

**PLANNING BOARD ZOOM MAY 18 2021 SECOND MEETING AGENDA  
CONDUCTED WITH ZOOM  
MAY 18, 2021 4:00 PM – TUESDAY**

**Join Zoom Meeting**

<https://zoom.us/j/2610095007?pwd=d01aMVlrY0hINVFGd25RcGpyZS83QT09>

**OR**

**Tel – 1-646 876 9923 US (New York)**

**ID # 261 009 5007**

**Password 281 797**

Please take notice that the Manasquan Planning Board will convene a remote meeting on May 18, 2021 4:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

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

**PUBLIC MEETING**

Salute to the Flag

Roll Call

Sunshine Law Announcement

**OLD/NEW BUSINESS**

1. VOUCHERS

**RESOLUTION**

2. RESOLUTION #17-2021 MULLARKY, RICHARD - 327 FIRST AVENUE
3. RESOLUTION #23-2021 LILINSHTEIN, EDWARD - 236 SECOND AVENUE

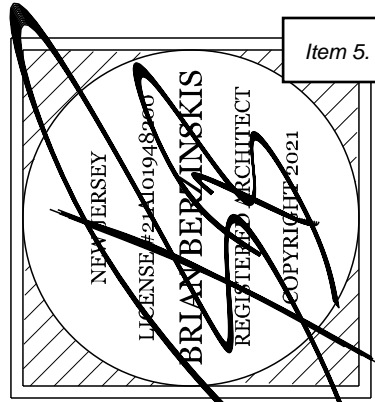
**APPLICATION**

4. 30-MINUTE PRESENTATION BY KEITH HENDERSON 176 EAST MAIN ST
5. #18-2021 - RALCO - 21 N MAIN STREET - CARRIED FROM APRIL 20, 2021 - PLAN CHANGED
6. #22-2014 - YOUNG, MATTHEW AND DIANA - 18 MURIEL PLACE
7. #24-2021 - PARZIALE, CARMELA - 204, 208 FOURTH AVENUE - MAJOR SUBDIVISION

**OTHER BUSINESS**

Comments from individual board members

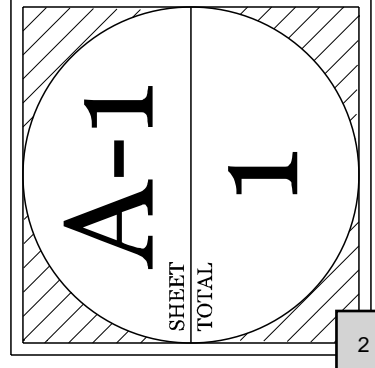
**ADJOURNMENT**



PROJECT FOR:  
**21 North Main, LLC**  
 Project Number: CN#020-07-021  
 21 North Main Street  
 Manasquan, New Jersey  
 Block: 31  
 Lot: 1.01

DATE	BY	BB
5/1/2021		

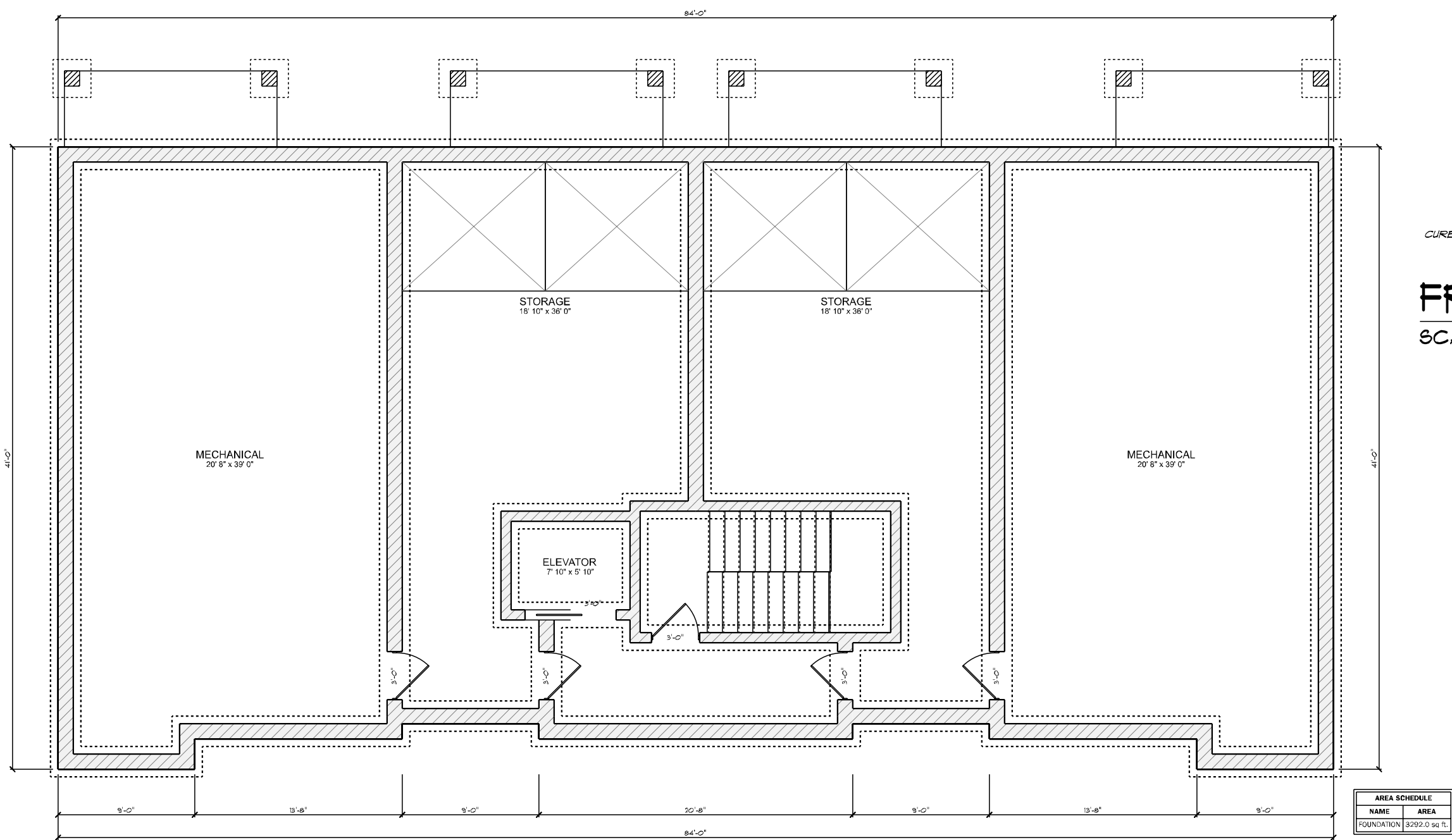
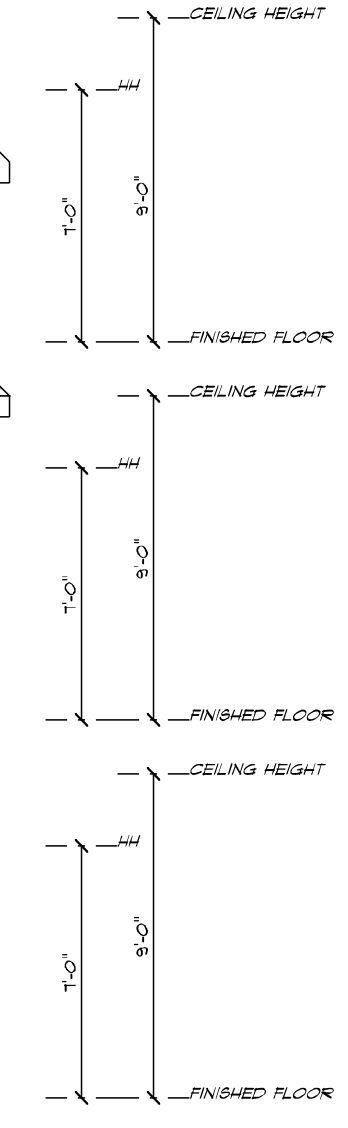
**Grasso Design Group**  
 design@grassodg.com  
 http://www.grassodg.com  
 231 Highway 71  
 Manasquan, New Jersey  
 Phone: 732-528-5850  
 Fax: 732-528-9067



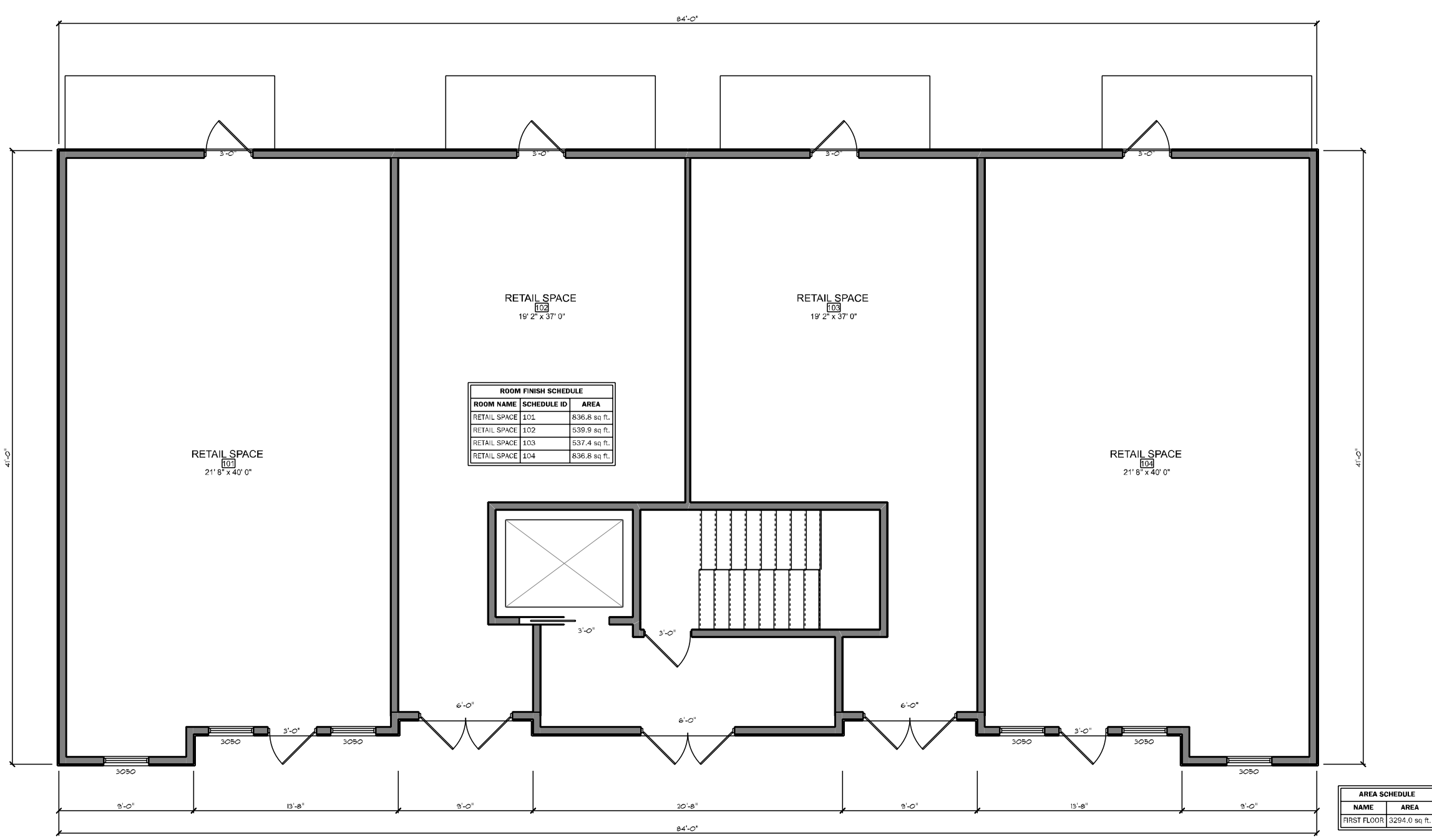
**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



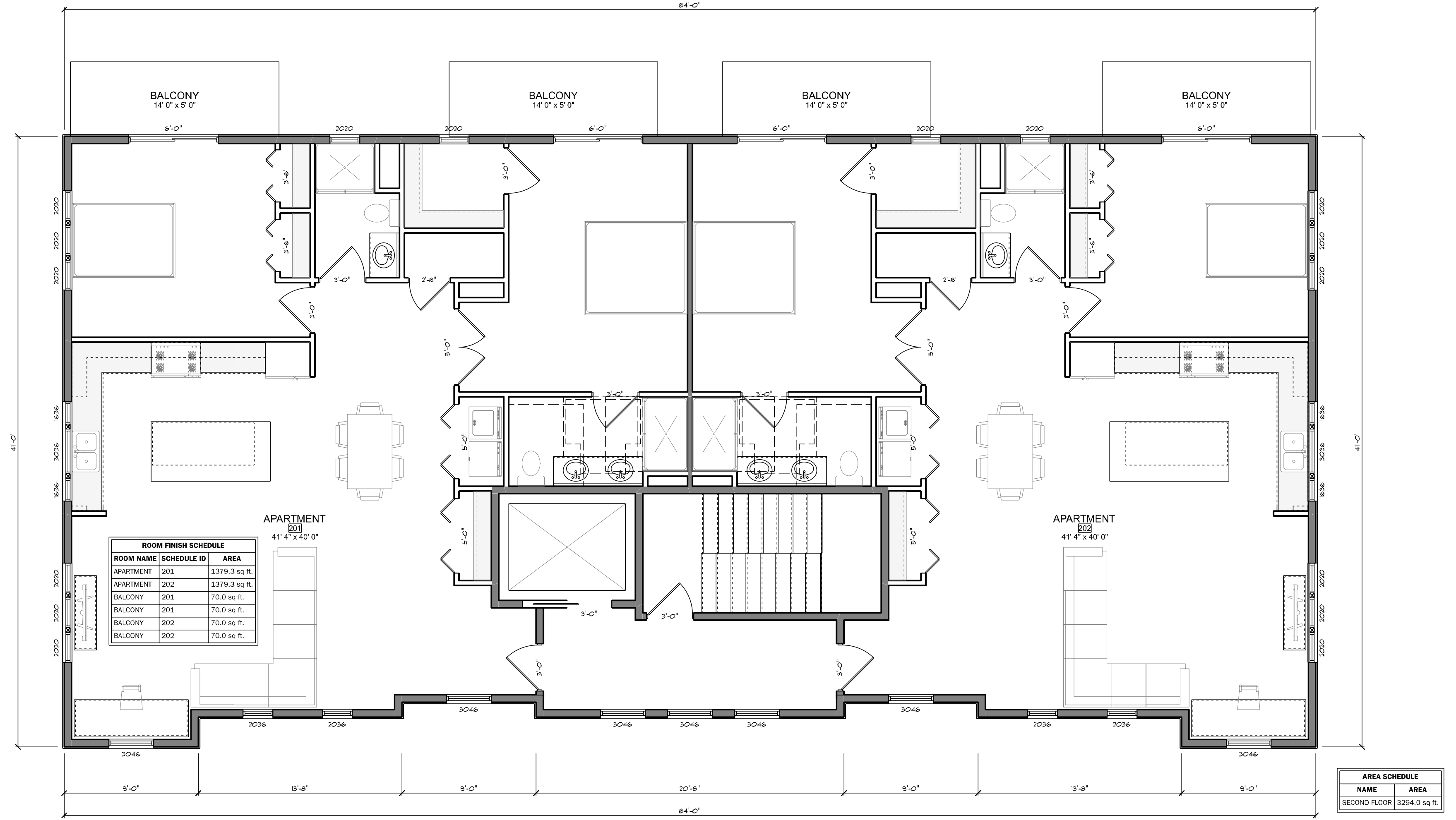
**FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0"



**PROPOSED FOUNDATION**  
 SCALE: 1/8" = 1'-0"



**PROPOSED FIRST FLOOR**  
 SCALE: 1/8" = 1'-0"



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

# PRELIMINARY & FINAL SITE PLAN

## BLOCK 31 - LOT 1.01

### BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY

**GENERAL NOTES**

PROPERTY IS KNOWN AS 21 NORTH MAIN STREET, MANASQUAN, MONMOUTH COUNTY, NEW JERSEY. PROPERTY ALSO KNOWN AS BLOCK 31, LOT 1.01 AS SHOWN ON SHEET 4 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY NEW JERSEY.

PROPERTY IS LOCATED IN THE B-1 ZONE AND CONTAINS A TOTAL OF 14,217 SQ. FT. / 0.326± ACRES.

OWNER: 21 NORTH MAIN, LLC.  
53 JACKSON AVE S  
MANASQUAN, NJ 08736

APPLICANT: OCLAR PROPERTIES, LLC  
139 UNION AVE  
MANASQUAN, NJ 08736

THIS DRAWING IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

THIS SET OF PLANS HAVE BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

-N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED;

-CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS;

-CURRENTLY, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.

THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD-CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.

THE SITE WILL BE CONSTRUCTED IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT OF 1990

THE APPLICANT SHALL OBTAIN ROAD OPENING PERMITS FOR ALL OPENINGS IN BOROUGH STREETS AND ROADS.

ALL BUILDING AND SITE WORK CONSTRUCTION IS TO BE DONE IN ONE PHASE.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY WILLIAM FIORE, PLS.

ANY BOROUGH SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS NECESSARY

APPROVED BY  
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

5/4/21 -- REVISED GENERAL NOTES

PRELIMINARY & FINAL SITE PLAN  
**TITLE SHEET**  
21 NORTH MAIN STREET  
BLOCK 31 - LOT 1.01  
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

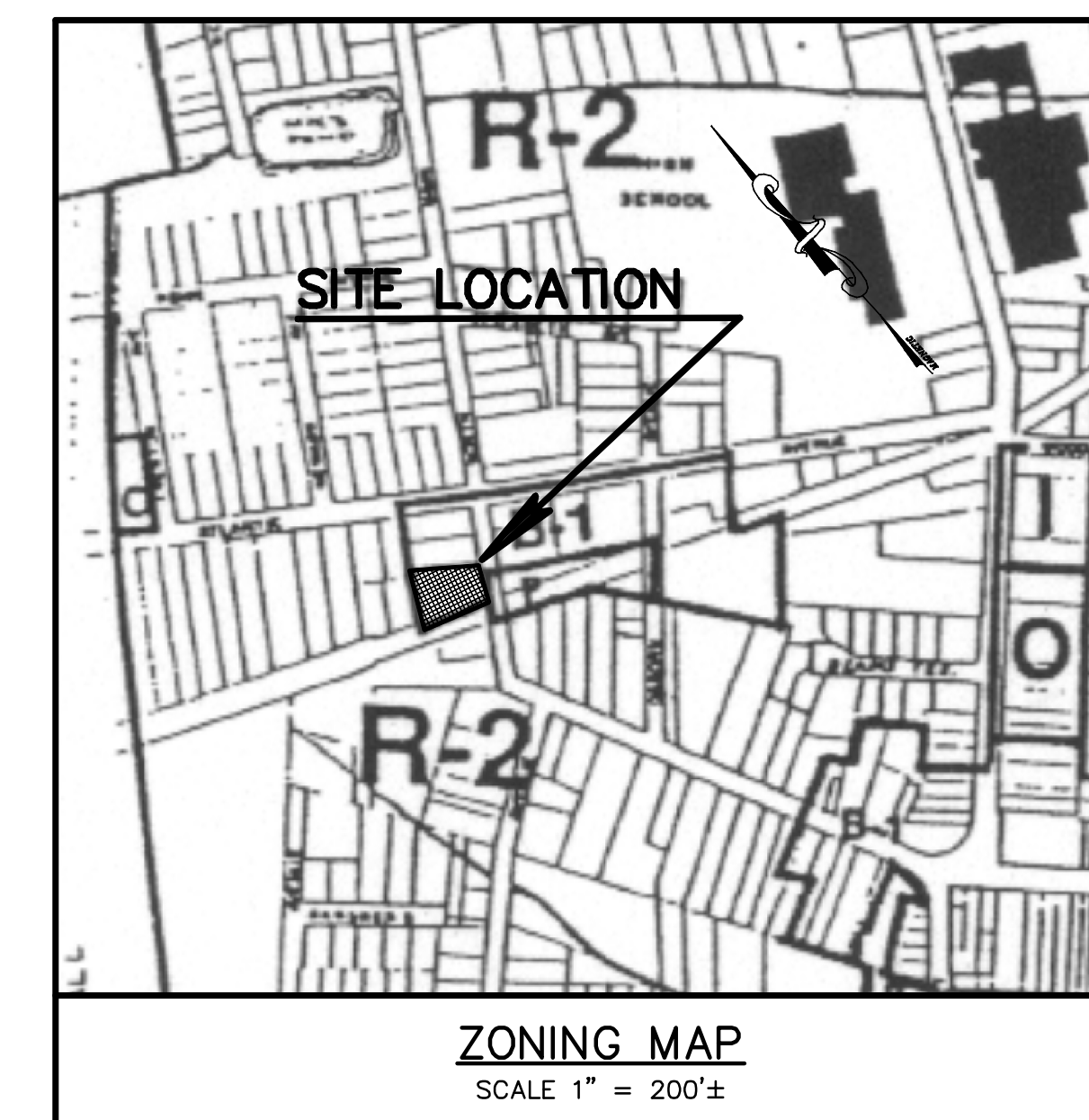
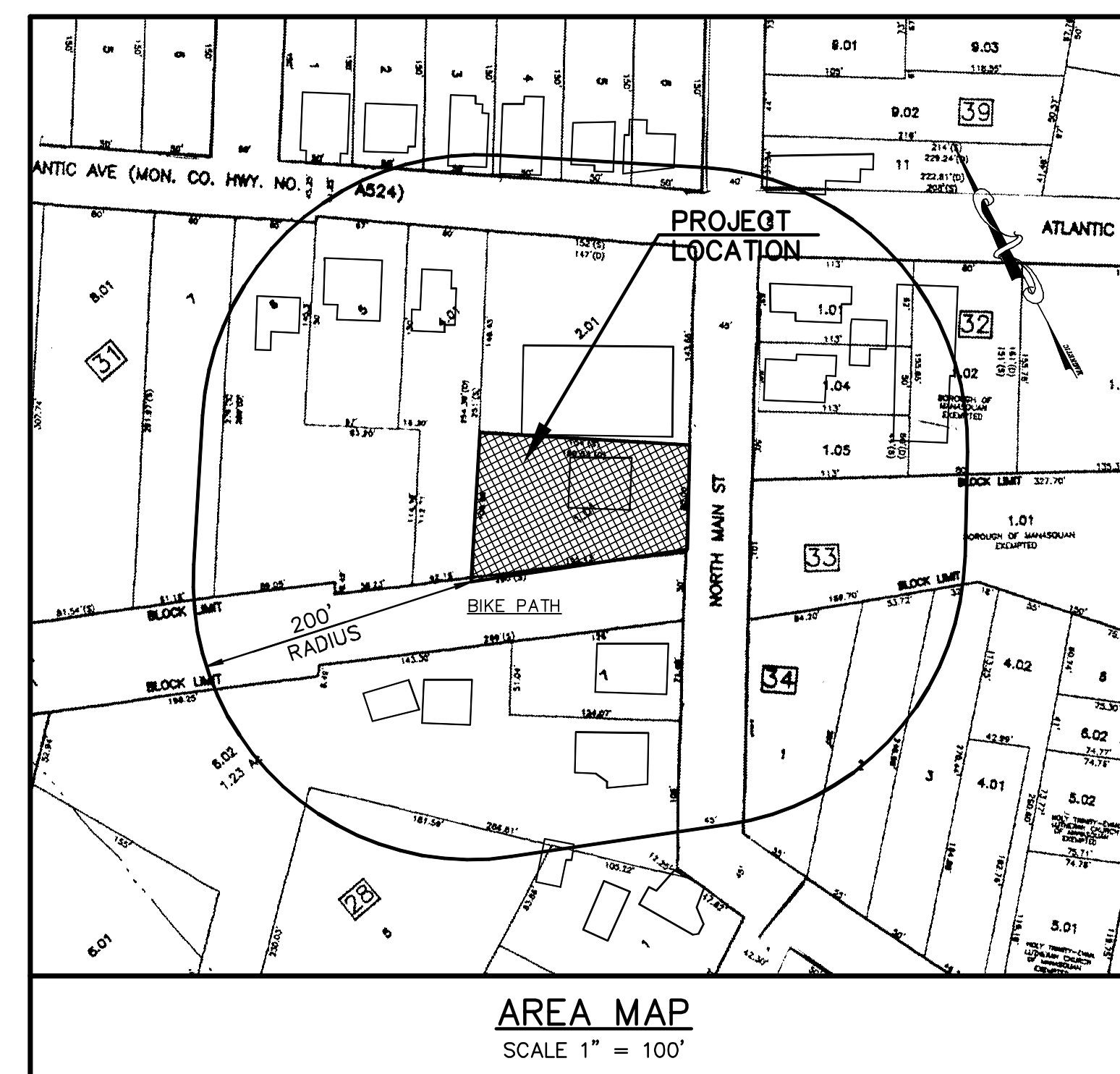
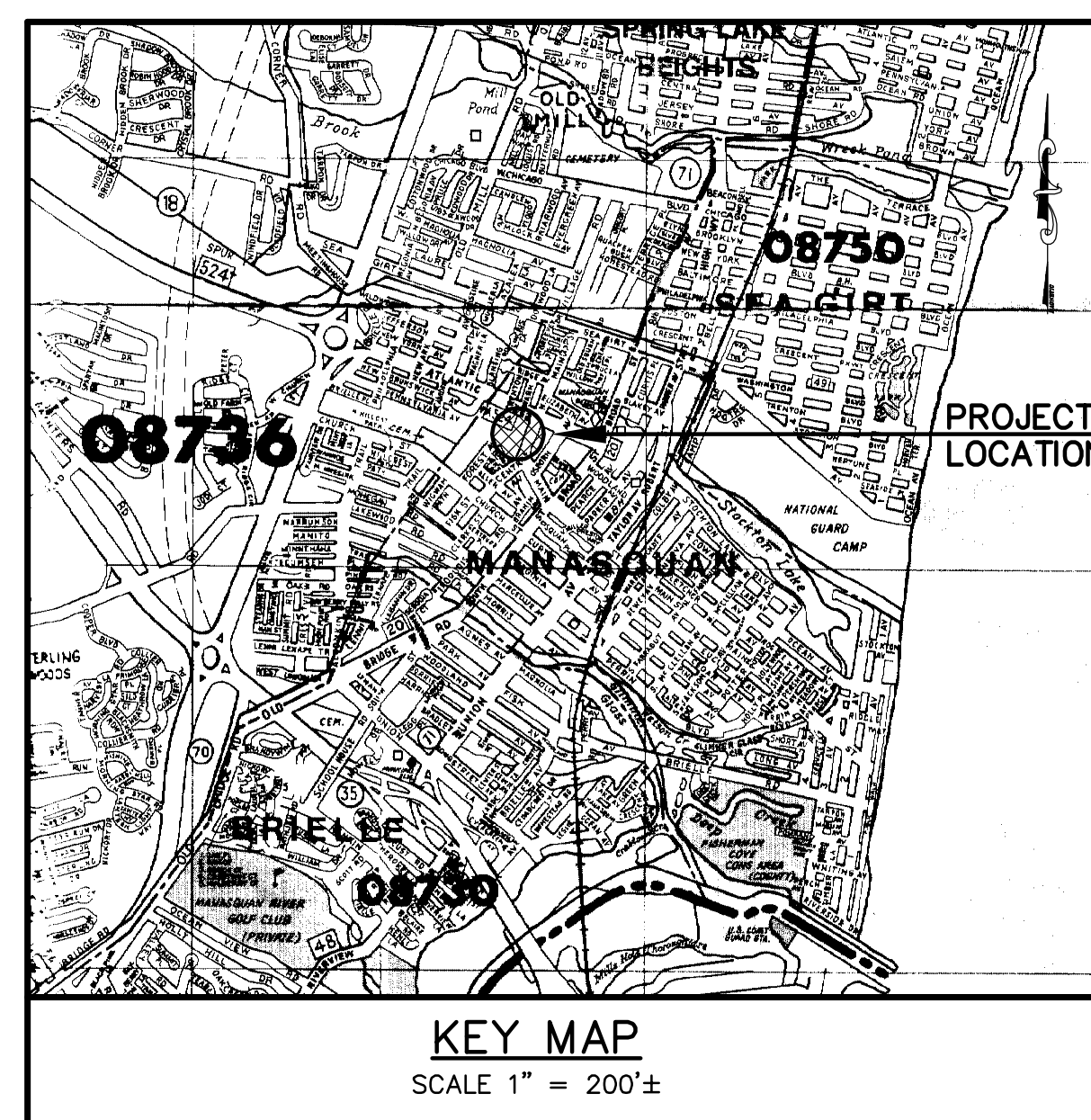
**R.C. ASSOCIATES  
CONSULTING, INC.**

