointing Planning Board Chairman - Neil Hamilton
4. #02-2022 Appointing Vice-Chairman - Robert Young
5. #03-2022 Appointing Acting Chairman - Mark Apostolou
6. #04-2022 Appointing Recording Secretary - Barbara Ilaria and Nancy Acciavatti
7. #05-2022 Appointing Corresponding Secretary - Barbara Ilaria and Nancy Acciavatti
8. #06-2022 Appointing Planning Board Engineer - Albert Yodakis of Boro Engineering
9. #07-2022 Appointing Planning Board Planner - Albert Yodakis of Boro Engineering
10. #08-2022 Appointing Legal Services - George McGill, Esq. of McGill & Hall, LLC
11. #09-2022 Adopting the Rules and Regulations
12. #10-2022 Designation of Official Newspapers - Coast Star and Asbury Park Press
13. #11-2022 Meeting Dates 2022
14. #12-2022 Langella, Thomas & Nancy - 348 Euclid Avenue - Block 115 Lot 2.01 - Application #47-2021
15. #13-2022 White/Dattilo - 8 Pearce Court - Block 155 Lot 2 & 4 - Application #48-2021
16. #14-2022 309 Euclid Avenue LLC - 309 Euclid Avenue - Block 118 Lot 17.01 - Application #50-2021
17. #15-2022 MJN, LLC (Bossone) - 25 Broad Street - Block 35 Lot 10 - Application #49-2021

APPLICATION

18. #45-2021 Haskell, Michael - 394 First Avenue/395 Beachfront - Block 187 Lot 9 (carried from 11/15/2021)

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

September 13, 2021

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

Re: Boro File No. MSPB-R1710
Variance – Haskell
Block 187, Lot 9
395 Beachfront/394 First Avenue
R-4 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Plot Plan prepared by Joseph Kociuba, P.E., P.P., of KBA Engineering Services, LLC, dated January 4, 2021
2. Architectural Floorplans and Elevations prepared by Brian Berzinskis, RA, of the Grasso Design Group dated August 10, 2021.

The property is located in the R-4 Single-Family Residential Zone with frontage on First Avenue and the Beachfront. With this application, the applicant proposes to demolish both existing dwellings and construct a two and one half story dwelling on the beachfront, and associated site improvements. This application is deemed complete as of September 13, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-4 Single Family Residential Zone. The proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:

Lot 19

- a. A maximum building coverage of 35% is permitted, whereas a building coverage of 41.21% is proposed (36.44% exists).

Beachfront Dwelling (395 Beachfront)

Re: Boro File No. MSPB-R1710
Variance – Haskell
Block 187, Lot 9

September 13, 2021
Sheet 2

- b. A minimum front yard setback of 15 feet is required to the Beachfront, whereas a setback of 5.34 feet is proposed to the deck (15 feet to the dwelling).
 - c. Mechanical equipment is not permitted in the side yard, whereas the proposed air conditioning units are to be located in the northerly side yard setback approximately 1 foot.
3. The base flood elevation for the property is 14 (Zone VE). The finish first floor of the dwelling is proposed at elevation 17.0.
 4. The proposed elevation of the air conditioning units and generator should be indicated on the plans.
 5. It appears that the required 80 square feet of storage space is proposed on the garage floor level.
 6. Two conforming parking spaces are provided within the First Avenue garage.
 7. A dedicated walkway to the beachfront is proposed as required.
 8. The required two parking spaces are proposed in the garage and additional parking space is available in the driveway.
 9. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the property is located within the R-4 beachfront zone.
 10. Construction details for the proposed retaining walls, concrete apron, and pavers should be provided on the plans.
 11. A landscaping plan for the property must be provided. No trees will be removed as part of this application.
 12. Any new utilities should be located underground if possible.
 13. Any curb and sidewalk must be replaced along First Avenue as necessary.

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

Very truly yours,


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



Re: Boro File No. MSPB-R1710
Variance – Haskell
Block 187, Lot 9

September 13, 2021
Sheet 3

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Michael Henderson, esq.
52 Abe Voorhees Drive, Manasquan, NJ 08736
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Brian Berzinskis, AIA
Grasso Design Group, 231 Highway 71, Manasquan, NJ 08736
Michael Haskell
113 Monroe Street, Unit 3, Hoboken, NJ 07030

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1987

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Michael Haskell

*Applicant's Address: 113 Monroe Street Unit 3 Hoboken NJ 07030

*Telephone Number: Home: _____ Cell: 609-781-3969

*e-mail Address: michael@hendersonlawfirmnj.com ; haskll@yahoo.com

*Property Location: 394 First Ave/ 395 Beachfront

*Block: 187 Lot: 9

*Type of Application: Bulk Variance
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-
Site Plan Approval

*Date of Zoning Officer's Denial Letter: August 16, 2021

Attach Zoning Permit Application

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

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? Yes

*Have there been any previous applications to the Planning Board concerning this property? No
(Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this
property? Applicant will provide upon receipt.

(Attach copy)

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

[Signature]
Signature of Applicant or Agent

8/31/21
Date

06/2021

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

August 16, 2021

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

Re: Block: 187 Lot: 9 Zone: R-4 Flood Zone: VE BFE: 14ft. DFE: 15ft.
Haskell – 395 Beachfront – 394 First Avenue

Dear Sir:

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

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

Survey prepared by Robert Burdick on September 9, 2020. Plot plan prepared by Joseph Kociuba on January 14, 2021. Revised conceptual plans prepared by Brian Berzinskis on August 10, 2021.

Application denied for the following reason(s):

Section 35-9.4 – Front Setback – 15ft. Required
15ft. Proposed to house
5.5ft. Proposed to front deck

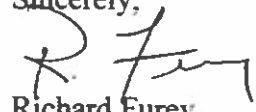
“ - Building Coverage – 35% Permitted
41.2% Proposed