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

**RAY CARPENTER P.E.**

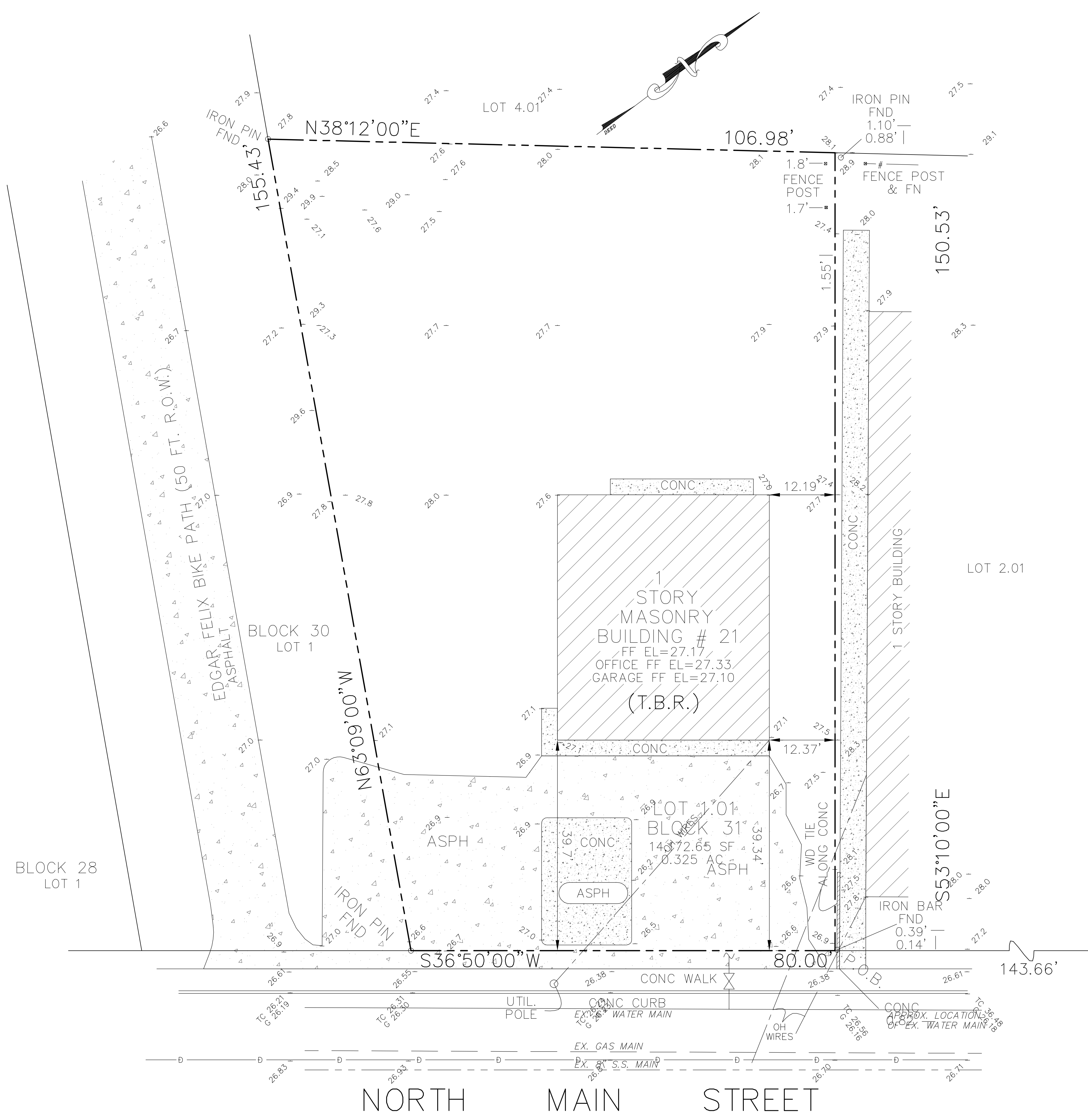
PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

DRN BY: WAM  
DATE: 10/13/20  
SCALE: AS SHOWN  
JOB #: 2020.145  
SHEET: 1 OF 6



**INDEX OF SHEETS**

SHEET NO.	TITLE
1 OF 6	TITLE SHEET
2 OF 6	EXISTING CONDITIONS PLAN
3 OF 6	LAYOUT PLAN
4 OF 6	GRADING, DRAINAGE & UTILITY PLAN
5 OF 6	LANDSCAPE & LIGHTING PLAN
6 OF 6	CONSTRUCTION DETAILS



ATLANTIC AVENUE  
(MON. CO. HWY. NO. A524)

APPROVED BY  
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PRELIMINARY & FINAL SITE PLAN  
EXISTING CONDITIONS PLAN  
21 NORTH MAIN STREET  
BLOCK 31 - LOT 1.01  
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

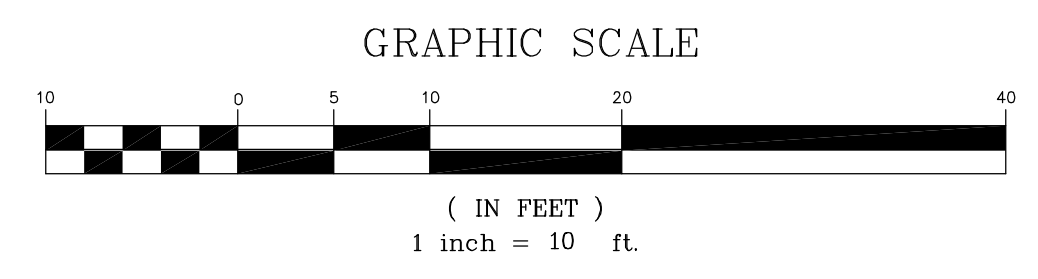
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Ph. 732-528-0141 • Fax 732-528-1060

**RAY CARPENTER P.E.**

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

C.A. #24GA28108800  
DRN BY: WAM  
DATE: 10/5/20  
SCALE: AS SHOWN  
JOB #: 2020,145  
SHEET: 2 OF 6





**GENERAL NOTES**

THE LOCATION OF UNDERGROUND UTILITIES, AS SHOWN ON THE DRAWING, ARE ONLY APPROXIMATE AND BASED ON INFORMATION OF RECORD. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL EXISTING UTILITIES FOUND AT THE SITE, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES PRIOR TO STARTING WORK AND TO UNCOVER AND LOCATE ALL UNDERGROUND UTILITIES AND INSTALLATIONS, WHETHER SHOWN ON THESE PLANS OR NOT.

THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO DETERMINE THE PRECISE DEPTH AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY.

THE CONTRACTOR SHALL SUPPORT THE SIDES OF THE EXCAVATION BY SHORING. THE SHORING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR TO SAFELY RESTRAIN THE EXCAVATION WALLS AND PREVENT DAMAGE TO EXISTING UTILITIES AND STRUCTURES.

ALL WORK TO BE PERFORMED IN EXCAVATION SHALL INCLUDE REMOVAL OF ALL WATER TO A POINT AT LEAST TWENTY-FOUR (24) INCHES BELOW THE INVERT OF ANY PIPE LAID BY COMPLETE DEWATERING OF THE TRENCH, INCLUDING STONE OR GRAVEL USED FOR CONTROL OF WATER IN THE TRENCH.

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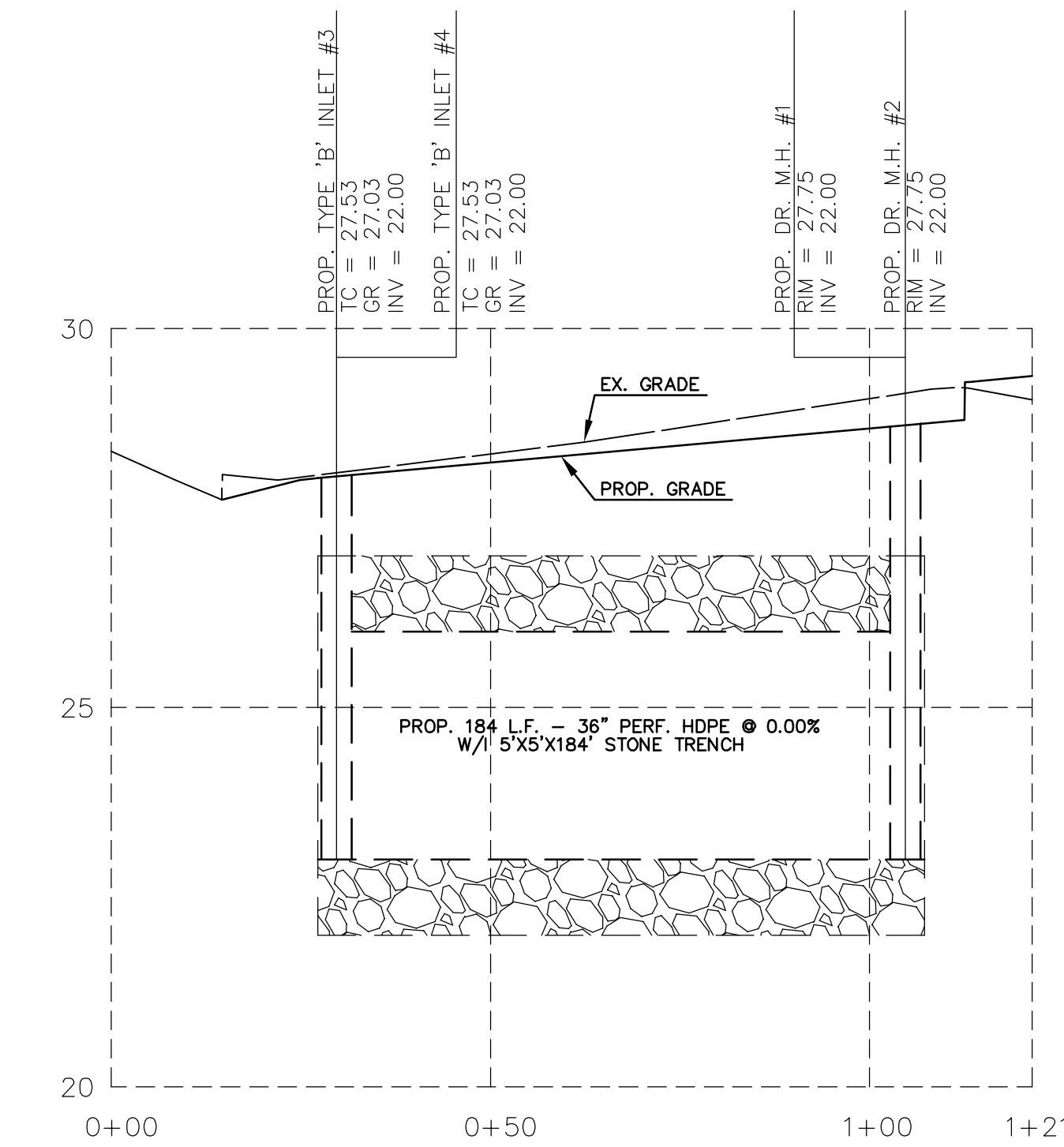
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NOTE - ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.



**PROFILE: PARKING LOT DRAINAGE**  
 SCALE: 1"=20' HORIZ.  
 SCALE: 1"=2' VERT.

APPROVED BY  
 MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

Soil Report, P.E., P.P.  
 President  
 R.C. Associates Consulting Inc.  
 2517 Route 35 Building J Suite 102, Manasquan NJ 08735

**SOIL BORING DESCRIPTION**

DEPTH (FT)	DESCRIPTION	SOIL CLASSIFICATION
0' - 8"	SM	SW
8" - 18"	GW	CP
18" - 30"	CL	GM
30" - 120"	SP	GC
		SW
		GM
		SC
		ML
		CL
		OH
		MB
		CB
		PT

DATE: 10/13/20  
 SCALE: AS SHOWN  
 JOB #: 2020.145  
 SHEET: 4 OF 6

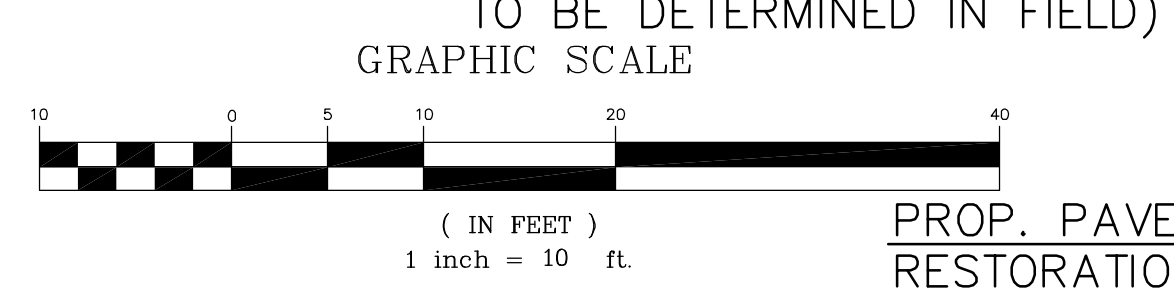
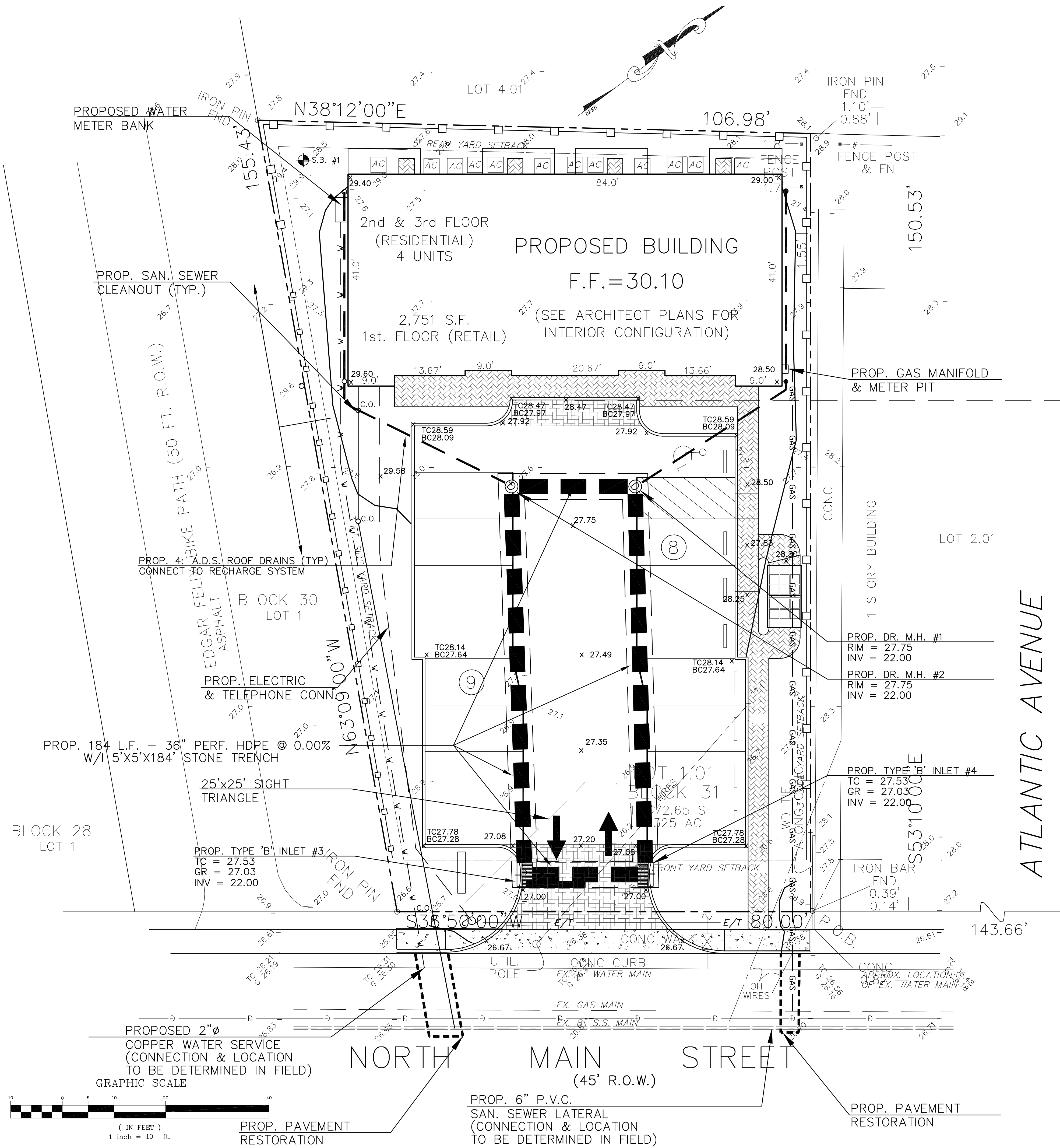
5/3/21 - REVISED PER BOROUGH REVIEW COMMENTS  
 2/24/21 - ADDED PAVED SECTIONS TO PARKING LOT  
 2/9/21 - REVISED PER OWNER  
 12/16/20 - REVISED LAYOUT PER OWNER

**PRELIMINARY & FINAL SITE PLAN  
 GRADING, DRAINAGE & UTILITY PLAN  
 BLOCK 31 - LOT 1.01  
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.**

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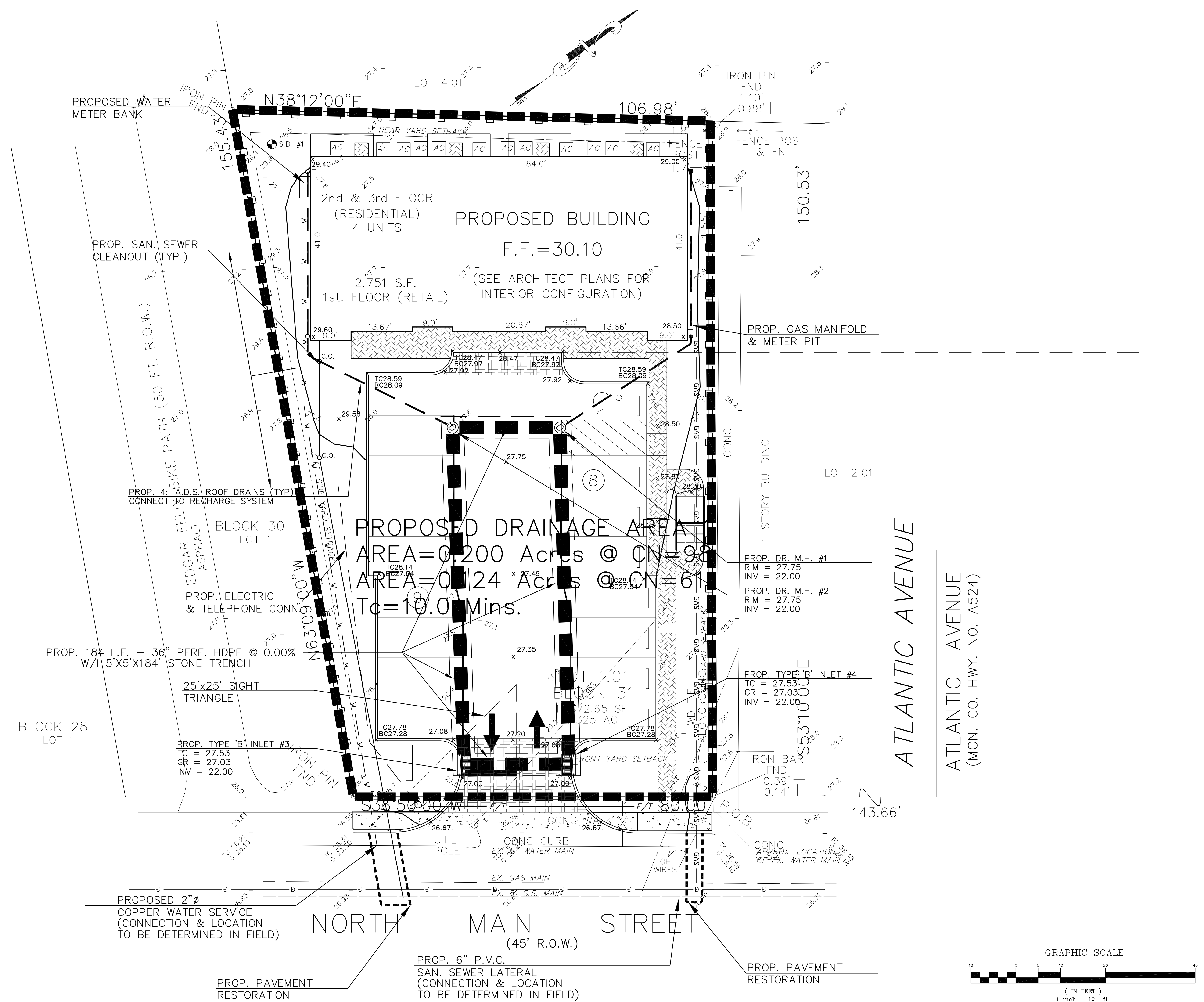


PROP. 6" P.V.C.  
 SAN. SEWER LATERAL  
 (CONNECTION & LOCATION  
 TO BE DETERMINED IN FIELD)

PROP. PAVEMENT  
 RESTORATION

PROPOSED 2"Ø  
 COPPER WATER SERVICE  
 (CONNECTION & LOCATION  
 TO BE DETERMINED IN FIELD)

PROP. PAVEMENT  
 RESTORATION



**PROPOSED DRAINAGE AREA**  
 AREA = 0.200 Acres @ CN = 9.0  
 AREA = 0.124 Acres @ CN = 6  
 Tc = 10.0 Mins.

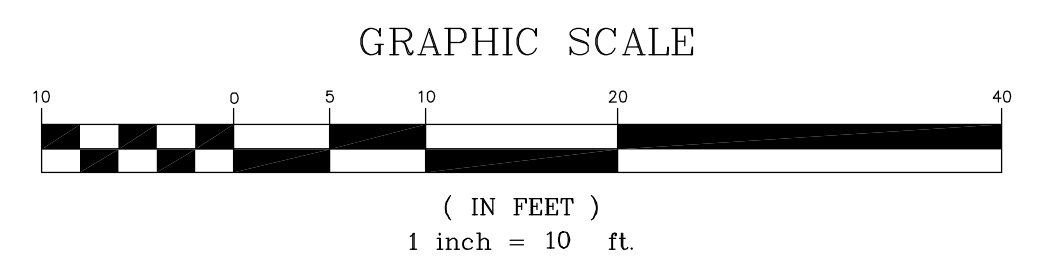
APPROVED BY  
 MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

PRELIMINARY & FINAL SITE PLAN  
**POST-DEVELOPMENT DRAINAGE AREA MAP**  
 BLOCK 31 - LOT 1.01  
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

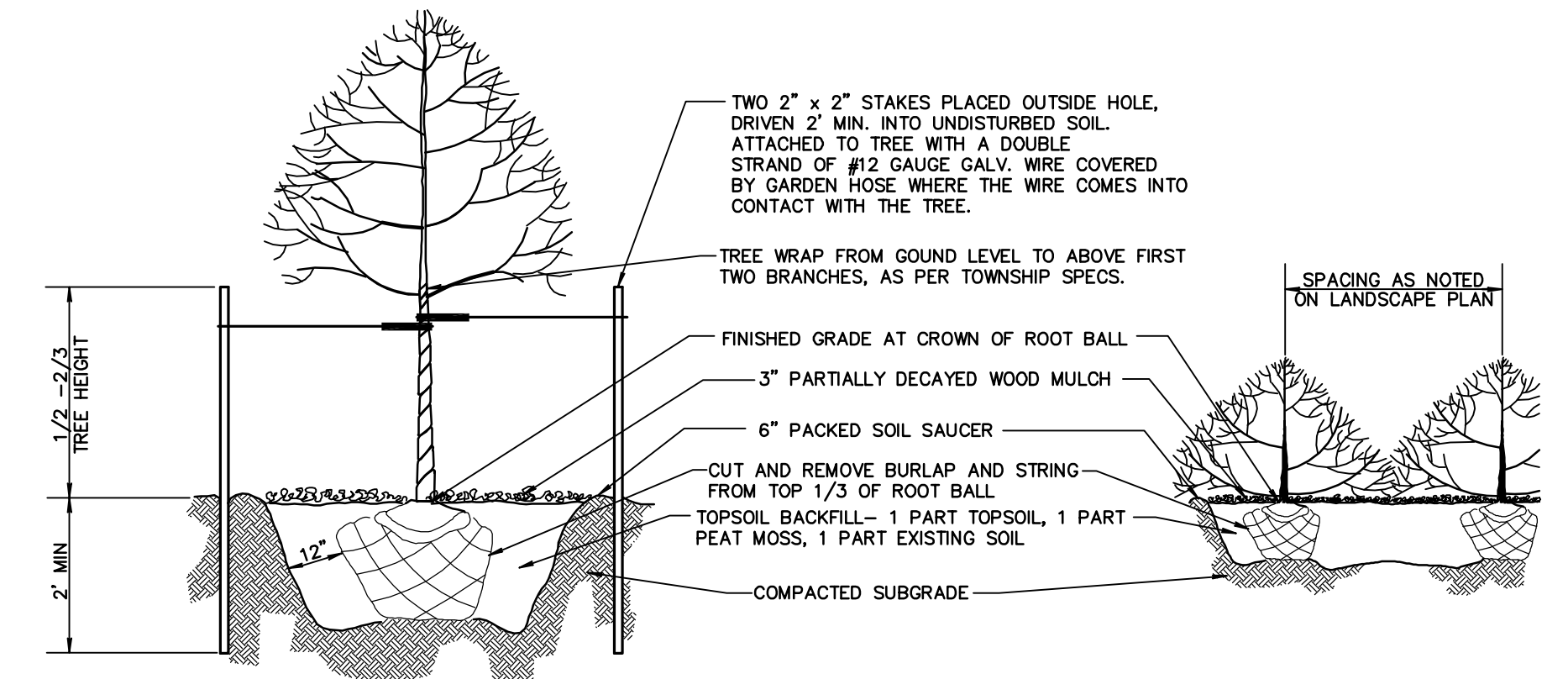
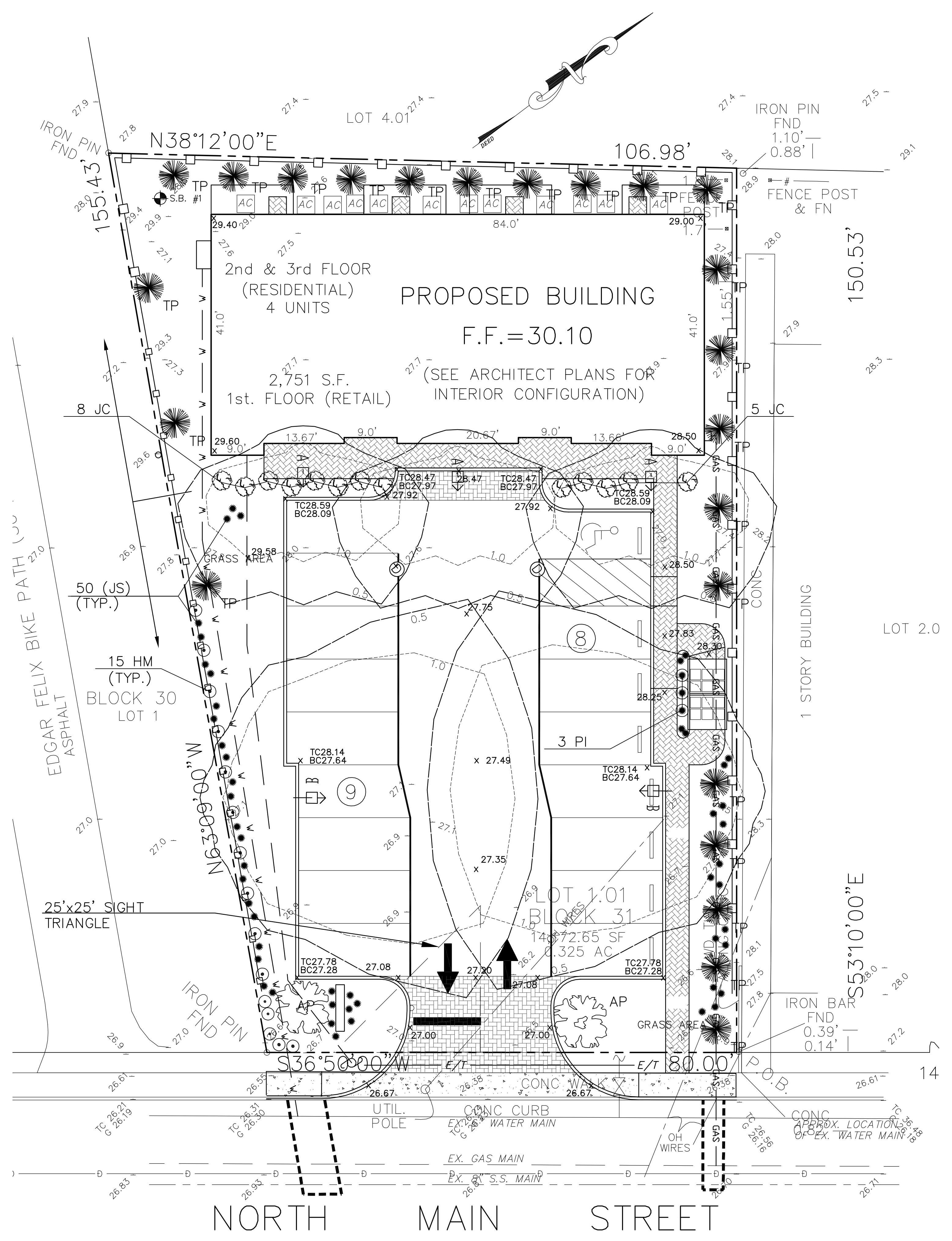
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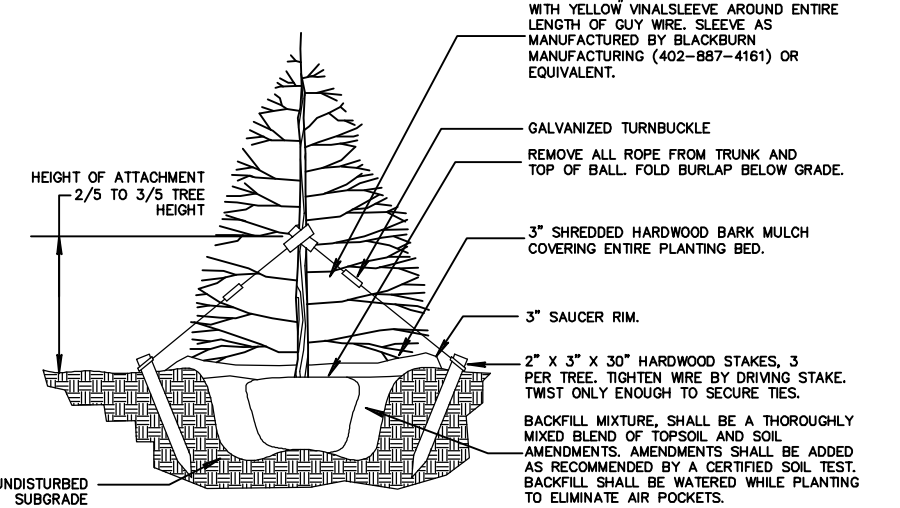


PLANTING NOTES:

1. THE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLAN TO BECOME THOROUGHLY FAMILIAR WITH GRADING AND SURFACE UTILITIES.
2. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW. SEE SEASONAL PLANT LIST FOR PLANTING TIMES OF BULBS AND SEASONAL PLANTS.
3. THE CONTRACTOR SHALL COORDINATE WITH LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
4. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
5. DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
6. THE CONTRACTOR SHALL CALL N.J. UNDERGROUND UTILITY LOCATION SERVICE (UTILITY A MINIMUM OF THREE DAYS PRIOR TO ANY EXCAVATION). THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED BY THE FIELD SURVEYOR OR GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF ANY EXCAVATION OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE TO UNDERGROUND LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
8. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
9. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
10. IN THE EVENT OF VARIATIONS BETWEEN WRITTEN QUANTITIES SHOWN ON THE PLAN AND THE PLANT LIST, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOO AND SEED QUANTITY TOLERANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BEGING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
11. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATION.
12. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERMEN (AAS), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED.
13. ALL PLANTS (BAG OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THEREON BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTOR BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE.
14. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
15. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
16. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
17. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT, AS INDICATED ON THE DOCUMENTS.
18. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY ON OR ENTIRELY OUT OF PLANTING BEDS. PLANTED BED LINES ARE NOT TO BE OBTAINED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH 4-INCH SHREDED HARDWOOD MULCH. MULCH SHALL HAVE BEEN SHREDED WITHIN THE LAST SIX MONTHS.
19. ALL PLANTING BEDS ADJACENT TO LAWN, SOO, OR SEEDS AREAS SHALL BE SPADE EGGED.
20. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, FERTILIZING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER.
21. UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
22. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD REQUIRED BY THE CLIENT AND MUNICIPALITY FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.
23. THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON THE SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.
24. PLANTER SOILS (IF AND WHERE REQUIRED) SHALL BE WELL-DRAINING AND FERTILE. SOILS SHALL BE SANDY-LOAM, FRABLE MUD, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE 20% SAND AND 20% PEAT MIXED WITH 50% SELECTED WELL-DRAINING SOILS FROM THE SITE. BACK FILL SOILS SHALL BE AS NOTED ON THE PLANTING DETAILS.
25. THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRABLE SOIL PLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
26. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS.
27. ALL DISTURBED AREAS OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SOOED.
28. ALL SOO (IF AND WHERE REQUIRED) SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS FAMILIAR TO AREAS TO BE COVERED. AREAS TO BE SOOED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES GREYER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOO WILL BE REJECTED. ALL SOO MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO UNEQUALITIES IN GRADE. PLACE ALL SOO IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).
29. BULBS (IF AND WHERE REQUIRED) SHALL BE IN CONFORMANCE WITH SECTION 11 OF THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS.
30. ALL PLANTING PROCEDURES SHALL CONFORM TO NJDOT SPECIFICATIONS.
31. SOME FIELD LOCATED PLANTS ARE NOT GRAPHICALLY SHOWN ON THIS PLAN BUT ARE WITHIN THE LIMIT OF CONSTRUCTION. ALL PLANTS (FIELD LOCATED PLANTS GRAPHICALLY SHOWN) ARE NOTED ON THE PLANT LISTS. THIS PLAN IS TO BE USED FOR LANDSCAPING AND LIGHTING PURPOSES ONLY. THE CONTRACTOR SHALL:
32. EXAMINE ALL EXISTING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS, ETC. AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMANCE WITH THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS.
33. STANDARD OF NURSERY STOCK (LATEST VERSION) AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES & MODERUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM CRUSTIC DISEASES, BRUISES, OR INJURIES OF THE BARK, SUN SCALD, WOUNDS, PLANT DISEASES, INSECT EGGS, BORERS AND ALL OTHER FORMS OF INFESTATION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANTS SHALL BE GRADED "A" NURSERY STOCK. EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND. ALL TREES SHALL NOT:
34. BE LOCATED CLOSER THAN 10' OF ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO EXISTING.
35. GRADE AT THE NURSERY: FIELD ADJUST ALL PROPOSED PLANTING LOCATIONS TO AVOID ANY DAMAGE TO EXISTING FACILITIES, AS
36. WELL AS VEGETATION. ALL PLANTING MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. PRUNE NEWLY PLANTED TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PINES
37. SHALL BE SHAGGED AND DIRECTED BY THE LANDSCAPE ARCHITECT. PLANTS SHALL ONLY BE INSTALLED WITHIN THE SOO IF FROST FREE UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED.
38. ALL DISTURBED AREAS TO BE TOP SOILED 4" THICK, FERTILIZED, SEEDED AND MULCHED WITH SMALL GRASS STRAW.
39. TOPSOIL SHALL BE NATURAL FRABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS AND OTHER FOREIGN MATTER. SHADE TREES LOCATED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT EXCEED 7".
40. ALL SHRUB MASSES SHALL FORM PLANTING BEDS AND SHALL BE MULCHED.
41. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF BALL ONLY IF NON-JUTE ROPIING IS USED.
42. THE DEPTH OF PLANTING PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE
43. AGGREGATE (3/4" TO 1-1/2" DIAMETERS) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE LANDSCAPE ARCHITECT. GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CRUSTIC AWAY. GUY WIRES TO SECOND
44. BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE TWO GUY WIRES PER TREE UNLESS OTHERWISE INDICATED. TREE STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE GROWING SEASON. PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIES AND BE UNIFORM IN SIZE AND FORM.
45. MULCH, 4" IN DEPTH, SHALL BE EITHER WOOD CHIPS, PINE BARK OR SHREDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION.
46. A WEED RETARDANT BARRIER SHALL BE USED IN ALL NON-GRASSSED AREA.
47. ALL PLANTS WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE ELEVATION OF CURB.
48. THE CONTRACTOR SHALL FERTILIZE ALL PLANT MATERIAL WITH 5-10-5 FERTILIZER, OR APPROVED EQUAL, AT THE RATE SPECIFIED BY THE MANUFACTURER. ALL TURF AREAS SHALL BE LIMED AND FERTILIZED APPROPRIATELY FOR THE TYPES OF SOILS ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE SOO ACIDITY AND SOO TEST CONDUCTED BY THE COUNTY SOO DISTRICT OR EXTENSION SERVICE TO ESTABLISH THE SOO'S LIME AND FERTILIZER RATES.
49. ALL TREES OVER SIX FEET IN HEIGHT ARE TO BE STAKED AT TIME OF INSTALLATION.
50. ALL WATER APPLIED TO PLANTED OR TURF AREAS SHALL BE FREE FROM IMPURITIES HARMFUL TO VEGETATION AND APPLIED AT A RATE OF 1/2" PER SQUARE YARD OF PLANT PIT IMMEDIATELY AFTER PLANTING AND INSTALLATION. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADEQUATE IRRIGATION TO ALL PLANT MATERIALS THROUGHOUT THE PERIOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIOD UP TO AND INCLUDING THE TIME PERIOD ESTABLISHED FOR PLANT MATERIAL SURVIVAL GUARANTEE. WATER APPLIED DURING THE GUARANTEE PERIOD SHALL BE AT THE RATE OF 1/2" OF WATER PER WEEK, WITH AN ALLOWANCE FOR NATURAL PRECIPITATION AND RAINFALL.
51. BACK FILL MATERIAL FOR RAISED PLANT BEDS SHALL CONSIST OF NATURAL LOAM TOPSOIL, FREE FROM SUBSOIL AND SHALL BE FREE FROM HARD CLAYS, STONES, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL HAVE BEEN REMOVED FROM A DEPTH OF NO MORE THAN 1 FOOT, OR LESS IF SUBSOIL IS ENCOUNTERED. TOPSOIL SHALL BE OF SUPERIOR QUALITY, FREE FROM HARD CLAYS, STONES, OR OTHER UNDESIRABLE MATERIAL. PARTIALLY DISINTEGRATED STONE, LIME CEMENT, TAR RESIDUES, CHIPS OR ANY OTHER UNDESIRABLE MATERIAL.
52. ALL PLANTS ARE SHOWN SEMI-MATURE SIZE ON PLANS. SIZES INDICATED IN PLANT LIST ARE SIZES AT TIME OF INSTALLATION.
53. PLANT MATERIAL SHOWN IN A MASS OR TOUCHING EACH OTHER SHALL BE ALLOWED TO GROW TOGETHER TO PERFORM AS A SCREEN OR A HEDGE. DO NOT PRUNE OR SHEAR INTO INDIVIDUAL FREESTANDING PLANTS!



TREE & SHRUB PLANTING & STAKING DETAIL N.T.S.



EVERGREEN PLANTING DETAIL N.T.S.