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

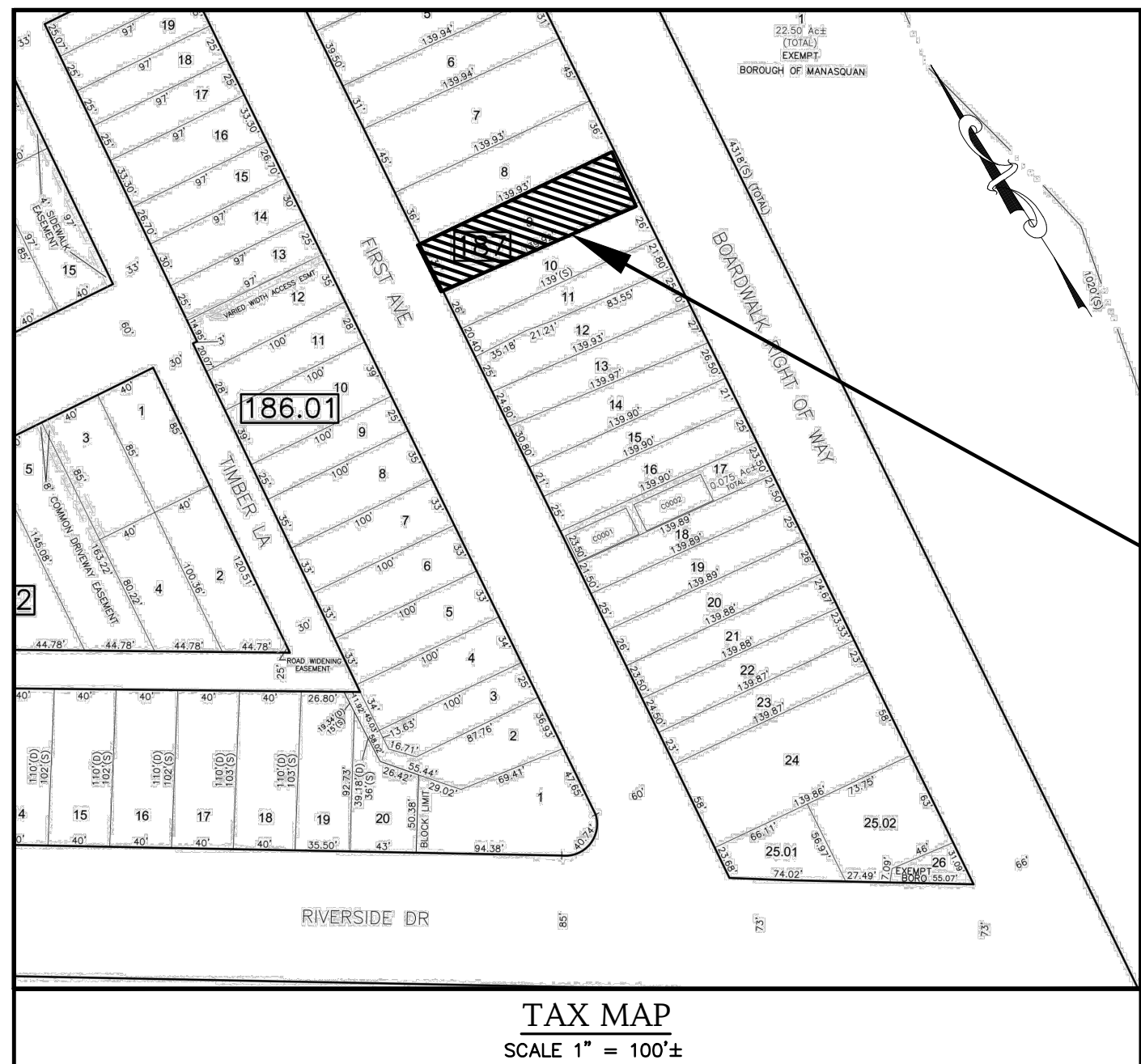
Section 35-11.8k – Requires that a patio must be located a minimum of 5ft. from the side and rear property lines.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



TAX MAP
SCALE 1" = 100'

PROJECT
LOCATION

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 187, LOT 9 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-4 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.1188± ACRES (5,177.73 S.F.)
APPLICANT: MICHAEL HASKELL
113 MONROE STREET UNIT 3
HOBOKEN, NJ 07030
APPLICANT PROPOSES TO CONSTRUCT A 2 1/2 STORY DWELLING W/ ATTACHED GARAGE.

DESCRIPTION	ZONE R-4		PROPOSED
	REQUIRED/PERMITTED	EXISTING	
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	4,200 S.F.	5,177.73 S.F.	5,177.73 S.F.
MIN. LOT FRONTAGE	30 FT.	37.0 FT.	37.0 FT.
FRONT YARD SETBACK (STREET FRONT)	15 FT. 1	N/A	44.60 FT.
SIDE YARD SETBACK	5/10 FT. (ONE/BOTH)	* 0.7 / 4.00 FT.	5.16/10.33 FT.
REAR YARD SETBACK (BEACH FRONT)	15 FT. 1 & 2	33.3 FT.	15.33 FT.
PRINCIPAL BUILDING COVERAGE	35 % (2,363.9 SF)	* 36.44 % (1,887 SF)	** 41.21 % (2,134 SF)
MAX. TOTAL IMPERVIOUS	50 % (3,377 SF)	* 77.68 % (4,022 SF)	43.88 % (2,272 SF)
MAX. BLDG. HEIGHT (BEACH FRONT)	38 FT. (2 1/2 STY) 4, 5, & 6	< 38 FT.	38.00 FT. (ARCHS)
MAX. BLDG. HEIGHT (STREET FRONT)	32 FT. (2 STY) 4 & 5	< 32 FT.	32.00 FT. (ARCHS)
MAX. CURB CUT WIDTH	20 FT.	* 37.0 FT.	17.30 FT.
MAX. HVAC SETBACK	5 FT.	10.9 FT.	** 1.0 FT.

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

CODE NOTES

- AGGREGATE DEPTH OF FRONT AND REAR YARDS SHALL NOT BE LESS THAN 30 FEET AND NO YARD SHALL BE LESS THAN 10 FEET. A MINIMUM SETBACK OF 15 FEET SHALL BE REQUIRED FROM THE MONUMENTED BOROUGH BEACHFRONT LINE.
- FOR ACCESSORY STRUCTURES AND USES, A 5 FOOT SETBACK IS PERMITTED UNLESS MORE RESTRICTIVE REGULATIONS ARE ESTABLISHED ELSEWHERE IN THIS ORDINANCE.
- FRONT YARD SETBACK DISTANCE MAY BE REDUCED TO THE AVERAGE OF FRONT YARD SETBACKS OF PRINCIPAL STRUCTURES ON ALL DEVELOPED PROPERTIES ON THE SAME SIDE OF THE STREET WITHIN 200 FEET OF THE PROPERTY AS DOCUMENTED BY A MAP PREPARED BY A LICENSED LAND SURVEYOR.
- PERMITTED HEIGHT FOR CONFORMING LOTS ONLY. FOR NONCONFORMING LOTS THE HEIGHT SHALL BE DETERMINED ONLY AFTER PLANNING BOARD REVIEW TO ASSURE COMPLIANCE WITH THE INTENT AND PURPOSE OF THE ZONING LAW EXPRESSED IN SECTION 107-1A.
- THE BUILDING HEIGHT AND BUILDING ENVELOPE FOR INDIVIDUAL DWELLING UNITS, EITHER ATTACHED OR DETACHED, SHALL COMPLY WITH FOOTNOTE (F) OF THIS SCHEDULE I.
- PER 35-11.1 (h) THE MAXIMUM HEIGHT FOR SINGLE FAMILY DWELLINGS FACING THE BEACHFRONT SHALL BE THIRTY EIGHT (38) FEET FOR CONFORMING LOTS AND THIRTY-THREE (33) FEET FOR NON-CONFORMING LOTS.