PLANT LIST						
SYMBOL	QUANTITY & LABEL	BOTANICAL NAME	COMMON NAME	DESCRIPTION		
				HEIGHT/SIZE	ROOT	SPACING
●	3 PI	PIERES	ANDROMEDA	12-18"	CONT.	AS SHOWN
⊗	2 AP	ACER PALMATUM	JAPANESE MAPLE	2.5' CAL.	B & B	AS SHOWN
⊙	14 JC	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER	18"	B & B	2' O.C.
⊗	23 TP	THUJA PLICATA	WESTERN ARBORVITAE	6'	B & B	AS SHOWN
⊙	15 HM	HYDRANGEA MACROPHYLLA	HYDRANGEA	18-24"	CONT.	AS SHOWN
●	50 JS	CAREX OSHIMENSIS 'EVERGOLD'	JAPANESE SEDGE	12-18"	CONT.	AS SHOWN

- NOTES -
1. ALL PLANTED AREAS TO BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.
- LIGHTING NOTES
1. BUILDING MOUNTED LIGHTS TO BE SPECIFIED BY ARCHITECT
  2. LIGHTS TO BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
  3. PROPOSED FREE STANDING SIGN SHALL HAVE LOW VOLTAGE LANDSCAPING LIGHTS TO ILLUMINATE THE SIGN. LIGHTS TO BE DIRECTED TOWARDS SIGN & SHOULD NOT SPILL ONTO THE ROADWAY

LANDSCAPING NOTES

1. THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY

APPROVED BY  
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

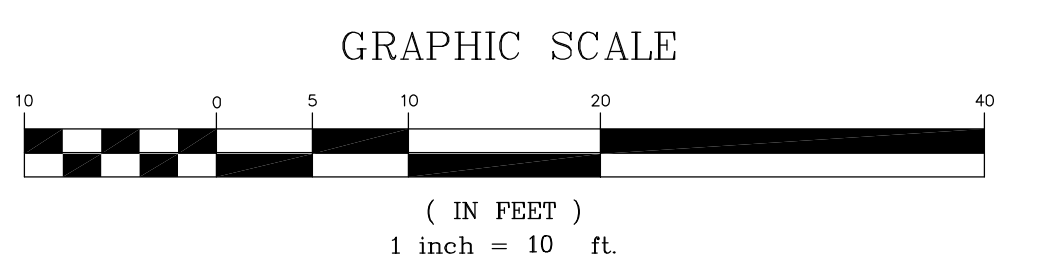
5/3/21 - REVISED PER BOROUGH REVIEW COMMENTS  
2/24/21 - ADDED PAVED SECTIONS TO PARKING LOT  
9/9/21 - REVISED PER OWNER  
12/16/20 - REVISED LAYOUT PER OWNER

PRELIMINARY & FINAL SITE PLAN  
**LANDSCAPE & LIGHTING PLAN**  
21 NORTH MAIN STREET  
BLOCK 31 - LOT 1.01  
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