PLAN NOTES

- EXISTING PUBLIC SEWER & WATER LATERAL SERVICES TO REMAIN AND BE REUTILIZED.
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS LOCATED IN ZONE 'VE' - ELEV. 14.0 PER FEMA PRELIMINARY FIRM MAPS.
- BUILDING HEIGHT MEASURED FROM TOP OF CURB AT STREET (7.1) & BOARDWALK (13.15) TO ROOF PEAK.

BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY GRASSO DESIGN GROUP DATED 12/18/2020.

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY R.C. BURDICK, P.E., P.P., P.C DATED 9/10/2020.

EXIST. BUILDING COVERAGE	
EXIST. DETACHED GARAGE	899 S.F.
EXIST. DWELLING	714 S.F.
EXIST. SHED	32 S.F.
EXIST. ENCLOSED PORCH	242 S.F.
EXIST. TOTAL BUILDING COVERAGE	1,887 S.F. 36.44%
TOTAL LOT AREA	5,177.73

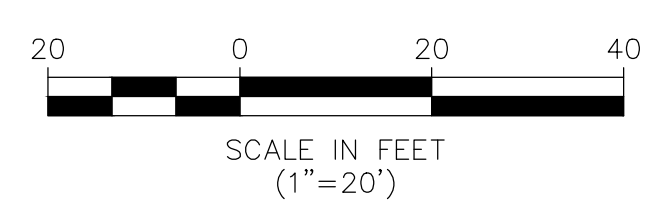
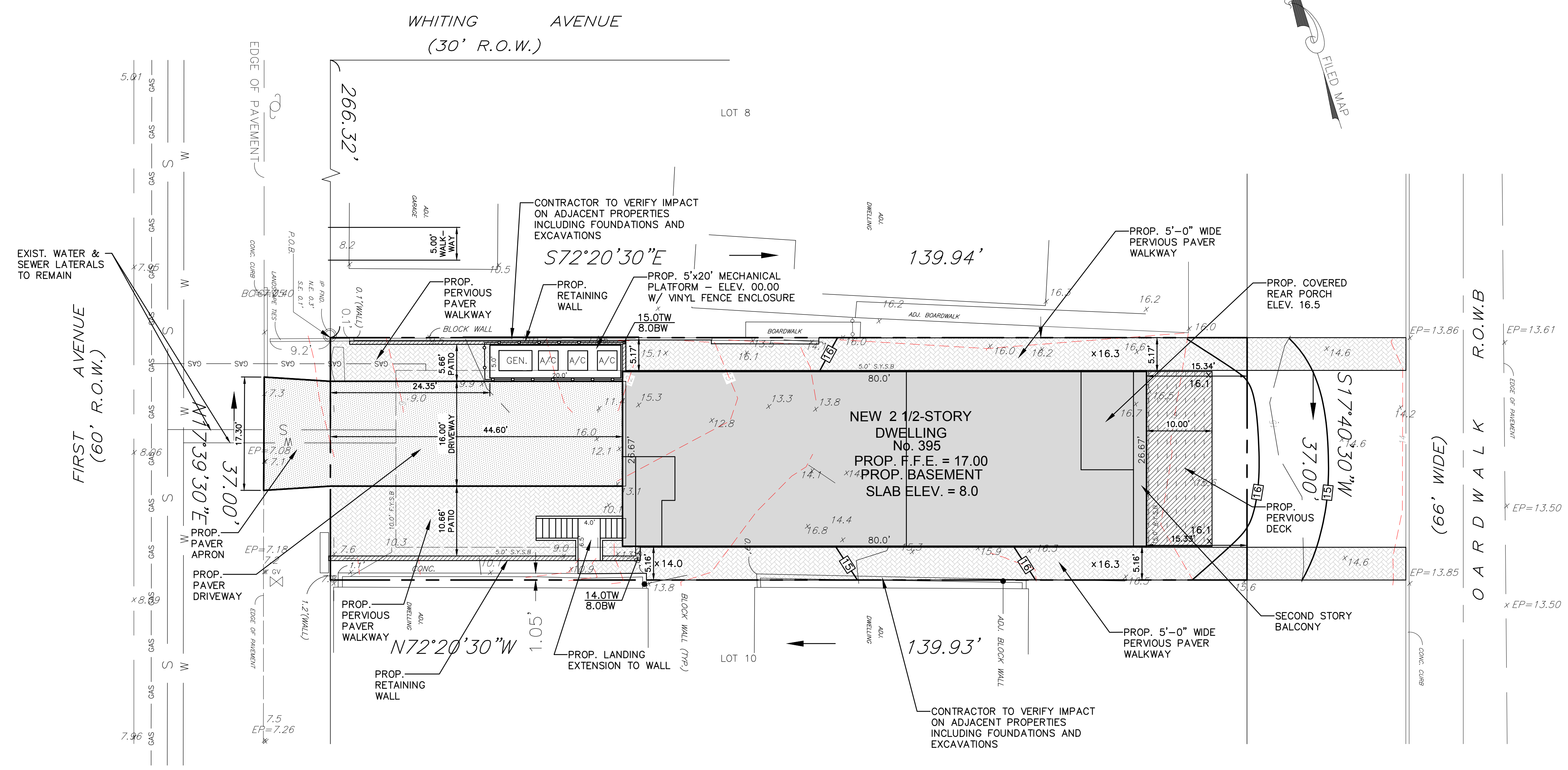
EXIST. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	1,887 S.F.
EXIST. DETACHED GARAGE PLATFORM & STEPS	34 S.F.
EXIST. A/C PLATFORM	13 S.F.
EXIST. DETACHED GARAGE OUTDOOR SHOWER	16 S.F.
EXIST. DWELLING OUTDOOR SHOWER	41 S.F.
EXIST. DWELLING STEPS	7 S.F.
EXIST. DWELLING CONC. PATIO	242 S.F.
EXIST. CONC. WALKWAYS & PATIO	1,782 S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	4,022 S.F. 77.68%
TOTAL LOT AREA	5,177.73

PROP. BUILDING COVERAGE	
PROP. DWELLING/GARAGE/COVERED PORCHES	2,134 S.F.
PROP. TOTAL BUILDING COVERAGE	2,134 S.F. 41.21%
TOTAL LOT AREA	5,177.73

PROP. IMPERVIOUS COVERAGE	
PROP. BUILDING COVERAGE	2,134 S.F.
PROP. PAVER DRIVEWAY (EXEMPTED)	0 S.F.
PROP. FRONT PAVER PATIOS (EXEMPTED)	0 S.F.
PROP. REAR SLATTED DECK/WALKWAY (EXEMPTED)	0 S.F.
PROP. MECHANICAL PLATFORM	100 S.F.
PROP. DWELLING STEPS	38 S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	2,272 S.F. 43.88%
TOTAL LOT AREA	5,177.73