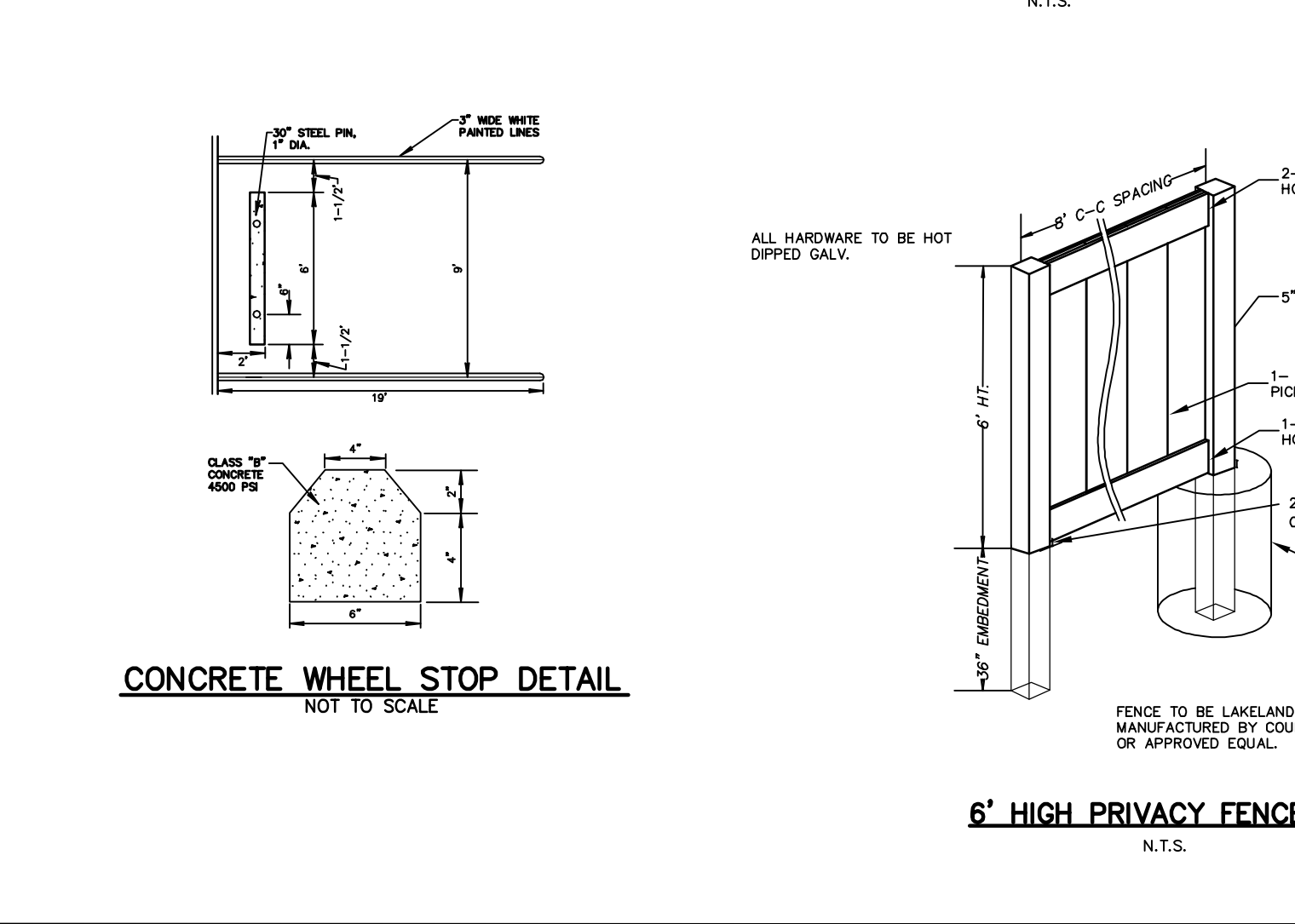
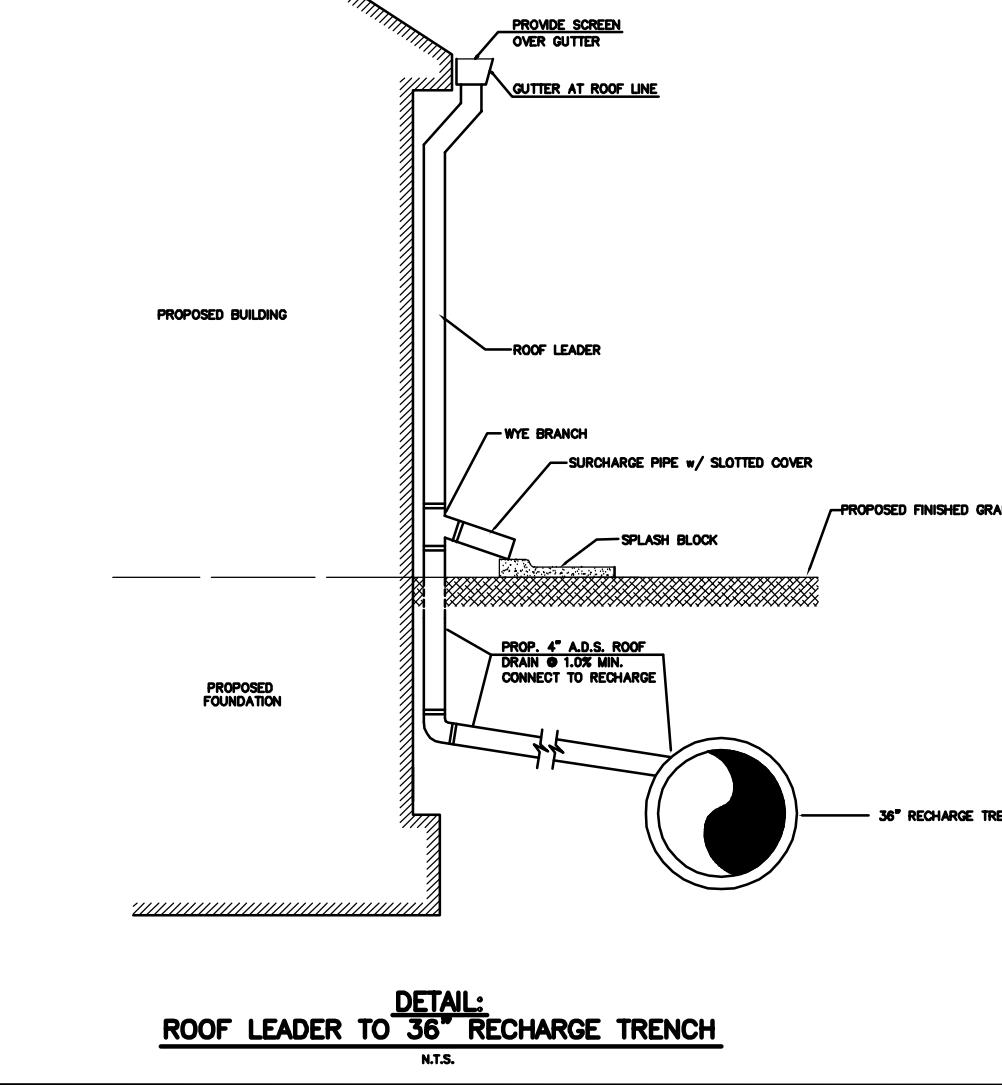
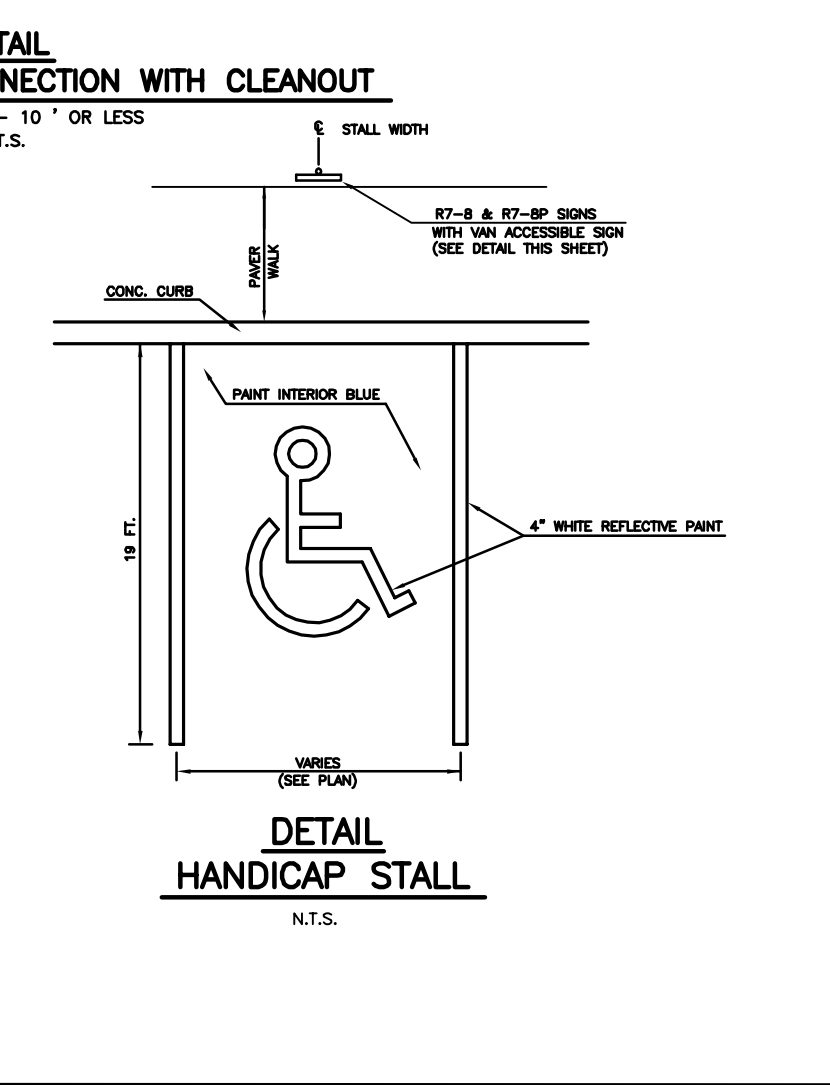
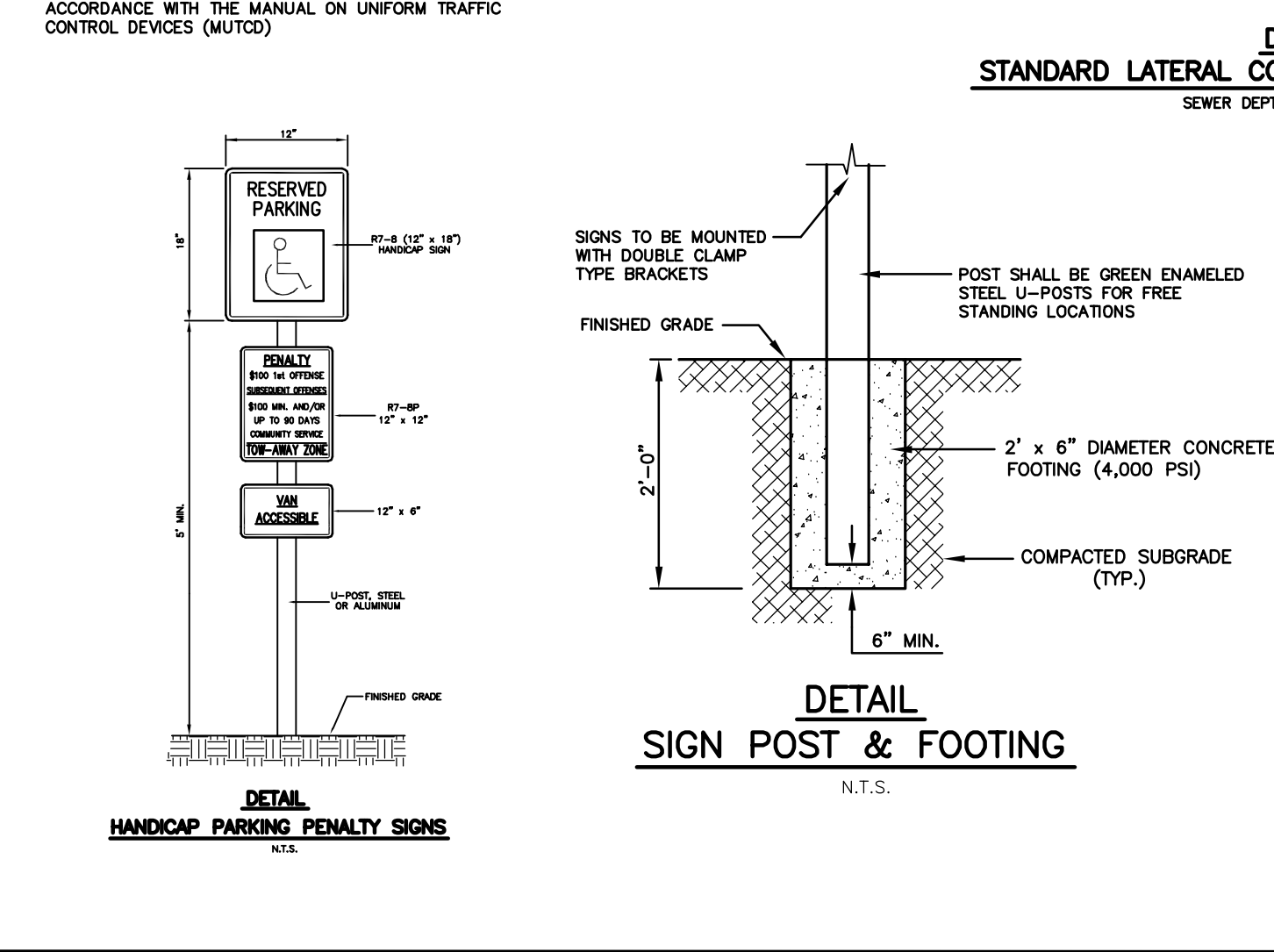
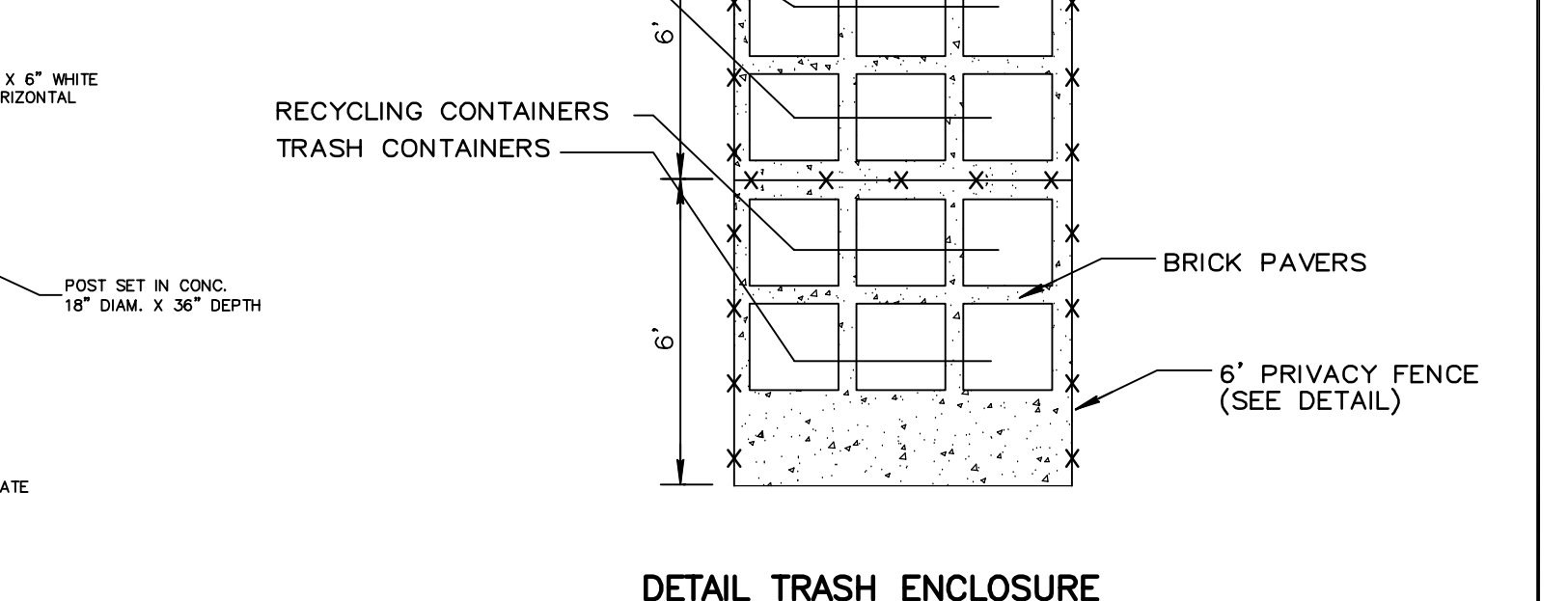
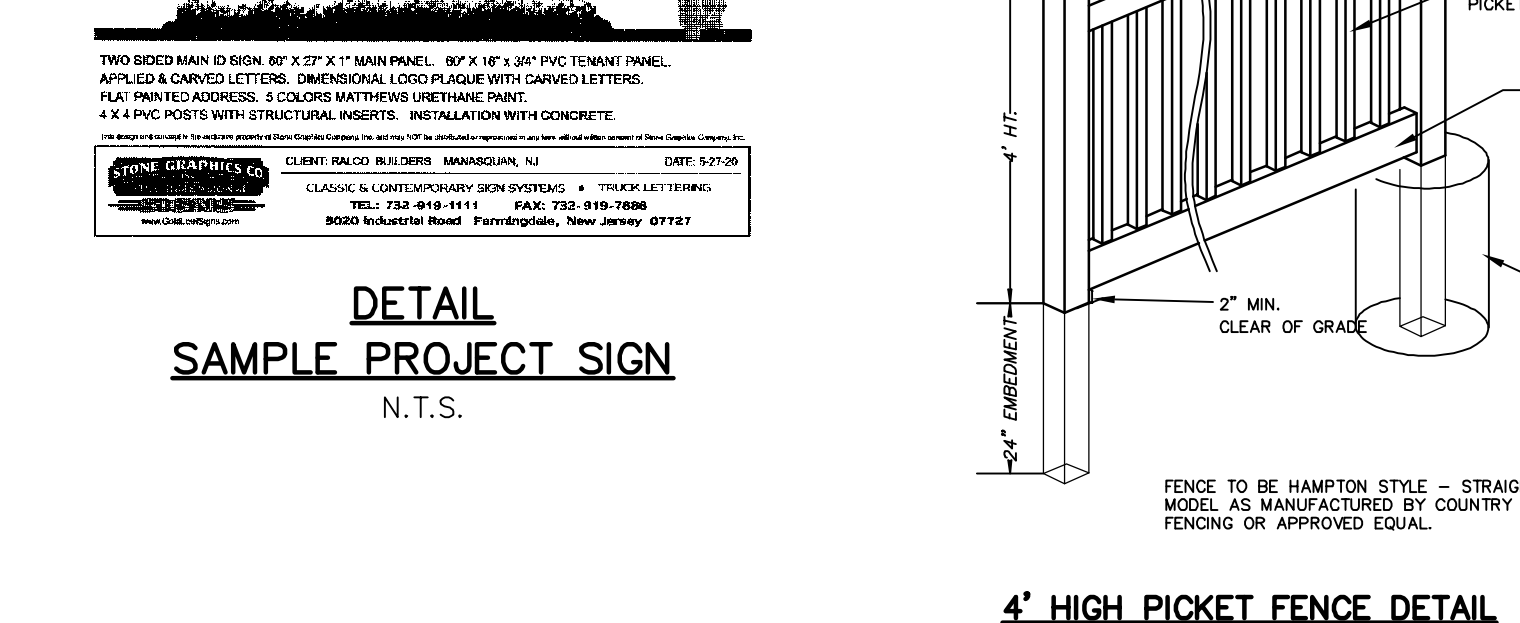
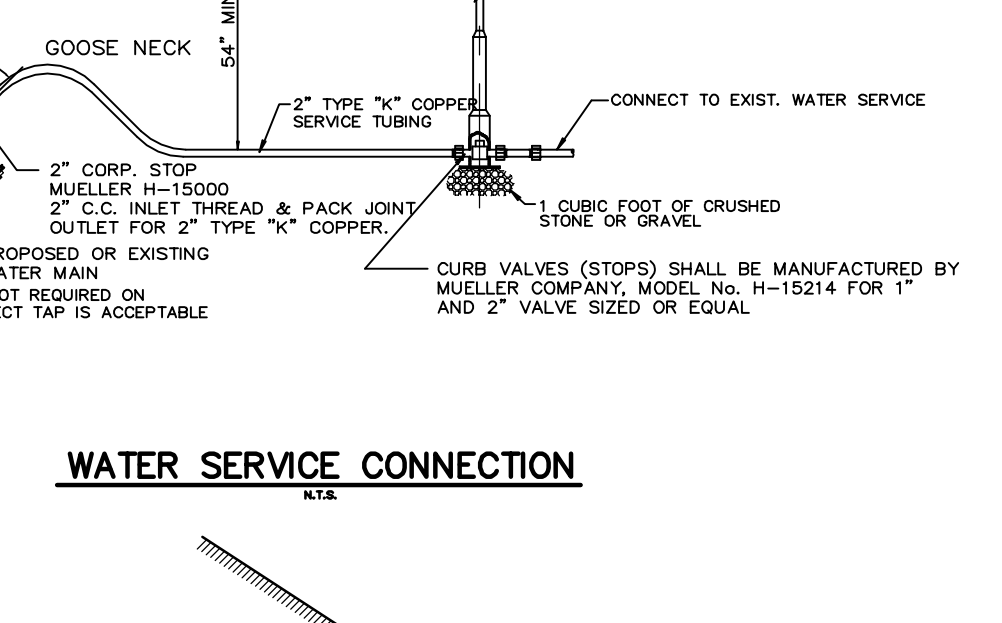
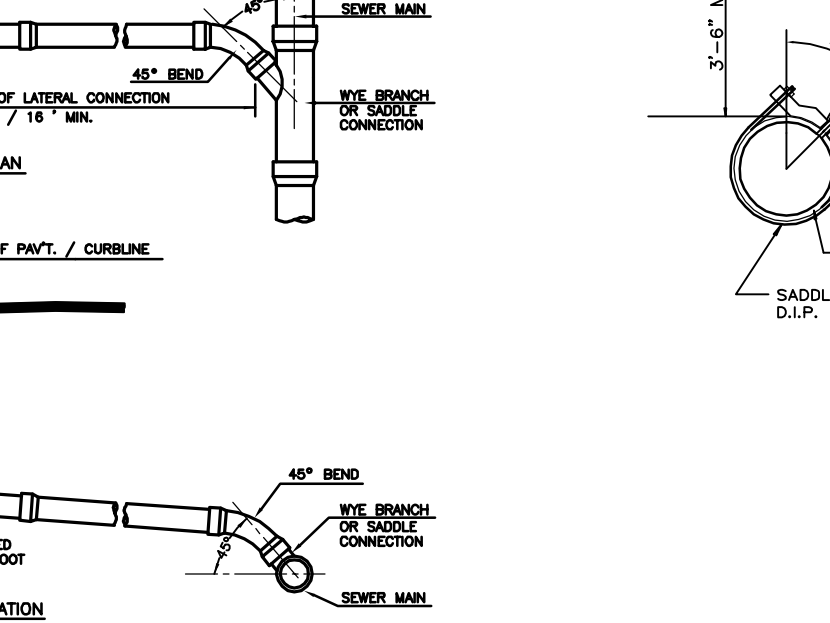
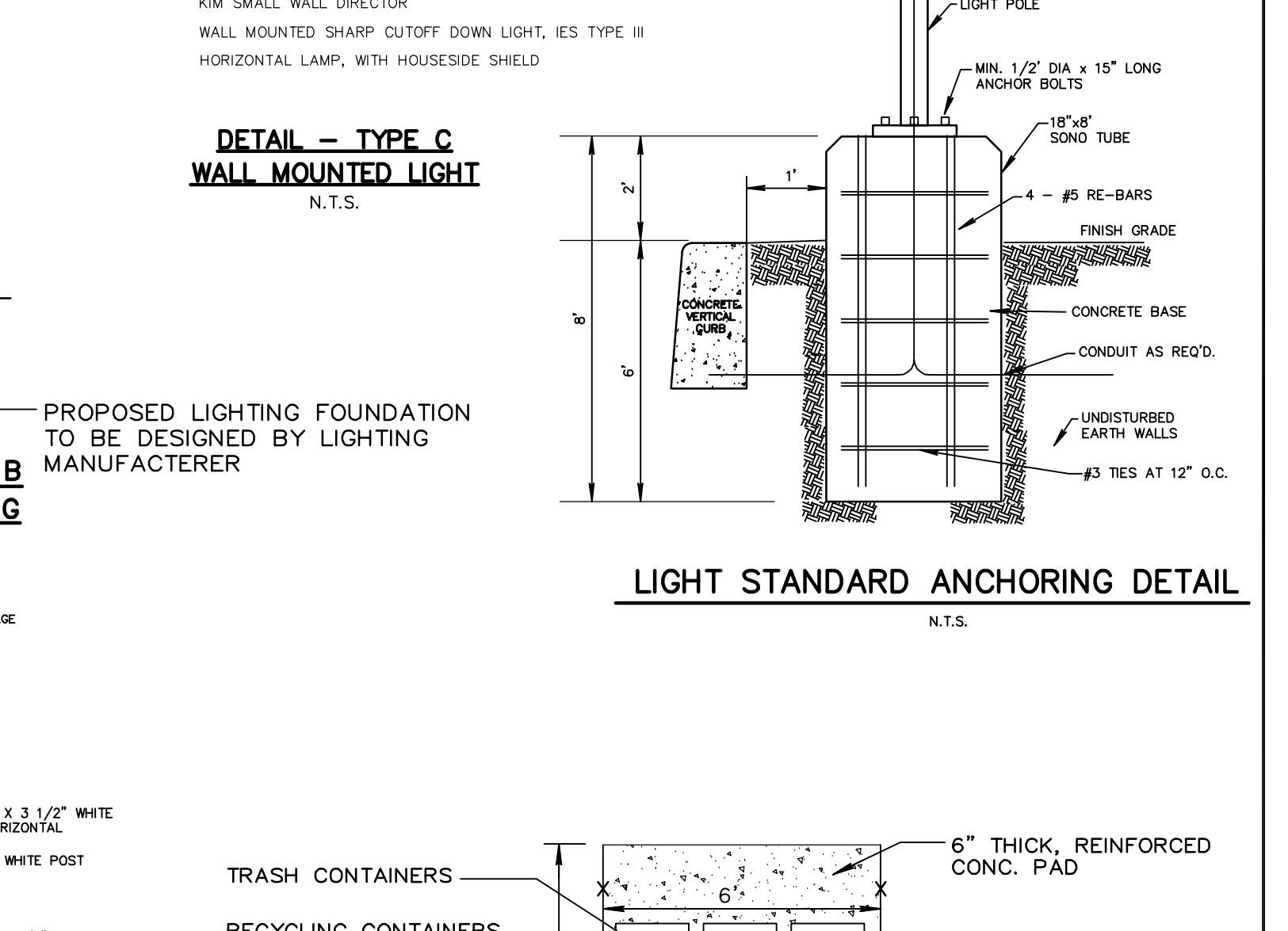
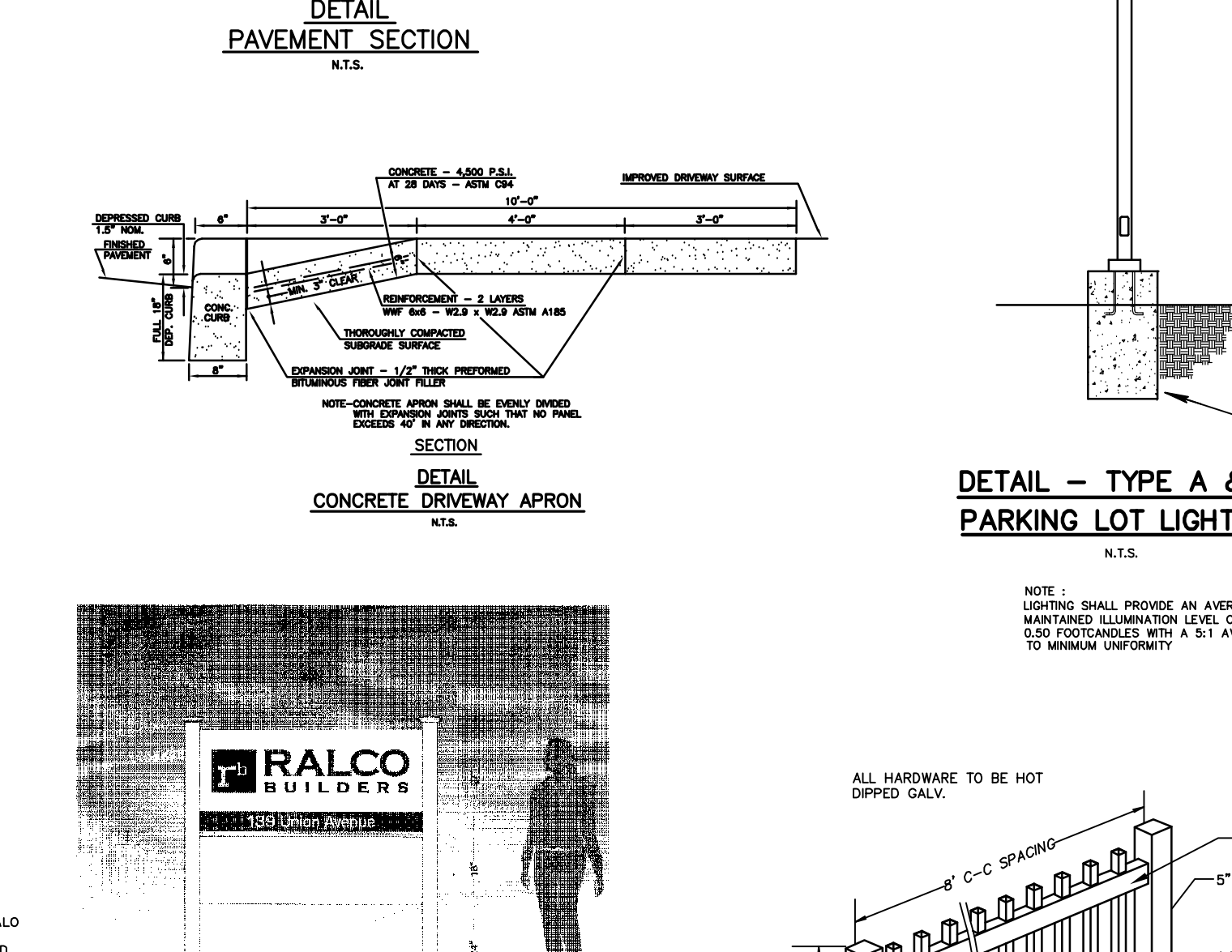
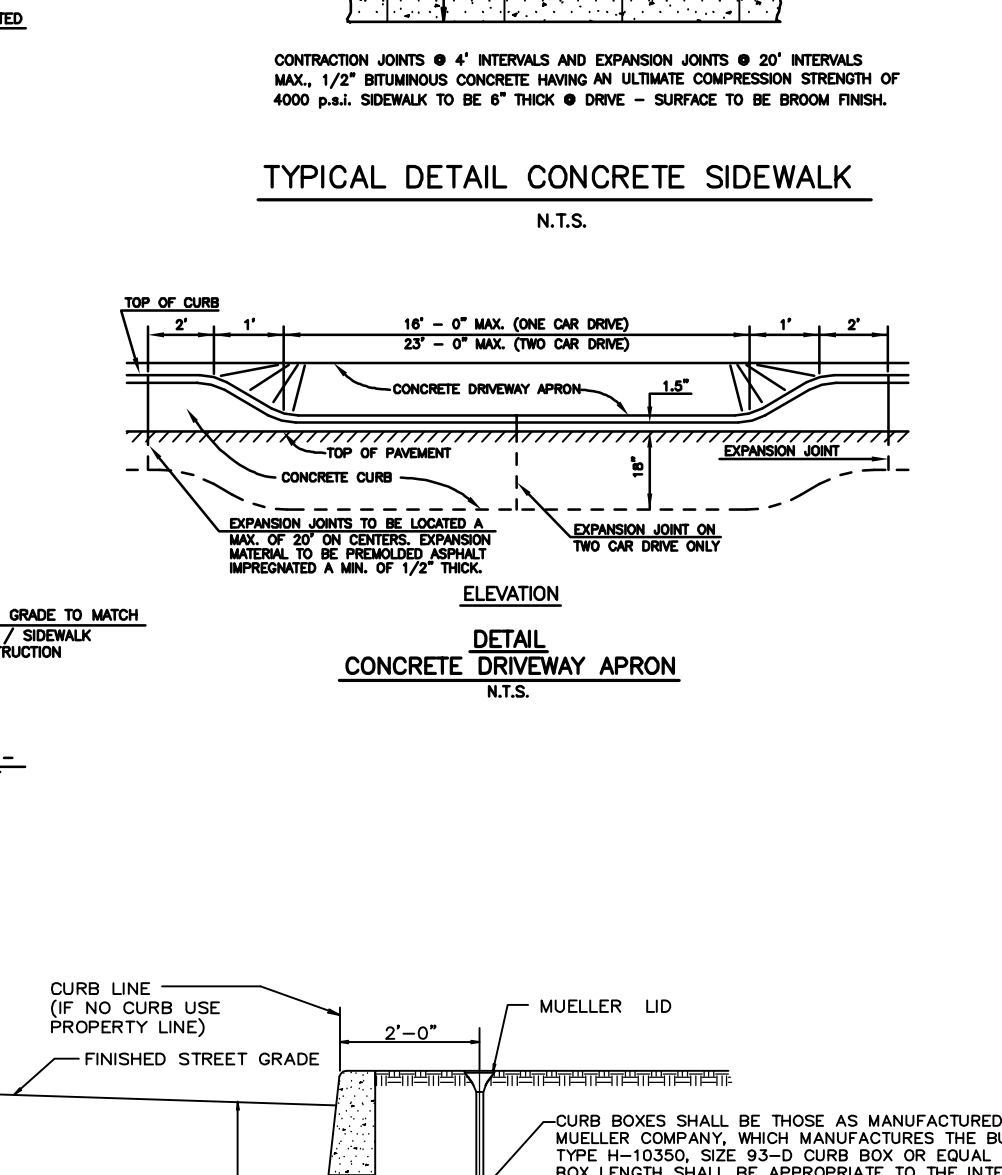
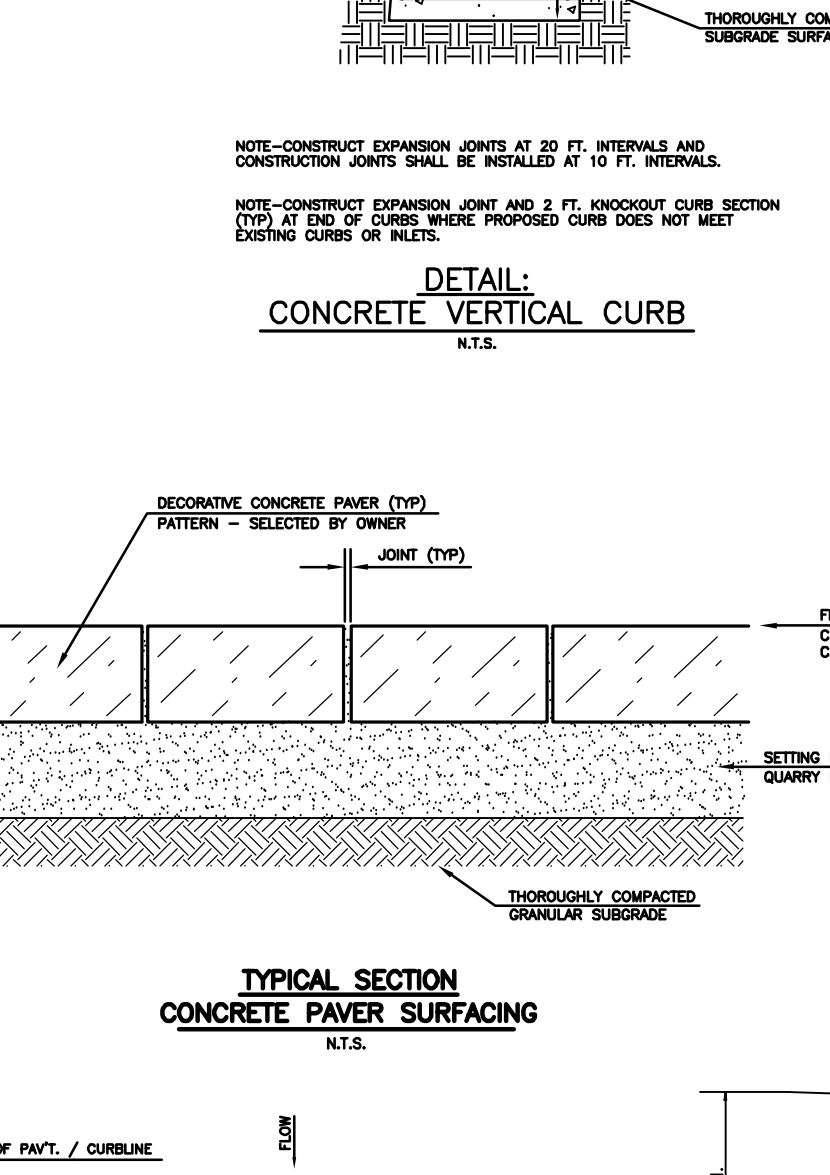
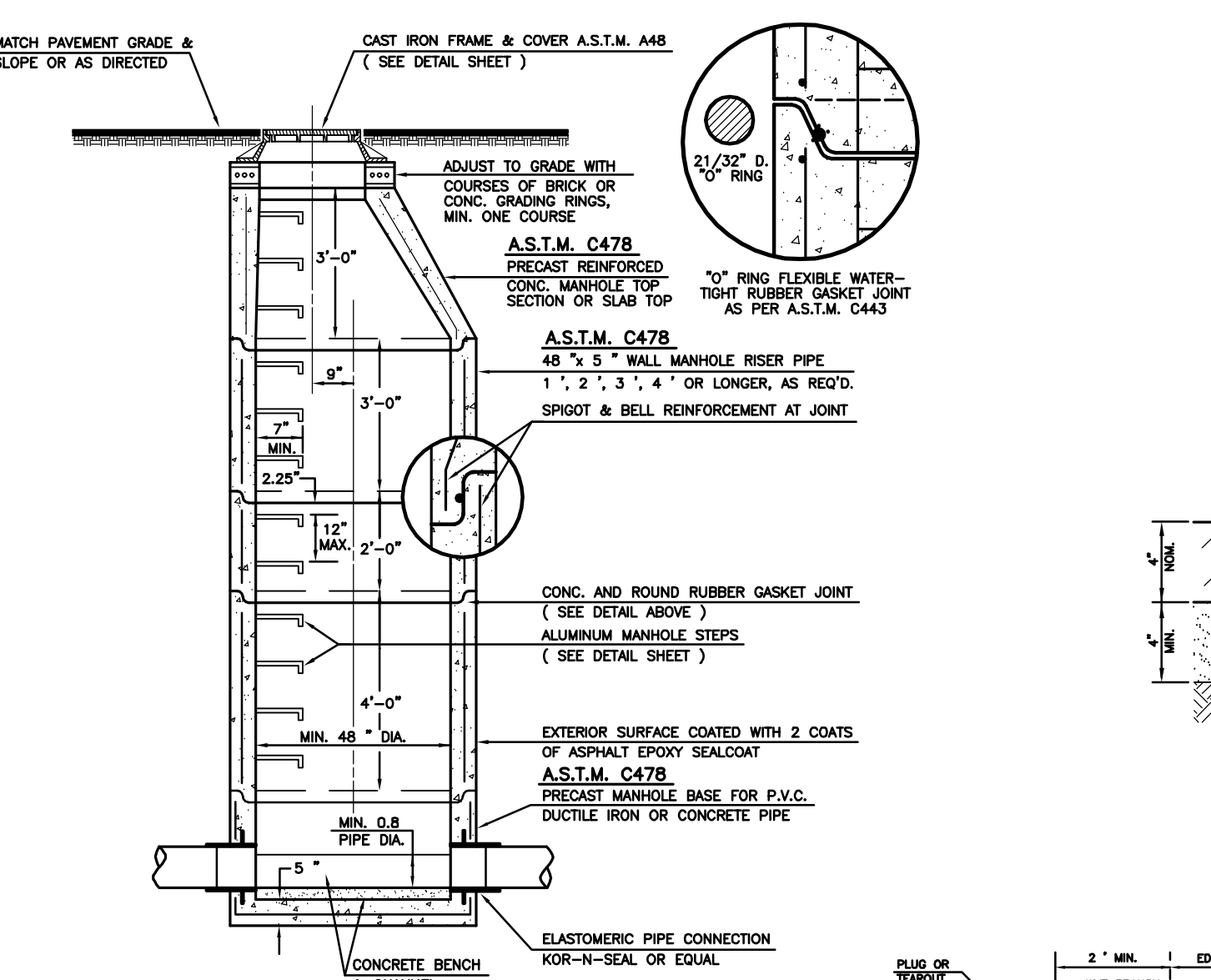
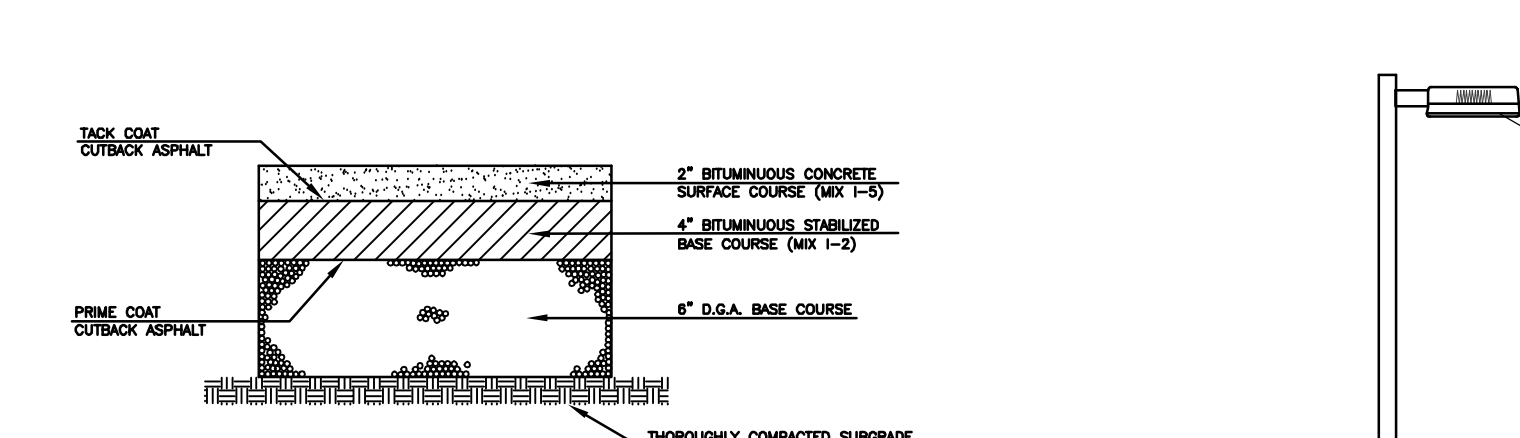
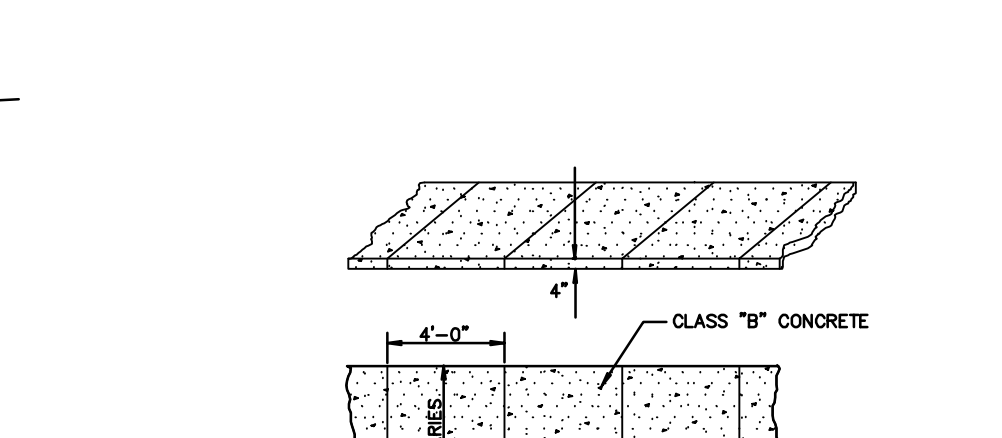
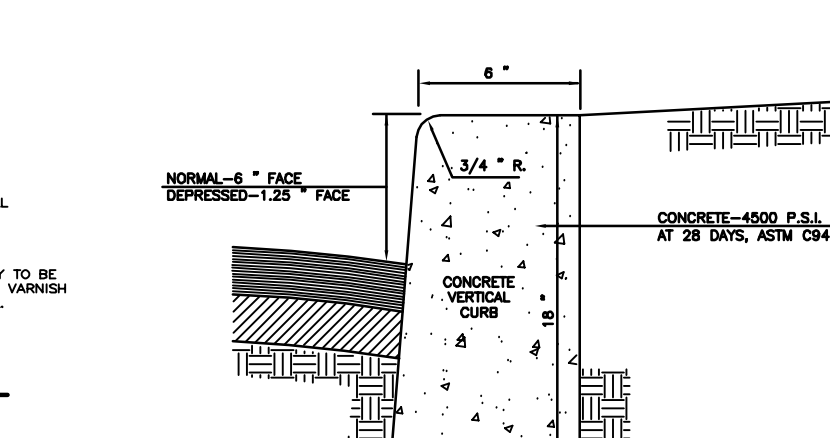
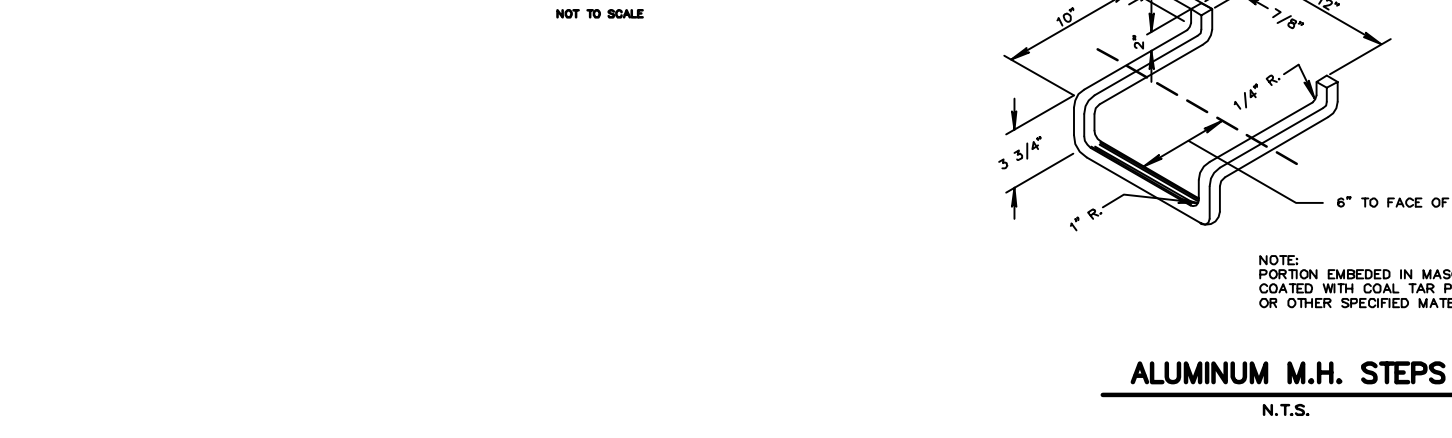
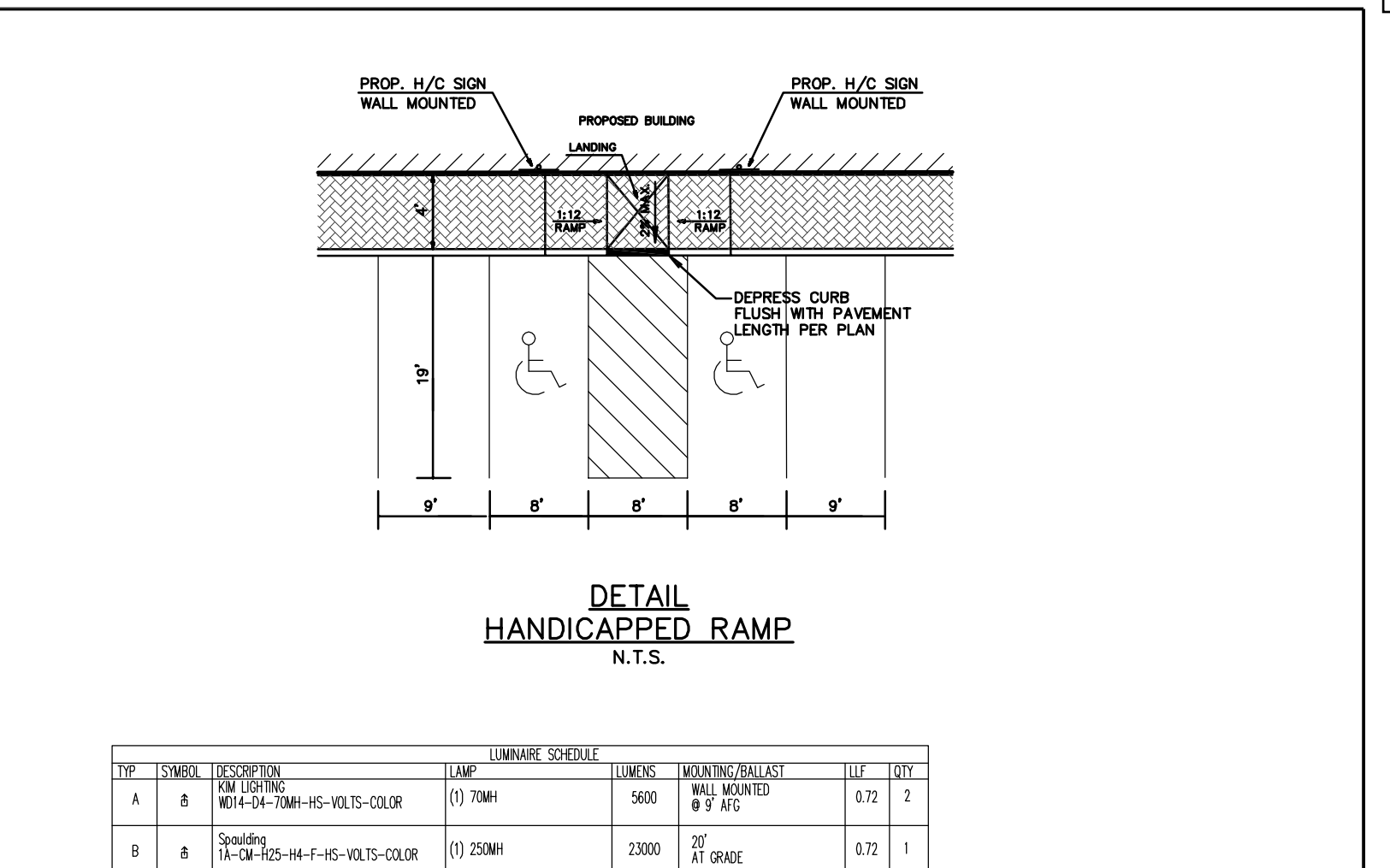
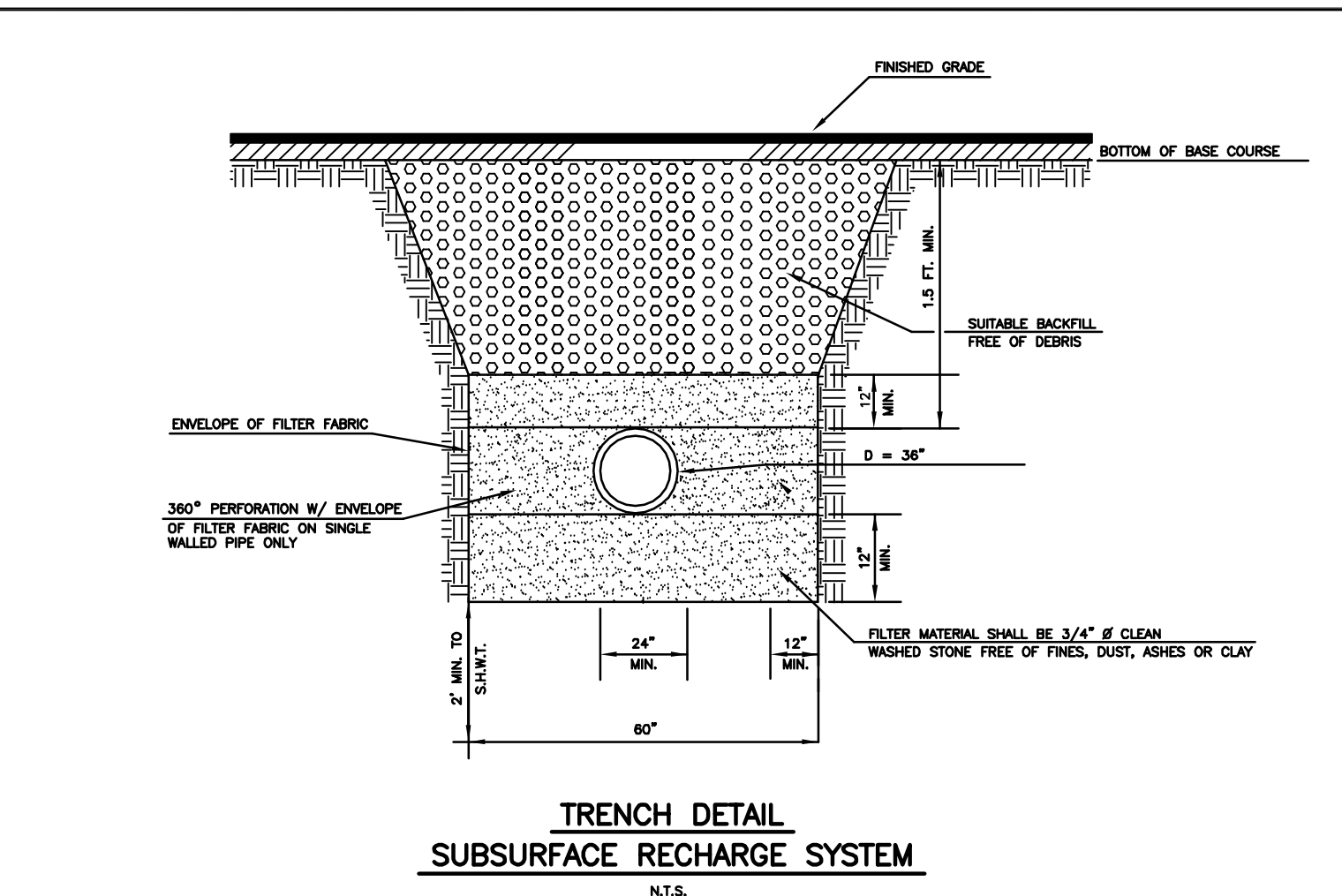
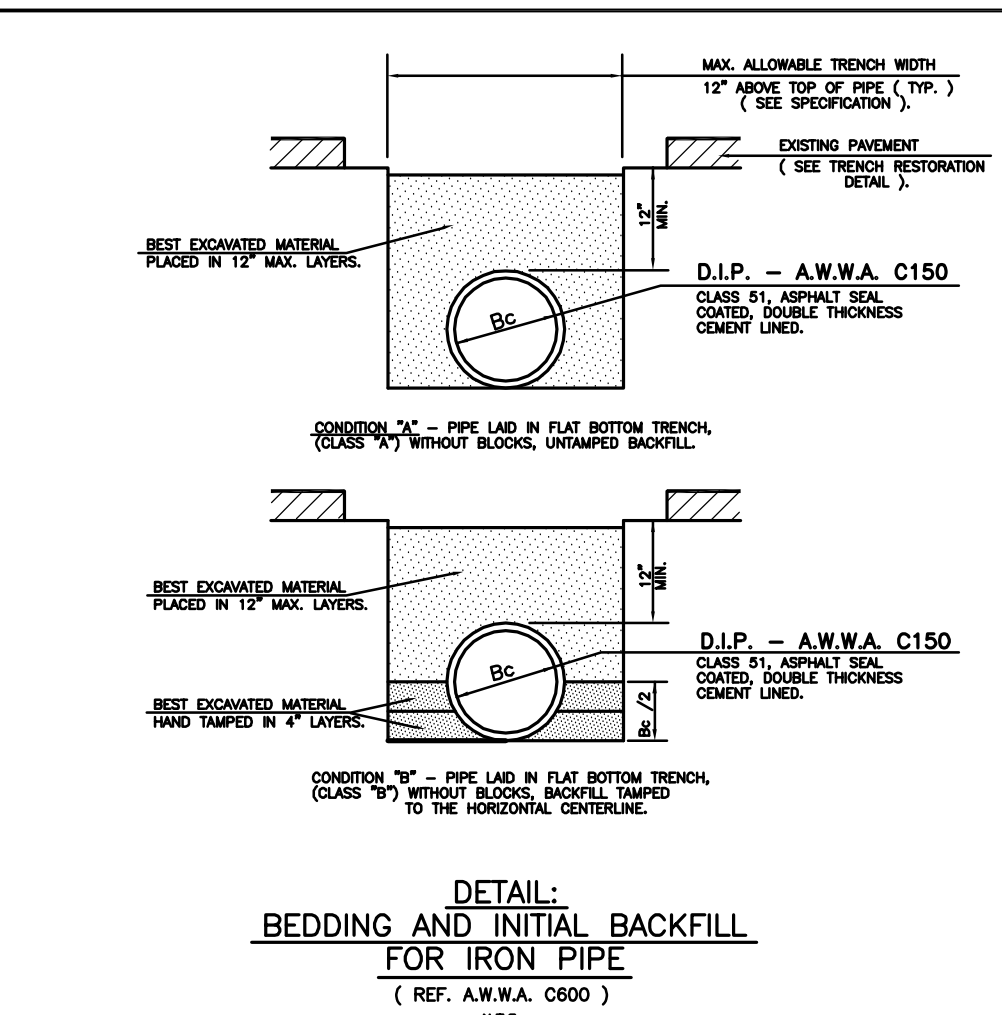
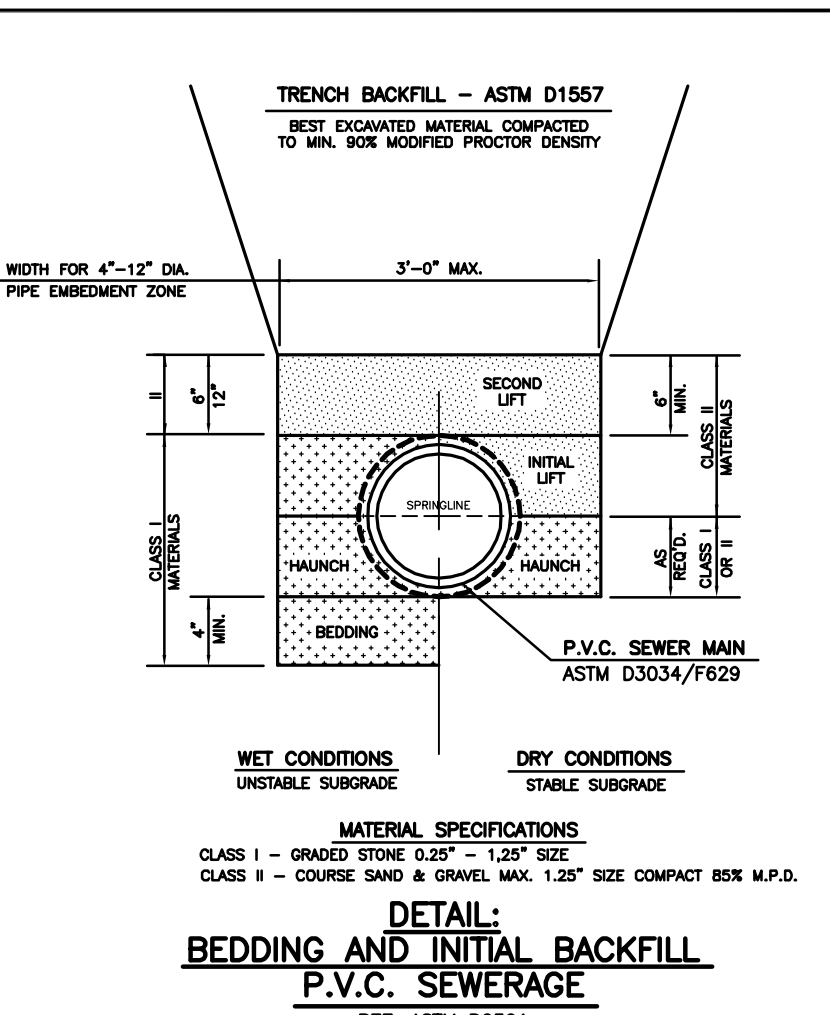
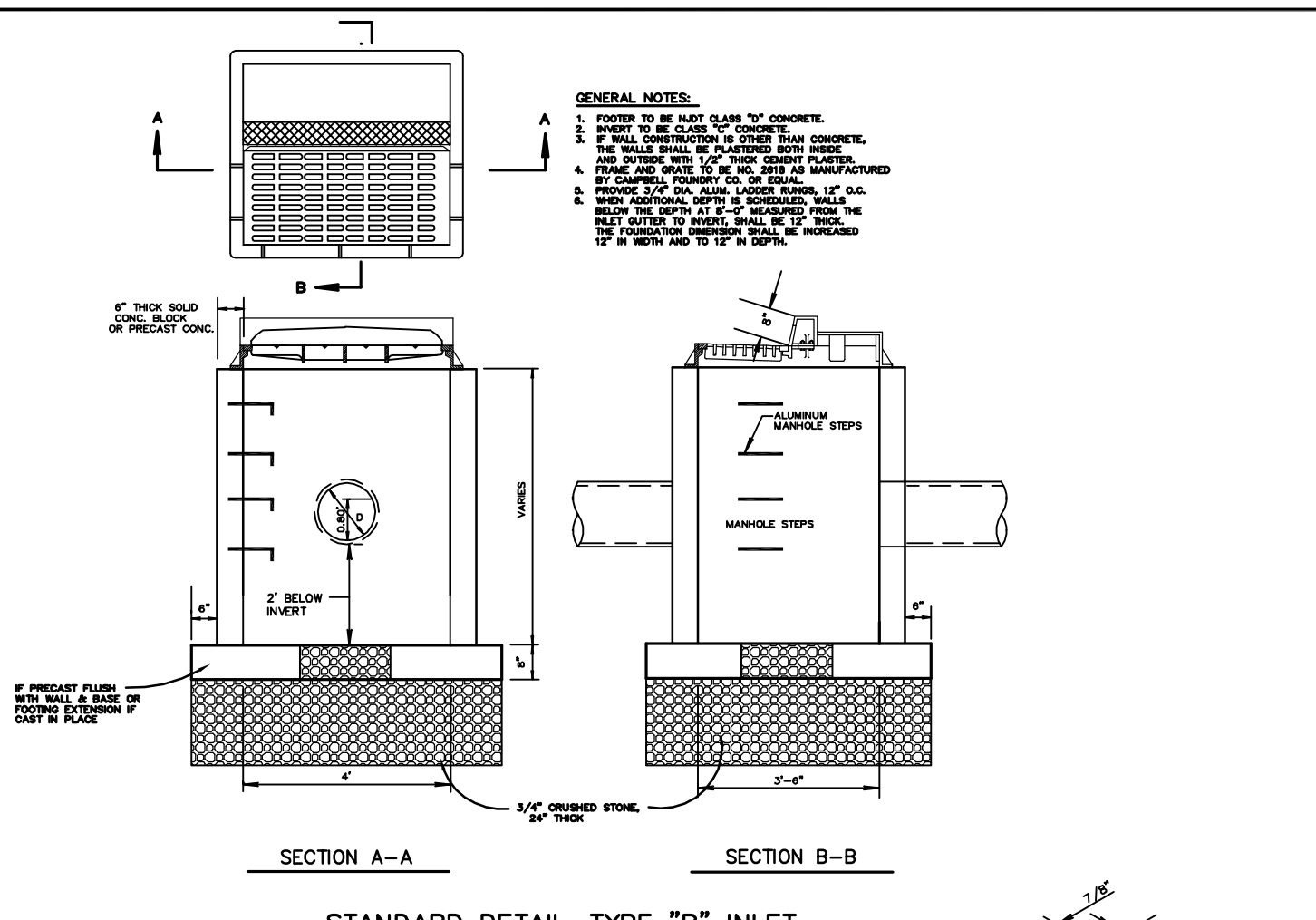
**R.C. ASSOCIATES**  
Consulting, Inc.  
Valley Park Professional Center  
2517 Route 35 Building J Suite 102  
Manasquan, New Jersey, 08736  
Ph. 732-528-0141 • Fax 732-528-1060