PROP. GARAGE BUILDING HEIGHT
TOP OF CURB (FIRST AVE.) = 7.1
PROP. ROOF PEAK = 39.1 FT.
PROP. BUILDING HEIGHT = 39.1 FT - 7.1 FT. = **32.00 FT. FROM T.O.C (ARCHS)**

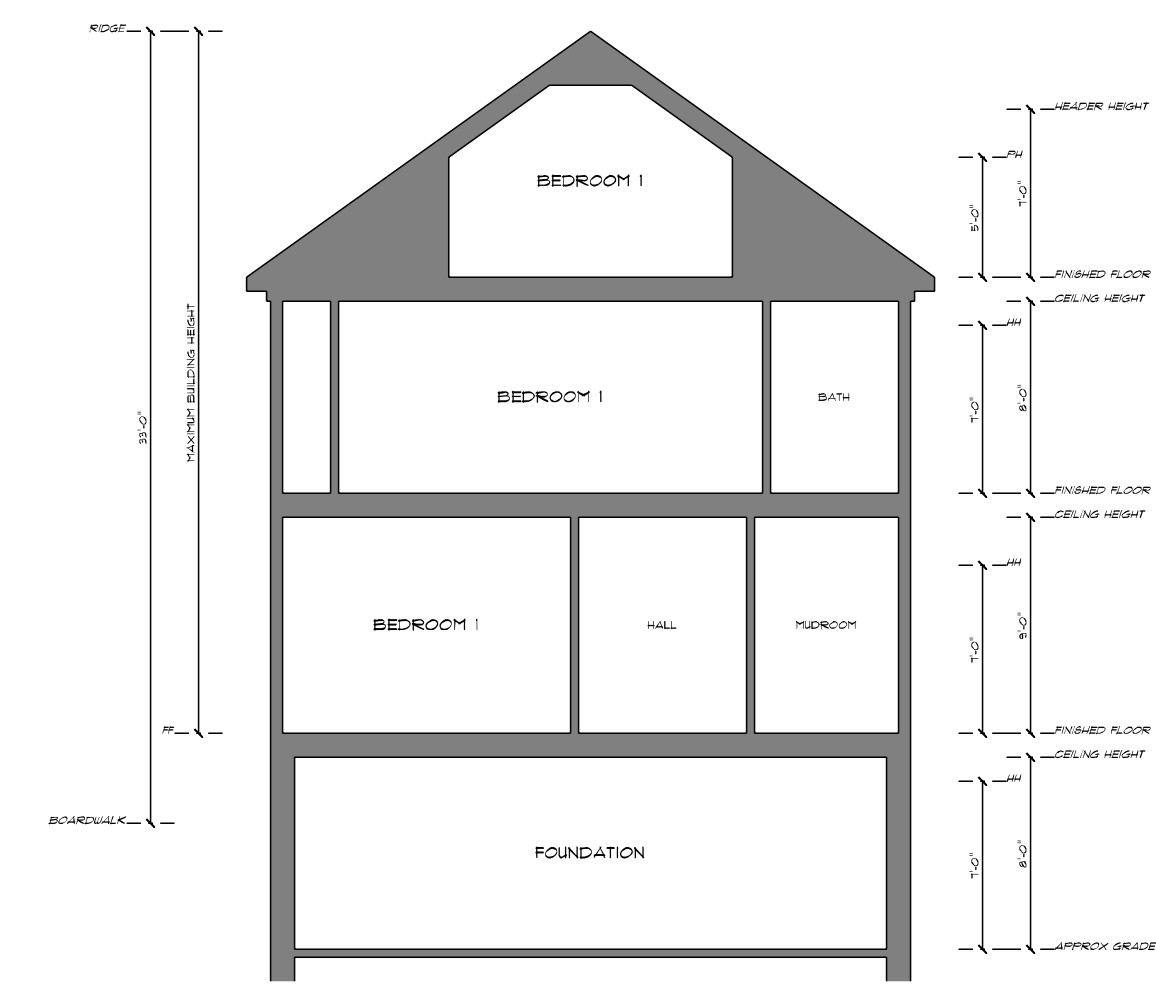
PROP. PRINCIPAL BUILDING HEIGHT
TOP OF CURB (BOARDWALK) = 13.50
PROP. ROOF PEAK = 51.5 FT.
PROP. BUILDING HEIGHT = 51.5 FT - 13.50 FT. = **38.00 FT. FROM T.O.C (ARCHS)**



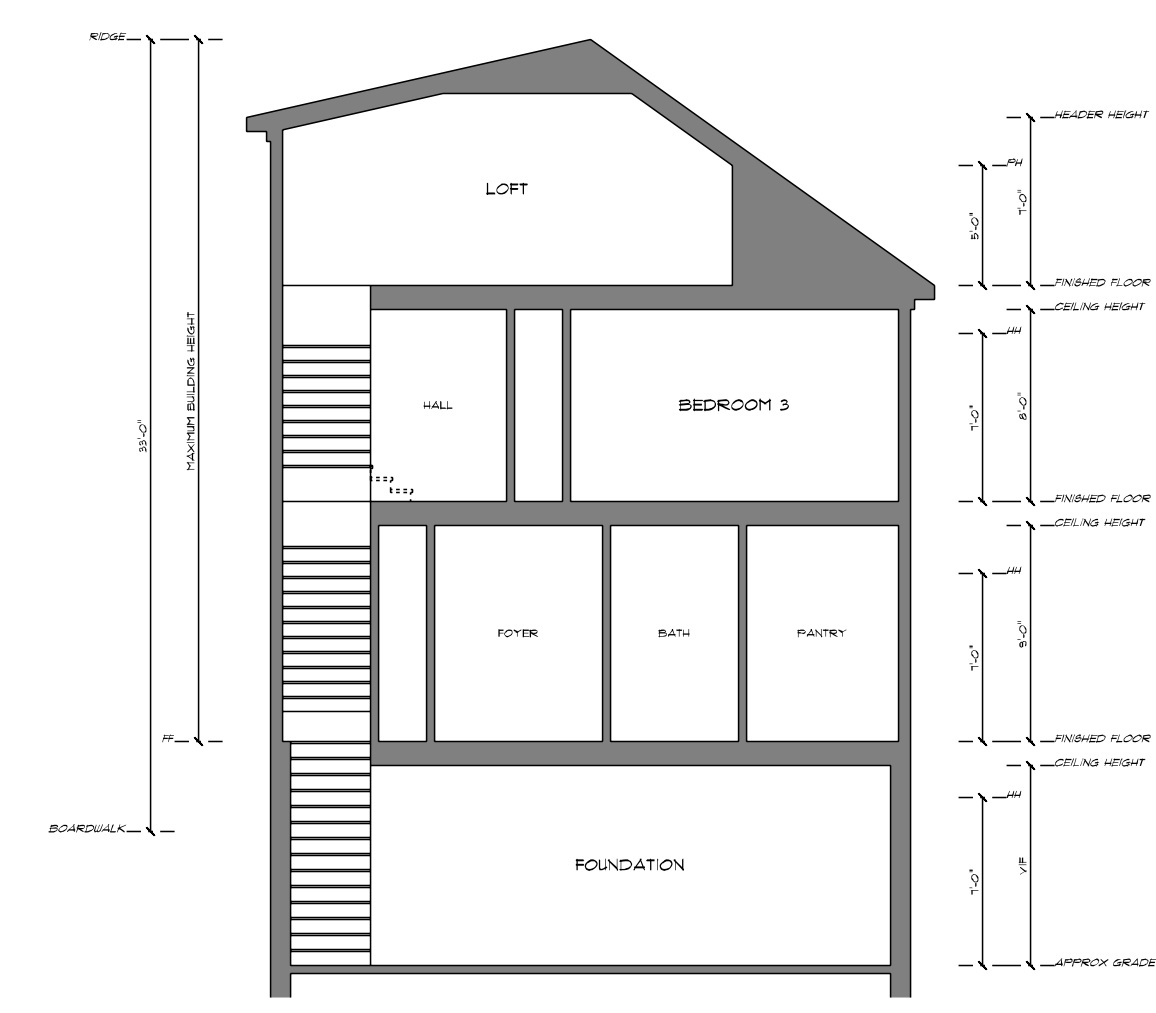
REV. NO.	DATE	DESCRIPTION
PLOT PLAN		
394 FIRST - 395 BEACHFRONT		
BLOCK 187 - LOT 9		
FOR MICHAEL HASKELL		
BOROUGH OF MANASQUAN		
MONMOUTH COUNTY, NEW JERSEY		
		2517 Route 36, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732)722.8555 F: (732)722.8557 KBAengineers.com Plans@KBAengineers.com Certificate of Authority No. 24628220200
DRN	CHK	
GEA	JJK	
PROJECT NO. 2020-467		
SCALE AS SHOWN		
DATE 1/14/2021		
SHEET 1 OF 1		
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		



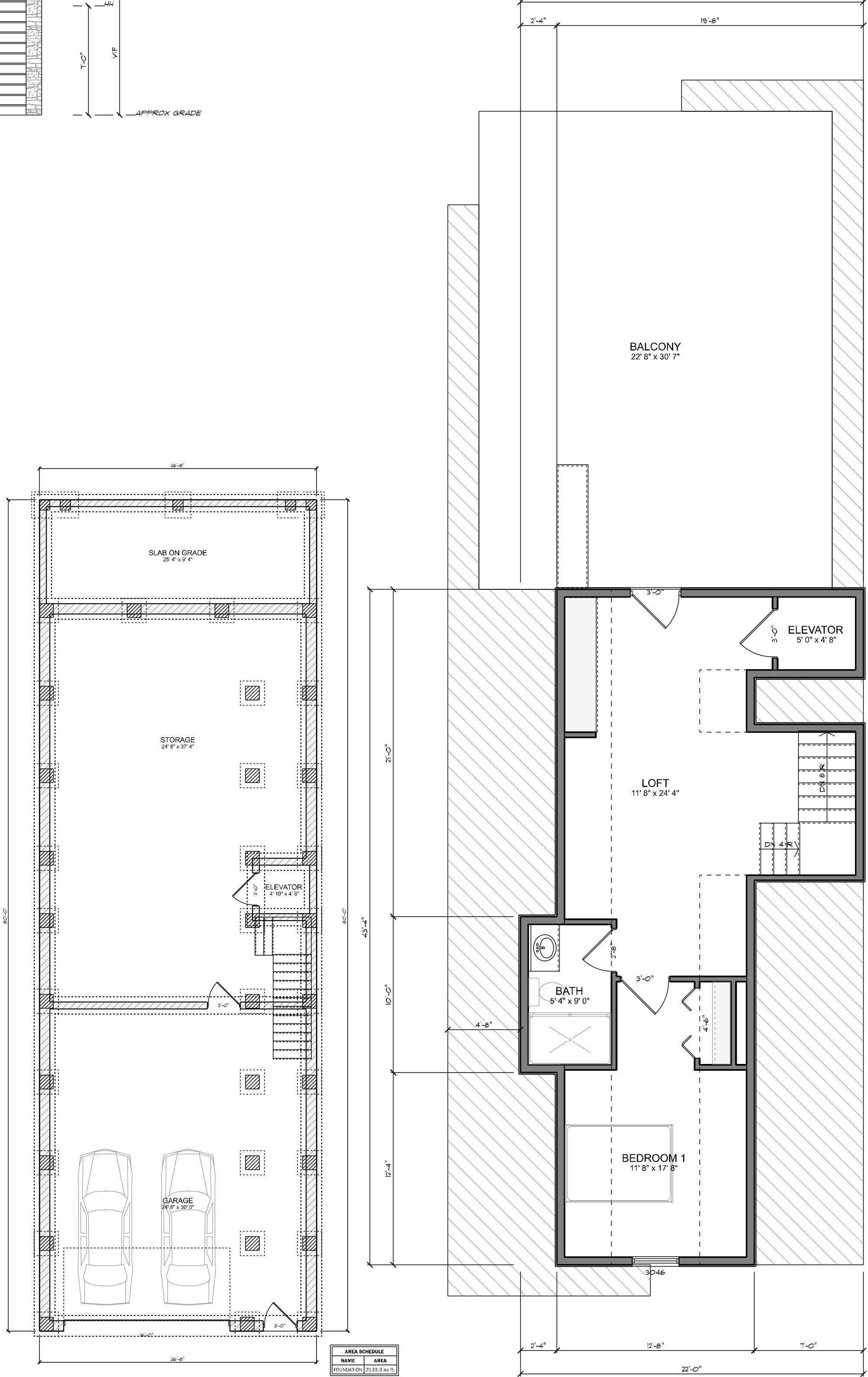
ELEVATION
SCALE: 3/16" = 1'-0"