**RAY CARPENTER P.E.**

DRN BY: WAM  
DATE: 10/13/2020  
SCALE: AS SHOWN  
JOB #: 2020.145  
SHEET: 5 OF 6







5/3/21 - REVISED PER BOROUGH ENGINEER REVIEW LETTER

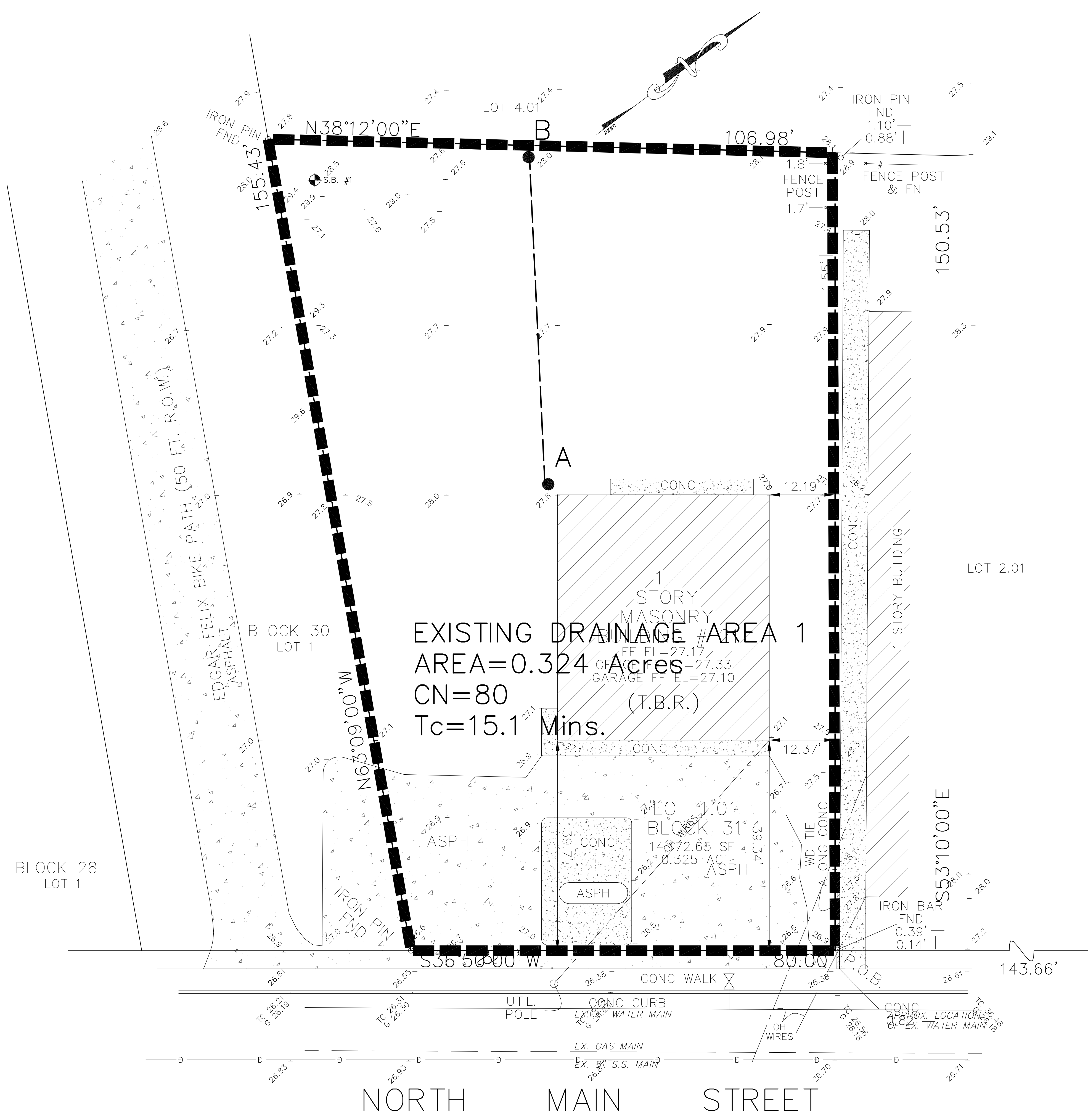
**PRELIMINARY & FINAL SITE PLAN CONSTRUCTION DETAILS**  
 21 NORTH MAIN STREET  
 BLOCK 31 - LOT 1.01  
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

**R.C. ASSOCIATES Consulting, Inc.**  
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**RAY CARPENTER P.E.**

DRN BY: WAM  
 DATE: 10/13/20  
 SCALE: AS SHOWN  
 JOB #: 2020.145  
 SHEET: 6 OF 6

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



APPROVED BY  
 MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PRELIMINARY & FINAL SITE PLAN  
**PREDEVELOPMENT DRAINAGE AREA MAP**  
 BLOCK 31 - LOT 1.01  
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

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**RAY CARPENTER P.E.**

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

DRN BY: WAM  
 DATE: 10/13/20  
 SCALE: AS SHOWN  
 JOB #: 2020,145  
 SHEET: 1 OF 1



# BOROUGH OF MANASQUAN ZONING PERMIT APPLICATION

DATE RECEIVED \_\_\_\_\_

REQUIRED DOCUMENTATION:

- ACCURATE SURVEY OF THE PROPERTY
- AFFIDAVIT RE: ACCURACY OF SURVEY
- APPLICATION MUST BE FULLY COMPLETED & SIGNED
- SITE PLAN FOR THE PROPOSED PROJECT
- BUILDING OR CONCEPTUAL PLANS FOR THE PROPOSED PROJECT
- EMAIL MUST BE PROVIDED

FEE: \$ \_\_\_\_\_

CASH/CHECK: \_\_\_\_\_

BLOCK 44.01 LOT 3 ZONE R-2

EMAIL REQUIRED: Young930@Verizon.net

WORK SITE ADDRESS: 18 Muriel Place

OWNER/APPLICANT Matthew Young EMAIL REQ'D Young930@Verizon.net

ADDRESS 18 Muriel Place

TEL: HOME \_\_\_\_\_ CELL 732-620-0192

PRESENT USE: SINGLE FAMILY  MULTI FAMILY \_\_\_\_\_ COMMERCIAL \_\_\_\_\_ OTHER \_\_\_\_\_

EXISTING ACCESSORY BUILDINGS: DETACHED GARAGE \_\_\_\_\_ SHED \_\_\_\_\_ POOL \_\_\_\_\_ CABANA \_\_\_\_\_

DOG RUN \_\_\_\_\_ OTHER \_\_\_\_\_

PROPOSED USE: Covered Patio, outdoor fireplace, Hot Tub

DESCRIPTION OF PROPOSED WORK: \_\_\_\_\_

Construct a roof structure over existing paver patio with wood burning fireplace and Hot Tub.

PREVIOUS ZONING APPLICATION: YES  NO \_\_\_\_\_ DATE 11/20

BRIEF DESCRIPTION: Application for Hot Tub

LOT

REQUIRED

EXISTING

PROPOSED

VARIANCE

FRONTAGE: \_\_\_\_\_

DEPTH: \_\_\_\_\_

AREA: \_\_\_\_\_

WIDTH: \_\_\_\_\_

PRINCIPAL BUILDING

REQUIRED

EXISTING

PROPOSED

VARIANCE

FRONT SETBACK: \_\_\_\_\_

25

REAR SETBACK: \_\_\_\_\_

SIDE SETBACK: \_\_\_\_\_

16

SIDE SETBACK: \_\_\_\_\_

5

BUILDING HEIGHT: \_\_\_\_\_

25

NO. STORIES: \_\_\_\_\_

2

ACCESSORY BUILDING OR STRUCTURE

REQUIRED

EXISTING

PROPOSED

VARIANCE

FRONT SETBACK: \_\_\_\_\_

REAR SETBACK: \_\_\_\_\_

SIDE SETBACK: \_\_\_\_\_

SIDE SETBACK: \_\_\_\_\_

BUILDING HEIGHT: \_\_\_\_\_

AREA: \_\_\_\_\_

CURB CUT: \_\_\_\_\_

PARKING: \_\_\_\_\_

BUILDING COVERAGE: PERMITTED: \_\_\_\_\_

EXISTING: \_\_\_\_\_

PROPOSED: \_\_\_\_\_

VARIANCE: \_\_\_\_\_

LOT COVERAGE: PERMITTED: \_\_\_\_\_

EXISTING: \_\_\_\_\_

PROPOSED: \_\_\_\_\_

VARIANCE: \_\_\_\_\_

APPLICANT SIGNATURE \_\_\_\_\_

DATE

12/18/20

ZONING OFFICER: APPROVED/ DENIED \_\_\_\_\_

DATE \_\_\_\_\_

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



January 20, 2021

Matthew Young  
18 Muriel Place  
Manasquan, NJ 08736

Re: Block: 44.01 Lot: 3 Zone: R-2

Dear Sir:

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

Construct a covered porch and install a hot tub in the side yard.

Survey prepared by Charles Surmonte on April 18, 2018. Plot plan prepared by the homeowner and dated January 20, 2021.

**Application denied for the following reason(s):**

Section 35-11.9 - Prohibits locating a hot tub in the side yard.

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

Sincerely,

Richard Furey  
Zoning/Code Enforcement Officer

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544  
Fax 732-223-1300

EDWARD G. DONOVAN  
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Municipal Administrator

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

STEVEN J. WINTERS  
Construction Official

February 8, 2021

Matthew Young  
18 Muriel Place  
Manasquan, NJ 08736

Re: Block: 44.01 Lot: 3 Zone: R-2

Dear Sir:

Please be advised that your zoning application has been approved to construct a covered patio in the side yard.

Site plan and building plans prepared by the homeowner and dated February 8, 2021.

This approval is also pending a review of your building plans and permit packet by the Construction Official prior to the issuance of the required permits.

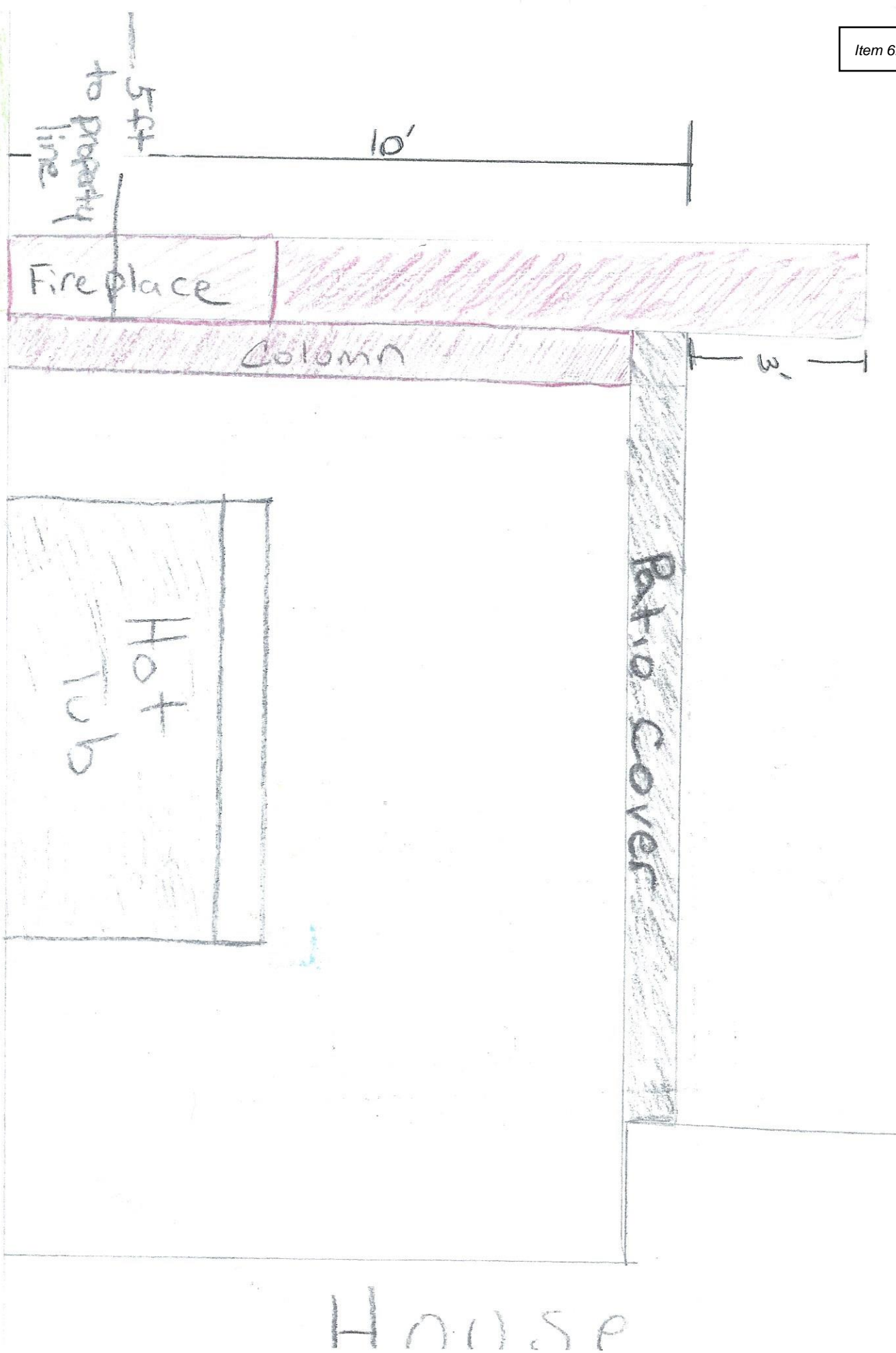
- Any trees that are going to be removed must have prior approval from the Shade Tree Committee.
- Parking of dumpsters on any borough street or borough property must have prior approval from the Borough Clerk.

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

Sincerely,



Richard Furey  
Zoning Officer



Patio

Hot Tub

Fire place

Column

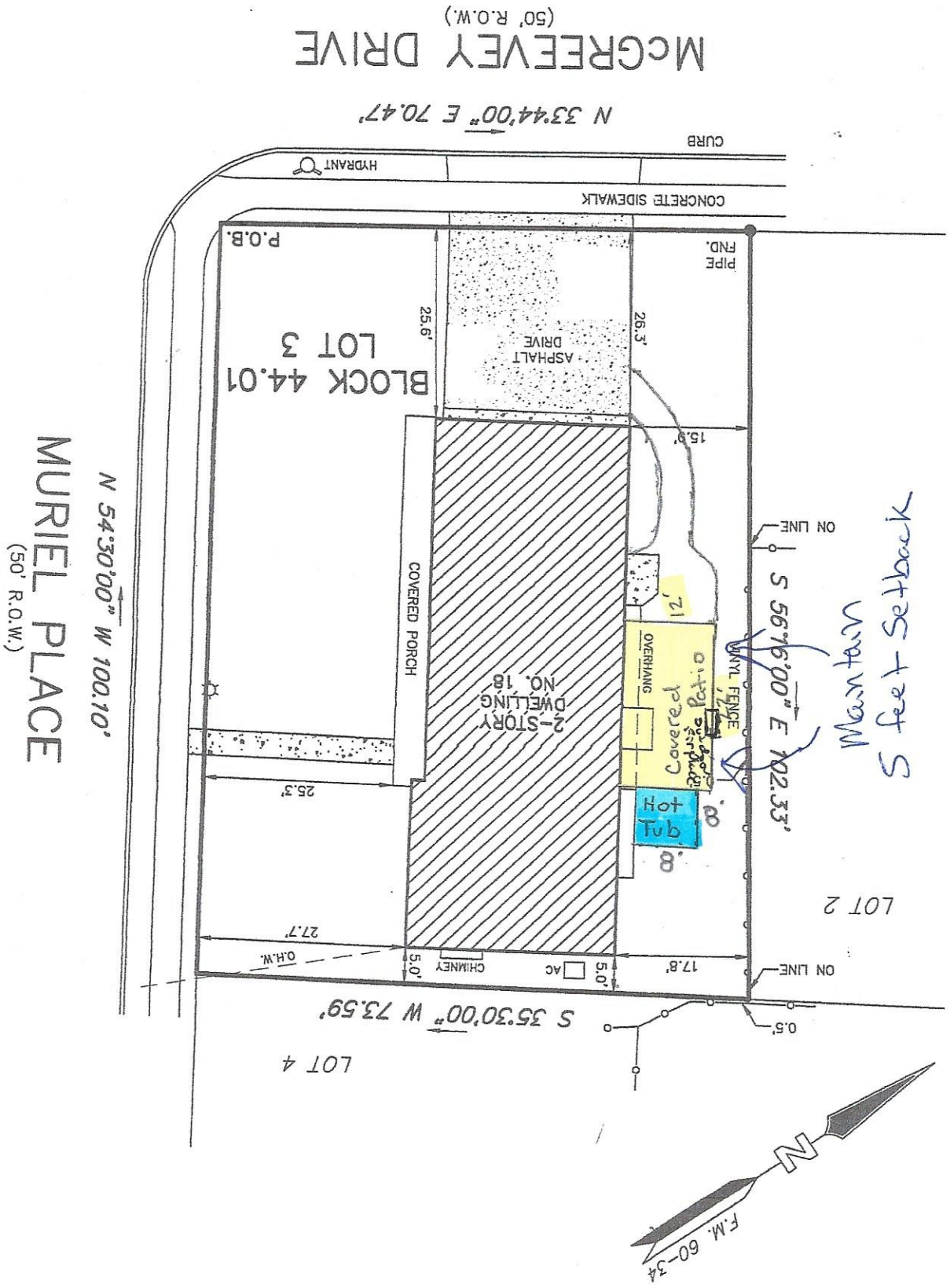
Patio cover

House

5 ft  
to property  
line

10'

3'



McGreevey Drive (50' R.O.W.)

N 33:44'00" E 70.47'

Muriel Place (50' R.O.W.)

N 54:30'00" W 100.10'

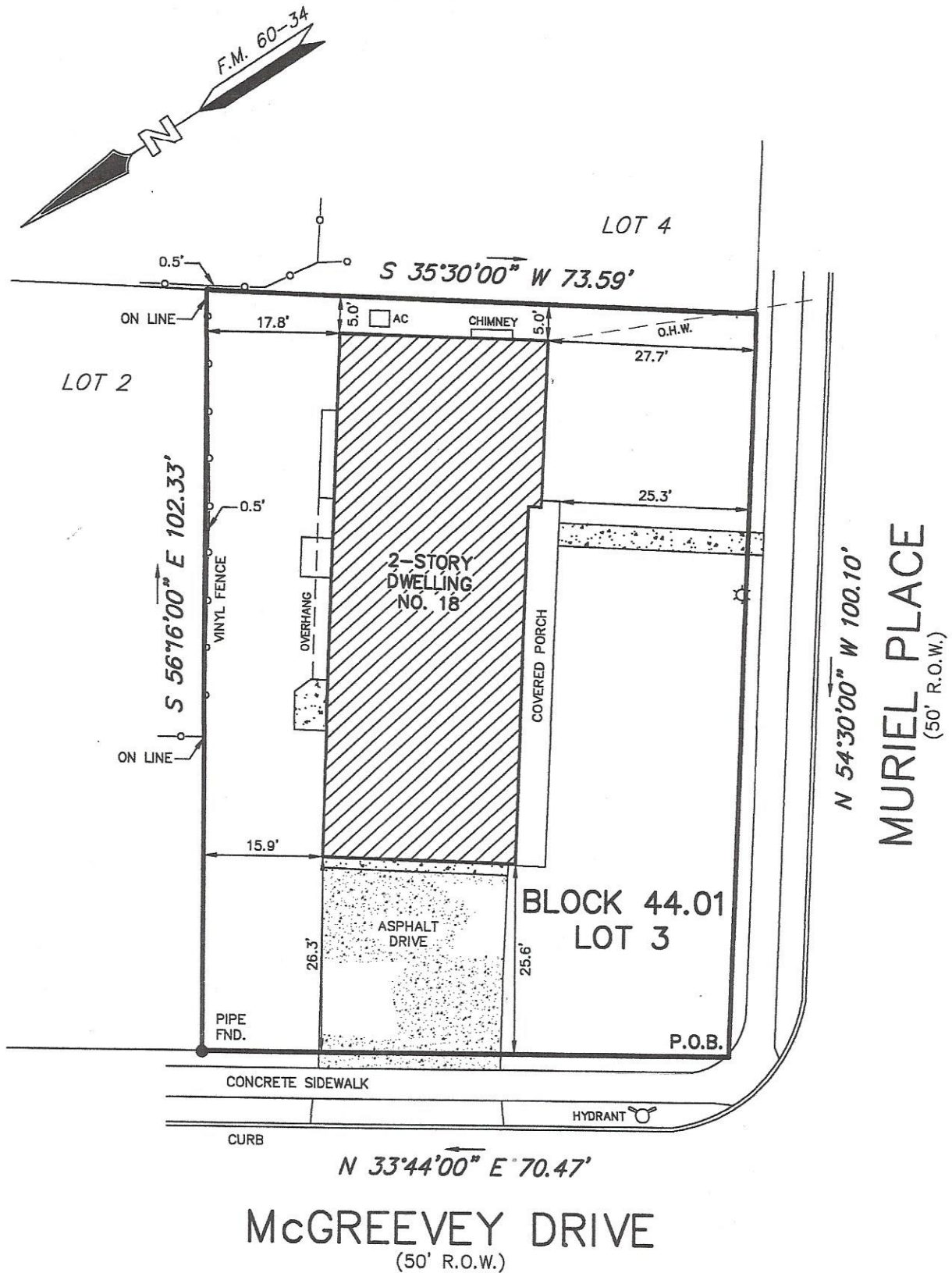
Block 44.01 Lot 3

2-Story Dwelling No. 18

F.M. 60-34

Setback 5 feet





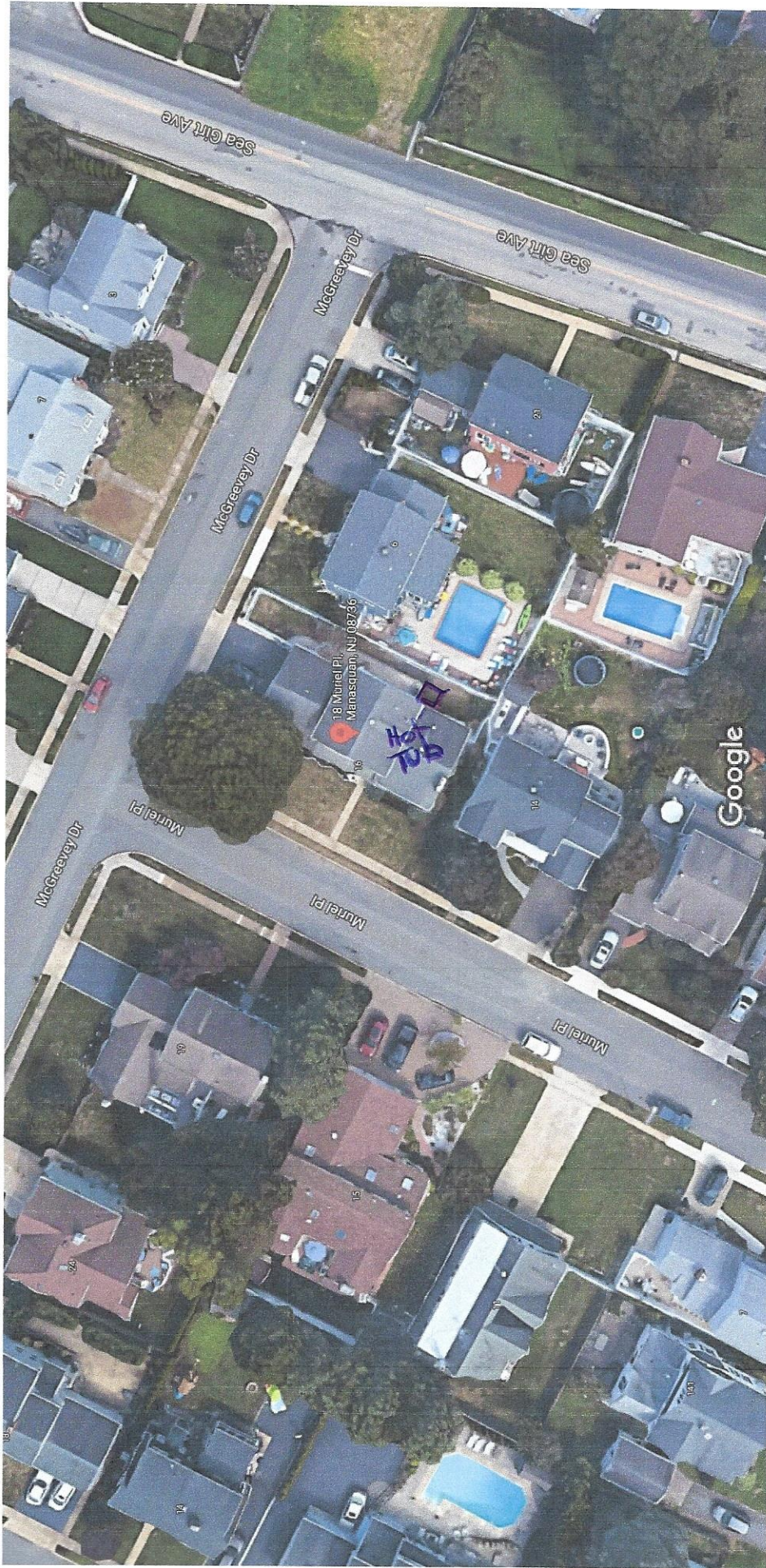
NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE IF ANY ARE NOT LOCATED BY THIS SURVEY. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT BE DISCLOSED BY AN ACCURATE TITLE SEARCH. OFFSETS AS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.











Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544  
Fax 732-223-1300

EDWARD G. DONOVAN  
Mayor

CONSTRUCTION DEPARTMENT

FRANK DiROMA  
Supervisor of Code Enforcement

THOMAS F. FLARITY  
Municipal Administrator

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ALBERT "SANDY" RATZ  
Construction Official

APPLICATION TO THE PLANNING BOARD

Applicant's Name Matthew Young

Applicant's Address 18 Muriel Place

Telephone Number # 732-577-1812 C# 732-620-0192  
(Home and Cell)

Property Location 18 Muriel Place  
Block: 44.01 Lot 3

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 1/20/21  
Zoning Permit Application Attached

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

Is the Applicant the Landowner? Yes

Does the Applicant own any adjoining land? No

Are the property Taxes paid to date? Yes

Have there been any previous applications to the Planning Board concerning this property? No

(Attach copies)

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





March 18, 2021

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

Re: Boro File No. MSPB-R1520  
Variance – Young  
Block 44.01, Lot 3  
18 Muriel Place  
R-2 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 highlighted to show the proposed hot tub and roof locations, prepared by Charles Surmonte, P.L.S., dated April 18, 2018.
2. Site Photographs and hot tub specifications, not dated.

The property is located in the R-2 Single-Family Residential Zone with frontage on Muriel Place and McGreevey Drive. With this application, the applicant proposes to construct a hot tub and open patio roof structure on the east side of the existing dwelling. 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-2 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. Hot tubs must be located in the rear yard, whereas the proposed hot tub is to be located in the eastern side yard with a setback of 5 feet.
3. The applicant should provide a calculation for building coverage as it appears the proposed patio roof may increase the building coverage over the permitted 30% (approximately 32.2%). If the coverage exceeds the permitted 30%, a variance for this roof must also be requested.

**BORO**  
**ENGINEERING**


Re: Boro File No. MSPB-R520  
Variance – Young  
Block 44.01, Lot 3

March 18, 2021  
Sheet 2

4. The applicant should indicate if the hot tub will be located on a concrete pad. This would increase the lot coverage for the property, however it does not appear that this increase will require a variance.
5. The applicant should indicate if any grading changes will be required for the proposed improvements and if any fill will be imported. If any significant grading changes are proposed, a grading plan, prepared by a licensed engineer, will be required.
6. I suggest that the applicant consider stipulating that the porch roof will not be enclosed at any time in the future.
7. All applicable building codes for the construction of the porch roof must be observed.