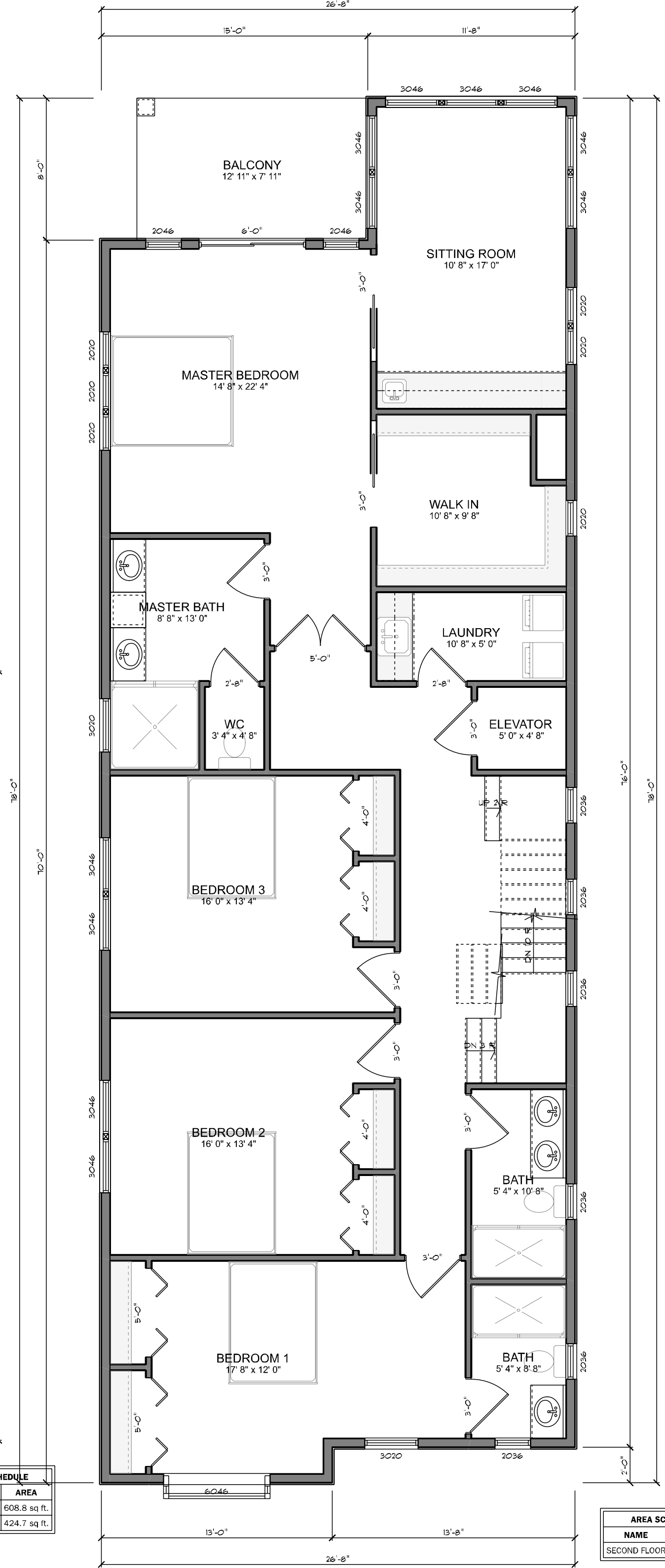
CROSS SECTION A
SCALE: 1/8" = 1'-0"



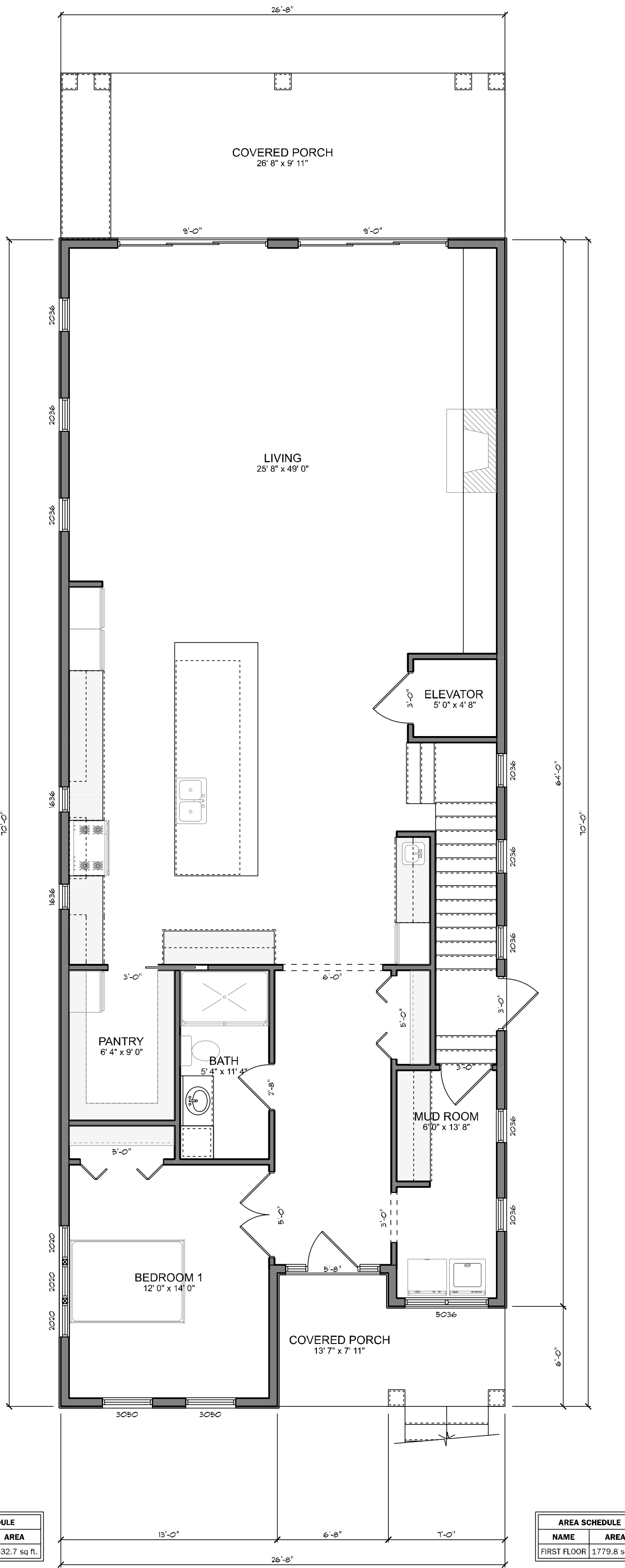
CROSS SECTION B
SCALE: 1/8" = 1'-0"



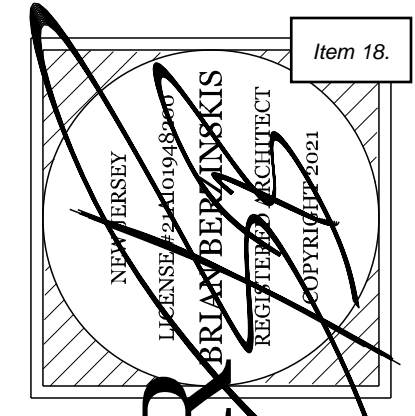
PROPOSED FOUNDATION SCALE: 1/8" = 1'-0"
PROPOSED ATTIC SCALE: 3/16" = 1'-0"



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



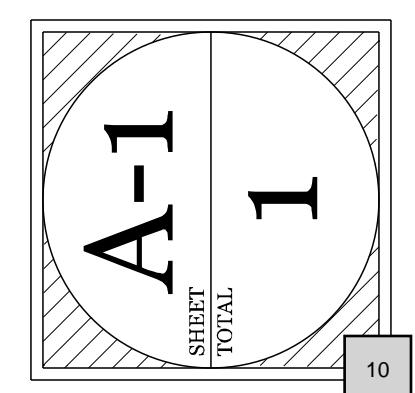
PROPOSED FIRST FLOOR SCALE: 3/16" = 1'-0"



PROJECT FOR: HASKELL Residence
394 FIRST AVE-395 BEACHFR
Project Number: MANASQUAN
CN#020-09-029
Block: 187
Lot: 9
New Jersey

DATE	BY
8/10/2021	BB

Grasso Design Group
design@grassodg.com
http://www.grassodg.com
231 Highway 71
Manasquan
New Jersey
Phone: 732-528-5850
Fax: 732-528-9067



B.O.M. RECEIVED
MSG _____ ADM _____
CLERK _____ CPT _____

December 1, 2021

DEC 03 2021

CPW _____ CPT _____
PD _____ CPT _____

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

Re: Boro File No. MSPB-R1790
Variance – Kovalcik
Block 182.03, Lot 5
565 Marlin Avenue
R-3 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Survey of Property prepared by Steven Edwards, PLS, of Edwards Surveying, dated November 11, 2021.

The property is located in the R-3 Single-Family Residential Zone with frontage on Marlin Avenue. With this application, the applicant proposes to construct raised deck additions in the front and rear yards and shed on the existing dwelling. The application is deemed complete as of December 1, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-3 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A minimum rear yard setback of 20 feet is required, whereas a setback of 4.3 feet is proposed.
 - b. A minimum side yard setback of 5 feet is required, whereas a setback of 4 feet is proposed to the front deck (west).
3. The proposed deck will be located at the same elevation as the existing decks and first floor.
4. The applicant should clarify the materials of the proposed decks and if any additional impervious coverage is proposed.



Re: Boro File No. MSPB-R1790
Variance – Kovalcik
Block 182.03, Lot 5

December 1, 2021
Sheet 2

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

Very truly yours,



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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Helen Kovalcik
45 Lexington Avenue, Rochelle Park, NJ 07622

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0541
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

- *Applicant's Name: Helene Kovalcik
- *Applicant's Address: 45 Lexington Ave Rochelle Park NJ 07662
- *Telephone Number: Home: 201-786-3627 Cell: 201-786-3627
- *e-mail Address: hkovalcik@aol.com - KK8597@att.com
- *Property Location: 565 Marlin Ave Manasquan NJ
- *Block: 182.03 Lot: 5
- *Type of Application: Variance
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-Site Plan Approval
- *Date of Zoning Officer's Denial Letter: September 22, 2021
Attach Zoning Permit Application
- *Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.
- *Is the Applicant the Landowner? YES
- *Does the Applicant own any adjoining land? NO
- *Are the property taxes paid to date? Yes
- *Have there been any previous applications to the Planning Board concerning this property? NO
(Attach copy)
- **Are there any Deed Restrictions, Easements, or Covenants affecting this property? NO
(Attach copy)
- *The applicant agrees to be responsible for and pay for the costs entailed in the review of this application by any experts retained by the Planning Board for advice in this matter.

Helene Kovalcik
Signature of Applicant or Agent

11/16/2021
Date

06/2021

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

September 22, 2021

Helen Kovalcik
45 Lexington Avenue
Rochelle Park, NJ 07622

Re: Block: 182.03 Lot: 5 Zone: R-3
565 Marlin Avenue

Dear Ms. Kovalcik:

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

Construct a raised deck in the rear yard and a 100s.f. shed on the proposed deck per a survey/site plan prepared by Gregory Edwards on July 30, 2003. Deck plans prepared by the homeowner and dated September 22, 2021.

Application denied for the following reason(s):

Section 35-9.4 - Rear setback – 20ft. Required
4ft. Proposed

“ - Side Setback (Right) – 5ft. Required
12.39ft. Existing
3ft. Proposed

“ - Side Setback (Left) – 5ft. Required
4.5ft. Proposed

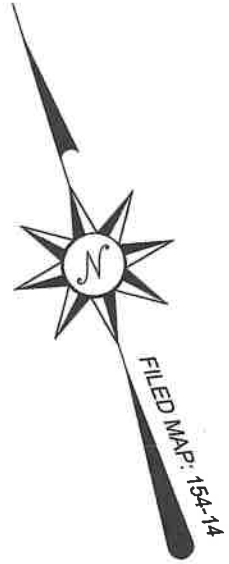
If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

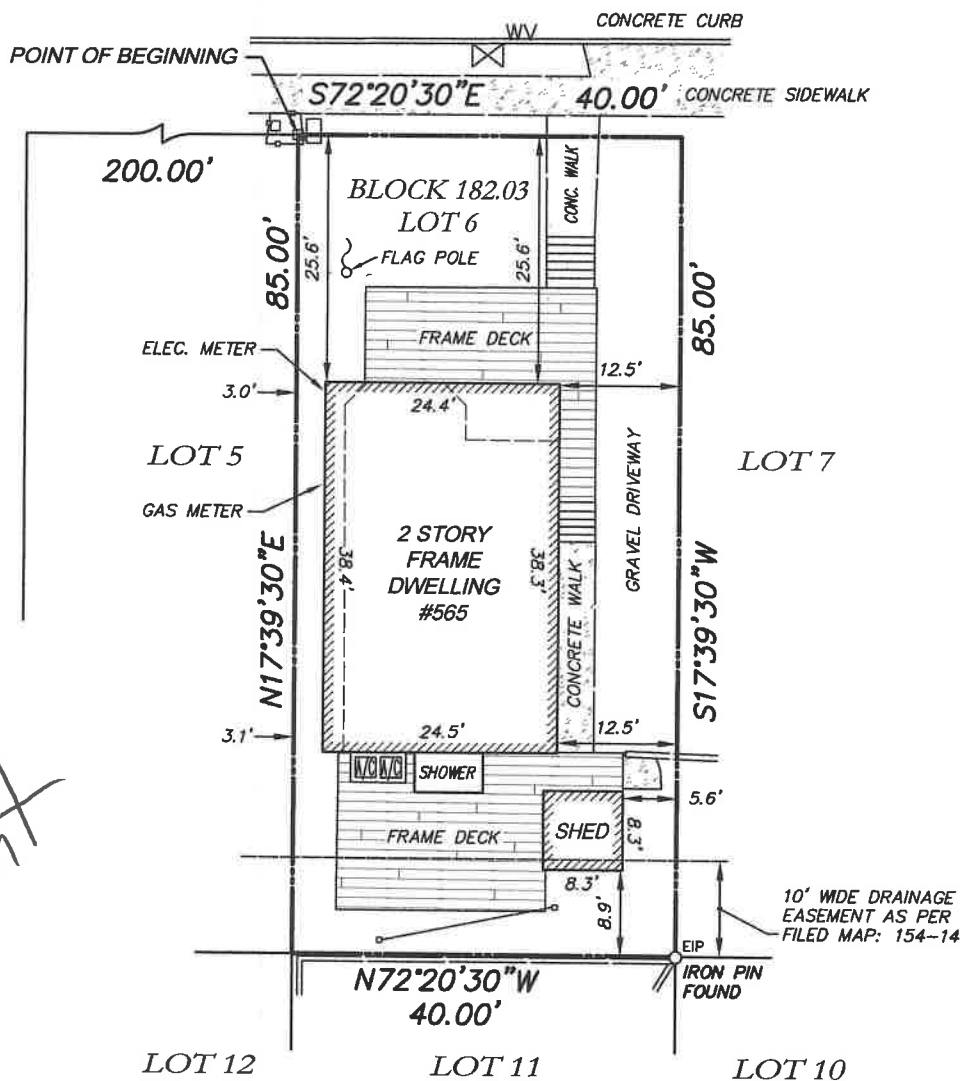


Richard Furey
Zoning/Code Enforcement Officer

MARLIN AVENUE (60' RIGHT OF WAY)



THIRD AVENUE
(60' RIGHT OF WAY)



Current

NOTES:

OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.

THE CERTIFICATION IS MADE ONLY TO THOSE PARTIES NAMED HEREON FOR THE PURCHASE AND/OR MORTGAGE OF PROPERTY DELINEATED AND NAMED HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR USE OF THIS SURVEY FOR ANY PURPOSE; INCLUDING, BUT NOT LIMITED TO, SURVEY AFFIDAVIT, RESALE OF PROPERTY OR USE BY ANY PARTIES NOT LISTED DIRECTLY OR INDIRECTLY IN THE CERTIFICATION.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS". THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

STAKES WERE NOT SET AS PER JOB ORDER.

SURVEY OF PROPERTY
BLOCK 182.03 - LOT 6
TAX MAP
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY

EDWARDS SURVEYING
PROFESSIONAL LAND SURVEYORS
4 FOREST AVENUE
MANASQUAN, NJ 08736

GEORGE W. EDWARDS, P.L.S. STEVEN M. EDWARDS, P.L.S.
(1935-2021)

Manasquan: 732-223-0735 - Point Pleasant: 732-892-4010
Email: edwards.surveying@yahoo.com

Signature of Steven M. Edwards
STEVEN M. EDWARDS, P.L.S.

New Jersey License Number: 24GS04323700

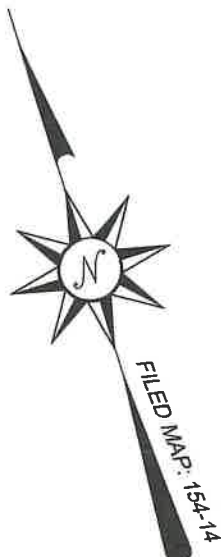
Scale: 1"=20'

Date: NOVEMBER 11, 2021

Drawn by: SME

Job No.: 2021-036

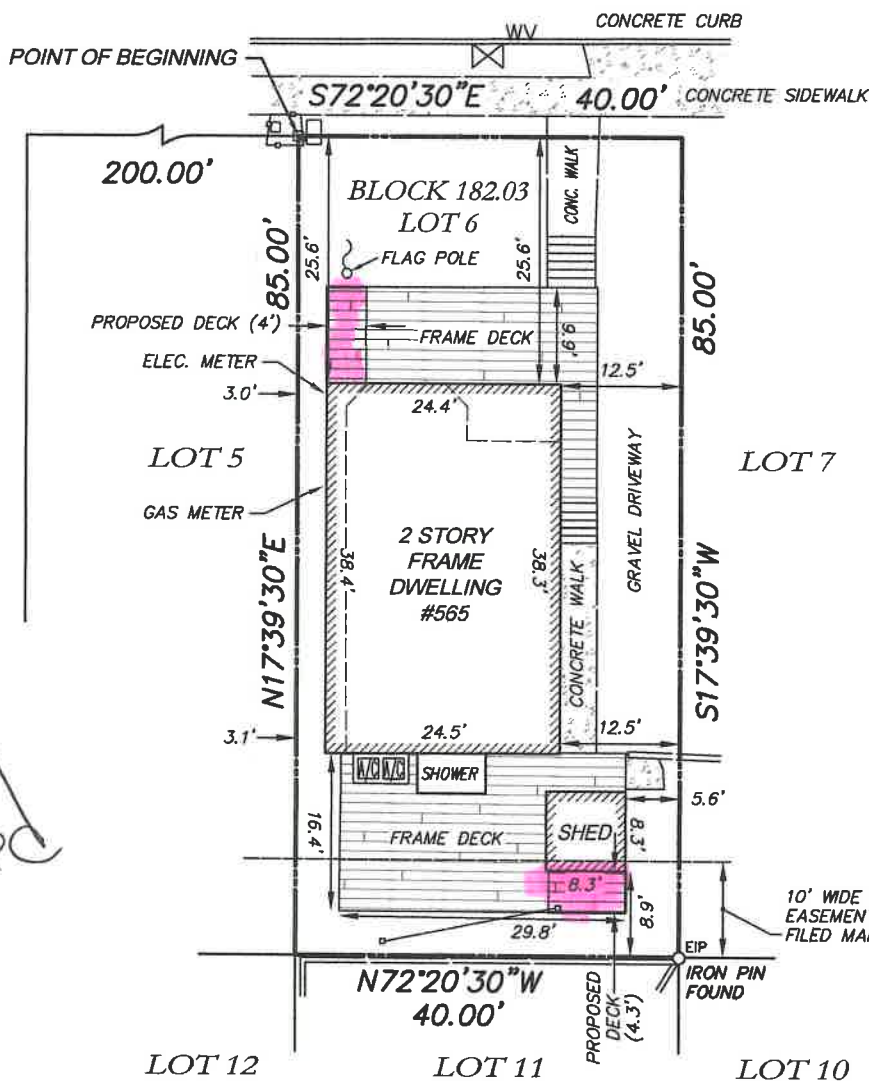
Chk'd by: SME



MARLIN AVENUE

(60' RIGHT OF WAY)

THIRD AVENUE
(60' RIGHT OF WAY)



Proposed

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STAKES WERE NOT SET AS PER JOB ORDER.

PROPOSED FEATURES AS PER CLIENT REQUEST.

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New Jersey License Number: 24GS04323700

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