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:jj

cc: George McGill, esq., Planning Board Attorney  
Matthew Young  
18 Muriel Place, 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: MSPB1520-1  
Invoice Date: 4/21/2021

Attention: Mary Salerno

For Professional Services Processed through: 4/21/2021

RE: VAR Young - B44.01 L3

Services rendered are detailed on the attached sheets

<b>LABOR</b>	<b>HOURS</b>	<b>RATE</b>	<b>AMOUNT</b>
Principal	3.75 \$	125.00 \$	<u>468.75</u>
		TOTAL \$	468.75

**AMOUNT DUE THIS INVOICE \$ 468.75**

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

Invoice Detail

Invoice Number: MSPB1520-1

Invoice Date: 4/21/2021

VAR Young - B44.01 L3

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	3/16/2021	2.00	Field/Completeness Zoning Review
Principal	Yodakis, Albert D.	3/18/2021	1.75	Zoning/Technical review Draft Report

Total Principal: 3.75

\*\*IF THE ITEM BELOW IS CHECKED, YOU MUST SEND NOTIFICATION, IN ADDITION TO THE PROPERTY OWNERS ON THE ATTACHED LIST\*\*

UTILITIES TO BE NOTIFIED

<input checked="" type="checkbox"/> Jersey Central Power & Light Co	Customer Service PO Box 16001 Reading, PA 19612-6001
<input checked="" type="checkbox"/> Verizon	PO Box 4833 Trenton, NJ 08650-4833
<input checked="" type="checkbox"/> NJ Natural Gas Company	1415 Wyckoff Rd PO Box 1378 Wall, NJ 07715-0001
<input checked="" type="checkbox"/> Cablevision	1111 Stewart Ave Bethpage, NY 11714-3533
<input checked="" type="checkbox"/> NJ American Water Company	Attn: Corporate Secretary 131 Woodcrest Rd PO Box 5079 Cherry Hill, NJ 08034-5079
<input checked="" type="checkbox"/> Monmouth County Planning Board	Hall of Records Annex Second Floor 1 E Main St Freehold, NJ 07728-2273
<input checked="" type="checkbox"/> Monmouth County Highway Dep't	250 Center St Freehold, NJ 07728-2465
<input type="checkbox"/> Township of Wall	Attn: Municipal Clerk PO Box 1168 Wall, NJ 07719-1168
<input type="checkbox"/> Borough of Sea Girt	Attn: Municipal Clerk PO Box 296 Sea Girt, NJ 08750-0296
<input type="checkbox"/> Borough of Brielle	Attn: Municipal Clerk 601 Union Ln PO Box 445 Brielle, NJ 08730-0445
<input type="checkbox"/> Borough of Point Pleasant Beach	Attn: Municipal Clerk 416 New Jersey Ave Pt Pleasant, NJ 08742
<input checked="" type="checkbox"/> State of New Jersey	Attn: Commissioner of Transportation Department of Transportation 1035 Parkway Ave Trenton, NJ 08625-2309

**BOROUGH OF MANASQUAN  
 CERTIFIED LIST OF PROPERTY OWNERS - 18 MURIEL PL (BLOCK 44.01 / LOT 3)**

**REQUESTED 4/5/21**

BLOCK	LOT	PROPERTY ADDRESS	OWNER	MAILING STREET	MAILING CITY, STATE, ZIP
✓ 44.01	1	21 SEA GIRT AVE W	LOPEZ, KEVIN	21 SEA GIRT AVE W	MANASQUAN ,NJ 08736
✓ 44.01	2	6 MCGREEVEY DR	VERDI, SEAN J & KATHERINE	6 MCGREEVEY DR	MANASQUAN ,NJ 08736
✓ 44.01	4	14 MURIEL PL	DOLES, RONALD M JR & CHRISTINE	14 MURIEL PL	MANASQUAN ,NJ 08736
✓ 44.01	5	10 MURIEL PL	KENNY, PATRICK & GUARCELLO, LAUREN	10 MURIEL PL	MANASQUAN ,NJ 08736
✓ 44.01	6	6 MURIEL PL	FLARITY, THOMAS F & ANGELA M	6 MURIEL PL	MANASQUAN ,NJ 08736
✓ 44.01	7	2 MURIEL PL	MCCARTHY, MADELINE M	2 MURIEL PL	MANASQUAN ,NJ 08736
✓ 44.01	8	157 N MAIN ST	VERGA, JANET	157 N MAIN ST	MANASQUAN ,NJ 08736
✓ 44.01	10	7 SEA GIRT AVE W	MICHKO, JAMES R & TARA	7 SEA GIRT AVE W	MANASQUAN ,NJ 08736
✓ 44.01	11	11 SEA GIRT AVE W	HOFSTETTER, NANCY A	11 SEA GIRT AVE W	MANASQUAN ,NJ 08736
✓ 44.01	12	17 SEA GIRT AVE W	KATZ, CHRISTINA G	17 SEA GIRT AVE W	MANASQUAN ,NJ 08736
✓ 44.02	1.02	11 MURIEL PL	DRISCOLL, JOHN & NORA	11 MURIEL PL	MANASQUAN ,NJ 08736
✓ 44.02	1.03	7 MURIEL PL	HIPPE, BRIAN & LISA	7 MURIEL PL	MANASQUAN ,NJ 08736
✓ 44.02	1.01	141 N MAIN ST	MISKIN, JOHN D & LORI A	141 N MAIN ST	MANASQUAN ,NJ 08736
✓ 44.02	4.01	10 JAMES PL	MCLAUGHLIN, GEORGE M & KATHLEEN J	10 JAMES PL	MANASQUAN ,NJ 08736
✓ 44.02	5	14 JAMES PL	CAMPBELL, ADAM M & MELANIE	14 JAMES PL	MANASQUAN ,NJ 08736
✓ 44.02	7.03	24 MCGREEVEY DR	EVEN-ESH, ZACH & DANIELLE	24 MCGREEVEY DR	MANASQUAN ,NJ 08736
✓ 44.02	8.01	19 MURIEL PL	GARBARINI, JOHN & TERRIS	19 MURIEL PL	MANASQUAN ,NJ 08736
✓ 44.02	9	15 MURIEL PL	MIELKE, CHARLES A & SYLVIA A	15 MURIEL PL	MANASQUAN ,NJ 08736
✓ 44.04	1	3 MCGREEVEY DR	DUFFY, BRIAN & MARY ANN	3 MCGREEVEY DR	MANASQUAN ,NJ 08736
✓ 44.04	2	7 MCGREEVEY DR	ZOCCHI, JUDITH M	7 MCGREEVEY DR	MANASQUAN ,NJ 08736
✓ 44.04	3	11 MCGREEVEY DR	GIUNCO, WILLIAM J & MARY K	11 MCGREEVEY DR	MANASQUAN ,NJ 08736
✓ 44.04	4	15 MCGREEVEY DR	CAMPBELL, BRUCE & LINDA	15 MCGREEVEY DR	MANASQUAN ,NJ 08736
✓ 44.04	5	19 MCGREEVEY DR	HIPPE, DANIEL & SUSAN	19 MCGREEVEY DR	MANASQUAN ,NJ 08736
✓ 44.04	6	21 MCGREEVEY DR	COSENTINO, JAYCEE & ELEANOR V	21 MCGREEVEY DR	MANASQUAN ,NJ 08736
<b>WALL TWP PROPERTIES</b>					
✓ 279	9	1104 SEA GIRT AVE	SCHOENBERG, ROBERT & ELLYN	1104 SEA GIRT AVE	SEA GIRT ,NJ 08750
✓ 279	10	1102 SEA GIRT AVE	AGAR CONSTRUCTION CO INC	39 QUINCY AVE	KEARNY ,NJ 07032
✓ 279	18	2193 VILLAGE RD	UHDEN, JOHN F	2193 VILLAGE RD	SEA GIRT ,NJ 08750
✓ 713	1	1105 SEA GIRT AVE W	MORROW, MATTHEW & JULIE	1105 SEA GIRT AVE W	MANASQUAN ,NJ 08736
✓ 713	2	2202 LINCRIS LN	OKEEFE, DENIS	2202 LINCRIS LN	MANASQUAN ,NJ 08736

Dear Neighbor,

Please take notice that at 4pm on May 18, 2021, we will be appearing before the Manasquan Planning Board via zoom. I have attached the zoom meeting instructions. My property is located at 18 Muriel Place, Manasquan, NJ 08736 (Block: 44.01, Lot: 3) and located in the R-2 Single Family Residential Zone.

The purpose of the meeting is to hear an application for a bulk variance, to locate a hot tub in our side yard where hot tubs are only allowed in the rear yard per Manasquan zoning ordinance. The hardship is because we live on a corner lot, we have two front yards and two side yards and no rear yard.

Please contact the Planning Board Secretary at 732-223-0544 ext. 245 to make arrangement to view the application and supporting documents should you feel that it is necessary. They are located at 201 East Main St., Manasquan NJ 08736. Office hours are normally 900am-400pm. Please call ahead for COVID restriction instructions. Of course you may always stop by and we'd be more than willing to explain our proposed project. Otherwise, any interested party may appear at the meeting and participate in accordance with the rules of the Planning Board.

We hope all are well and everyone is continuing to stay safe!

Respectfully,



Matthew & Diana Young  
18 Muriel Pl.



EDWARD DONDWAN  
Mayor

AMY SPERA, CAFO  
Chief Financial Officer  
aspera@manasquan-nj.gov  
(732) 224-0944 ext. 330

Prepared December 30, 1997

COURTNEY R. HOGAN, CTC  
Tax Collector  
chogan@manasquan-nj.gov  
(732) 224-0292 ext. 229

ROBYN A. PALUGHI, CTA  
Tax Assessor  
rpalughi@manasquan-nj.gov  
(732) 224-0292 ext. 228

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ROBYN A. PALUGHI, CTA - TAX ASSESSOR

\*\*\*\*\*LIST OF PROPERTY OWNERS TO BE SERVED NOTICE\*\*\*\*\*

BLOCK 44.01 LOT(S) 3 QUALIFIER \_\_\_\_\_

PROPERTY ADDRESS 18 Muriel Pl

REQUESTED BY Diana Young

I CERTIFY THAT THE ATTACHED LIST IS AN ACCURATE AND COMPLETE LIST OF PROPERTY OWNERS AND ADDRESSES, AS PREPARED FROM THE MOST RECENT TAX DUPLICATE, WHO MUST BE NOTIFIED PURSUANT TO N.J.S.A. 40:55G-12.

DATE 4/19/01

[Signature]  
ROBYN A. PALUGHI, CTA  
MUNICIPAL TAX ASSESSOR

TAXES ARE CURRENT

TAXES ARE DELINQUENT

TAX EXEMPT PROPERTY

TAXES OPEN BUT WITHIN GRACE PERIOD

TAXES ASSESSED BY ANOTHER TOWN

[Signature] 4/19/01  
COURTNEY R. HOGAN, CTC  
TAX COLLECTOR



# STAR NEWS GROUP

The Coast Star \* Night&Day \* The Ocean Star

13 Broad Street  
732-223-0076

Manasquan, NJ 08736  
Fax 732-528-1212

## AFFIDAVIT OF PUBLICATION

State Of New Jersey  
County of Monmouth } SS.

I, Alison Manser Ertl, publisher of The Coast Star, a newspaper printed and published once a week at Manasquan, in said county and state, who being duly sworn, depose and saith that the advertisement, of which the annexed is a true copy, has been published in said newspaper 1 time(s), beginning on the 29<sup>th</sup> day of April, 2021 and ending on the 29<sup>th</sup> day of April, 2021.



**BOROUGH OF MANASQUAN  
PLANNING BOARD**


Please take notice that at 4pm on May 18, 2021, we will be appearing before the Manasquan Planning Board via zoom. The property is located at 18 Muriel Place, Manasquan, NJ 08736 (Block: 44.01, Lot: 3) and located in the R-2 Single Family Residential Zone. The purpose of the meeting is to hear an application for a bulk variance, to locate a hot tub in our side yard, where hot tubs are only allowed in the rear yard per Manasquan zoning ordinance.

Please contact the Planning Board Secretary at 732-223-0544 ext. 245 or e-mail [msalerno@manasquan-nj.gov](mailto:msalerno@manasquan-nj.gov) to make arrangement to view the application and supporting documents should you feel that it is necessary. They are located at 201 East Main St. Manasquan NJ 08736. Office hours are normally 900am - 400pm. Please call ahead for COVID restriction instructions. Otherwise, any interested party may appear at the meeting and participate in accordance with the rules of the Planning Board.

To join the Zoom Meeting go to:  
<https://zoom.us/j/2610095007?pwd=d01aMVlrY0hINVEGd25RcGpyZS83QT09>

Meeting ID: 261 009 5007  
Passcode: 281797  
By Phone: 1-646-876-9923 US (New York)  
MATTHEW & DIANA YOUNG  
Applicants  
(\$19.04) (56) (4/26)  
The Coast Star

Sworn and subscribed to before me this 29<sup>th</sup> day of April, 2021.

  
Notary Public of New Jersey

**MICHELLE ALLOTTA  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50155110  
My Commission Expires 3/18/2026**

Total Cost Including \$7.00 Affidavit Fee: \$26.04  
Young, Diana SO PB

## Manasquan Planning Board Notice

**Please take notice** that at 4pm on May 18, 2021, we will be appearing before the Manasquan Planning Board via zoom. The property is located at 18 Muriel Place, Manasquan, NJ 08736 (Block: 44.01, Lot: 3) and located in the R-2 Single Family Residential Zone. The purpose of the meeting is to hear an application for a bulk variance, to locate a hot tub in our side yard, where hot tubs are only allowed in the rear yard per Manasquan zoning ordinance.

Please contact the Planning Board Secretary at 732-223-0544 ext. 245 to make arrangement to view the application and supporting documents should you feel that it is necessary or for instructions for accessing the zoom meeting. They are located at 201 East Main St., Manasquan NJ 08736. Office hours are normally 900am-400pm. Please call ahead for COVID restriction instructions. Otherwise, any interested party may appear at the meeting and participate in accordance with the rules of the Planning Board.

Respectfully,

Matthew & Diana Young,  
Property Owners/Applicants  
18 Muriel Pl., Manasquan NJ

13 Broad Street • Manasquan, NJ 08736 • 732-223-0076

Bill to:

Diana Young  
18 Muriel Place  
Manasquan, NJ 08736

Sold to:

Diana Young  
18 Muriel Place  
Manasquan, NJ 08736

Account ID: 7902

Please pay from this Invoice. Return stub with payment.		Rep ID: <b>MA</b>	Terms: <b>Prepay</b>
<b>Description</b>			
Classification of Ad: 175 – Public Notice Text: SQ PB			Zone:

**Charges from 4/29/2021 to 4/29/2021**

Date	Pub	Type	Description	Price	Discount	Applied	Due
4/29/21	CS	Ad	Legals: SQ PB Legal Line Ad -	\$19.04		-\$19.04	\$0.00
4/29/21	CS	Affidavit	Affidavit: Legal Line Ad - Coast Star	\$7.00		-\$7.00	\$0.00

\$26.04		-\$26.04	\$0.00
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Please return this portion with your payment.

**Remit Payment to:**  
**Star News Group**  
**13 Broad Street**  
**Manasquan, NJ 08736**  
**Phone: 732-223-0076**  
**Fax: 732-528-1212**

Diana Young  
18 Muriel Place  
Manasquan, NJ 08736

PAID

**Advertising Prebill**

**Amount Due \$0.00**

**Amount Enclosed** \_\_\_\_\_

**Issue Date:** 4/29/2021

**Advertising Prebill Date:** 4/28/2021

**Ad #** 42626

**Account #** 7902

**PUBLIC NOTICE**  
**NOTICE OF REMOTE MEETING**  
**MANASQUAN PLANNING BOARD**

PLEASE TAKE NOTICE that the Manasquan Planning Board will convene a remote meeting on May 18<sup>th</sup> @ 4pm (The Board had previously advertised the said meeting, but within notice is being re-advertised so as to publicize the remote nature of the same.) Due to Coronavirus/COVID-19 Borough and State Directives, the said meeting 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 Board Secretary, or an Agent thereof in our case Greg Love will be physically managing/operating/organizing the remote meeting, from a safe location in Manasquan, but per prevailing Coronavirus Regulations Public access to the Municipal Building is not currently permitted).

Members of the Public are welcome to, and encouraged to, participate by observing/participating in the remote meeting. The meeting will be held via Zoom.

You can access the meeting through the Zoom App via a smartphone or tablet, via a special link on your computer, or by telephone. For anyone interested in observing and/or otherwise participating in the remote web-meeting, the instructions/directions are as follows:

To join the Zoom Meeting go to:

<https://zoom.us/j/2610095007?pwd=d01aMVIrY0hINVFGd25RcGpyZS83QT09>

Meeting ID: 261 009 5007

Passcode: 281797

By Phone: **1-646 876 9923 US (New York)**

Members of the Public who have any questions, comments or concerns regarding the Zoom Meeting process or the remote meeting format, should contact the Board Secretary (732-223-0544, ext. 245 or e-mail [msalerno@manasquan-nj.gov](mailto:msalerno@manasquan-nj.gov)). In the event no one is present to immediately answer the phone because of Coronavirus scheduling issues, the public is encouraged to leave a message and call back.

The Agenda will be posted on the Borough Website. [www.manasquan-nj.gov](http://www.manasquan-nj.gov)

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 Item 7.  
Fax 732-223-1300

FRANK F. DIROMA  
Supervisor of Code Enforcement

STEVEN J. WINTERS  
Construction Official

March 10, 2021

John Sarto, Esq.  
Giordano, Halleran & Ciesla, PC  
125 Half Mile Road  
Red Bank, NJ 07701

Re: Block: 176 Lot: 30 & 32 Zone: R-3  
Parziale – 204 & 208 Fourth Avenue

Dear Sir:

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

Subdivide Block: 176, Lots 30 & 32 into three fully conforming lots in the R-3 Zone.  
(Proposed Lot: 30.01 – 4,000s.f.) – (Proposed Lot: 30.02 – 4,000s.f.)  
(Proposed Lot: 30.03 – 4,000s.f.).

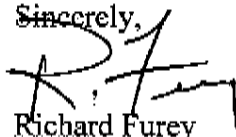
Major subdivision plot plan prepared by William Fiore on December 18, 2020.

**Application denied for the following reason(s):**

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

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

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer

# GIORDANO, HALLERAN & CIESLA, P.C.

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
WWW.GHCLAW.COM

**JOHN A. SARTO, ESQ.**  
SHAREHOLDER  
JSARTO@GHCLAW.COM  
DIRECT DIAL: (732) 219-5496

*Please Reply To:*  
125 HALF MILE ROAD  
SUITE 300  
RED BANK, NJ 07701  
(732) 741-3900  
FAX: (732) 224-6599

March 12, 2020

Client/Matter No. 23050-0001

**VIA HAND DELIVERY AND EMAIL: msalerno@manasquan-nj.gov**

Mary Salerno, Planning Board Secretary  
Borough of Manasquan Planning Board  
201 East Main Street  
Manasquan, New Jersey 08736

**Re: Application to Manasquan Planning Board seeking  
Preliminary and Final Major Subdivison Approval (“Application”)  
204 & 208 Fourth Avenue, Manasquan, New Jersey  
Block 176, Lots 30 & 32 (“Property”)**

Dear Ms. Salerno:

This firm represents Carmela Parziale (“Applicant”), in connection with an Application to the Borough of Manasquan Planning Board seeking Preliminary and Final Major Subdivision Approval permitting the consolidation of two (2) existing tax lots 30 and 32, block 176 into three (3) new conforming lots: proposed lots 30.01, 30.02 and 30.02 each with a lot area of 4,000 s.f. No constuction is proposed with this applicatin and the existing structures would be demolished. (the “Project”), at the above-referenced Property.

The Property consists of 12,000 s.f., and is located in the Borough’s Residential R-3 Zone (the “R-3 Zone”).

In support of this Application please find the following enclosed:

1. Original and one (1) copy of the Application;
2. Two (2) full sized and five (5) reduced sized sets of the major subdivision plan prepared by William J. Fiore, P.L.S., dated December 18, 2020;

## GIORDANO, HALLERAN &amp; CIESLA

A Professional Corporation  
ATTORNEYS-AT-LAW

Mary Salerno, Secretary

March 12, 2021

Page 2

3. Copy of the Zoning Officer's Denial Letter of March 10, 2021;
4. Original and one (1) copy of the signed W-9;
5. Copy of correspondence to the Tax Assessor, Borough of Manasquan requesting 200' certified property owner list;
6. Copy of correspondence to the Tax Collector, Borough of Manasquan requesting tax certification for the Property;
7. Application fee check payable to the Borough of Manasquan in the amount of \$1,800.00;
8. Escrow fee check payable to the Borough of Manasquan in the amount of \$2,700.00;
9. Tax Map Update Fee check in the amount of \$200.00;
10. Fire Marshall Inspection fee check in the amount \$125.00.

If you require any additional information, please contact me or Denise Wegryniak of my office. If complete, please advise me of the earliest date that this matter can be scheduled for a public hearing.

Kindly execute the enclosed copy of this letter acknowledging receipt of the Application. If you have any questions or require any additional information, please do not hesitate to contact me.

Thank you in advance.

Very truly yours,



JOHN A. SARTO, ESQ

JAS/dw

Enclosures

*Via email*

cc: Carmela Parziale  
Michael Parziale  
William J. Fiore, P.L.S.

GIORDANO, HALLERAN & CIESLA  
A Professional Corporation  
ATTORNEYS-AT-LAW

Mary Salerno, Secretary  
March 12, 2021  
Page 3

The undersigned hereby acknowledges receipt of the within described documents on this  
\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

Docs #4953604-v1



APPLICATION TO THE PLANNING BOARD

Applicant's Name Carmela Parziale

Applicant's Address 305 Beachfront, Manasquan, NJ 08736

Telephone Number 732-741-3900  
(Home and Cell)

Property Location 204 and 208 4th Avenue  
Block: 176 Lot 30 & 32

Type of Application Preliminary and Final Major Subdivision  
Bulk Variance, Non-Permitted Use – Conditional Use – Subdivision – Minor  
Subdivision – Major – Site Plan Approval

Date of Zoning Officer's Denial Letter March 10, 2021  
Zoning Permit Application Attached

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

Is the Applicant the Landowner? Yes

Does the Applicant own any adjoining land? No

Are the property Taxes paid to date? Yes

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

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

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

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

Signature of Applicant or Agent *Samuel Pasziale*  
Date *March 12, 2024*

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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

March 10, 2021

John Sarto, Esq.  
Giordano, Halleran & Ciesla, PC  
125 Half Mile Road  
Red Bank, NJ 07701

Re: Block: 176 Lot: 30 & 32 Zone: R-3  
Parziale – 204 & 208 Fourth Avenue

Dear Sir:

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

Subdivide Block: 176, Lots 30 & 32 into three fully conforming lots in the R-3 Zone.  
(Proposed Lot: 30.01 – 4,000s.f.) – (Proposed Lot: 30.02 – 4,000s.f.)  
(Proposed Lot: 30.03 – 4,000s.f.).

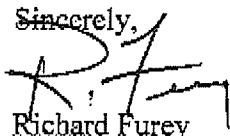
Major subdivision plot plan prepared by William Fiore on December 18, 2020.

**Application denied for the following reason(s):**

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

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

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer

**GIORDANO, HALLERAN & CIESLA**  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

**DENISE M. WEGRYNIAK**  
PARALEGAL  
DWEGRYNIAK@GHCLAW.COM

(732) 741-3900  
FAX: (732) 224-6599

www.ghclaw.com

March 12, 2021

Client/Matter No. 23050-0001

Tax Assessor, Borough of Manasquan  
201 E. Main Street  
Manasquan, New Jersey 08736

RE: 204 & 208 Fourth Avenue  
Block 176, Lots 30 & 32  
Manasquan, New Jersey

Dear Sir/Madam:

This firm represents Carmela Parziale with regard to an application to be presented to the Manasquan Borough Planning Board for the above referenced property. As part of the application process, a certification as to the status of the real estate taxes is required. Please provide same to the Planning Board Secretary and a copy to the undersigned.

Thank you.

Very truly yours,



Denise M. Wegryniak  
Paralegal

cc: John A. Sarto, Esq.

Docs #4956512-v1

**GIORDANO, HALLERAN & CIESLA**  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

**DENISE WEGRYNIAK**  
PARALEGAL  
DWEGRYNIAC@GHCLAW.COM

(732) 741-3900  
FAX: (732) 224-6599

www.ghclaw.com

March 12, 2021

Client/Matter No. 23050-0001

Tax Assessor, Borough of Manasquan  
201 E. Main Street  
Manasquan, New Jersey 08736


RE: Block 176, Lots 30 & 32  
Manasquan, New Jersey

Dear Sir/Madam:

Enclosed please find a check in the amount of \$10.00. Please provide a certified list of property owners within 200 feet of the above referenced lots and blocks. Please note that there is an amendment to 40:55D-12 which also requires notice of all public hearings to be given to the corporate secretary of public utilities and the general manager of cable television companies that have easements within 200 feet of the site. Please provide addresses of these utility companies and cable television companies so that I may properly notice them. Please also advise if this property is within 200 feet of any other municipality. If possible, please also fax a copy of the completed list to my attention at 732-224-6599.

I have enclosed the required request and a self-addressed return envelope for your convenience. Thank you.

Very truly yours,

  
DENISE M WEGRYNIAK  
PARALEGAL

Encl:  
cc: John A. Sarto, Esq.

Docs #4956480-v1

# GIORDANO, HALLERAN & CIESLA, P.C.

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
WWW.GHCLAW.COM

JOHN A. SARTO, ESQ.  
SHAREHOLDER  
JSARTO@GHCLAW.COM  
DIRECT DIAL: (732) 219-5496

*Please Reply To:*  
125 HALF MILE ROAD  
SUITE 300  
RED BANK, NJ 07701  
(732) 741-3900  
FAX: (732) 224-6599

April 5, 2021

Client/Matter No. 23050-0001

## VIA LAWYERS SERVICE

Monmouth County Planning Board  
Hall of Records Annex  
One East Main Street  
Freehold, NJ 07728

**Re: Preliminary and Final Major Subdivision Approval (“Application”)  
204 & 208 Fourth Avenue, Manasquan, New Jersey  
Block 176, Lots 30 & 32 (“Property”)**

Dear Sir/Madam:

This office represents Carmela Parziale (“Applicant”) with regard to an application made to the Borough of Manasquan Planning Board seeking Preliminary and Final Major Subdivision Approval permitting the consolidation of two (2) existing tax lots 30 and 32, block 176 into three (3) new conforming lots: proposed lots 30.01, 30.02 and 30.02 each with a lot area of 4,000 s.f. No construction is proposed with this application and the existing structures would be demolished. (the “Project”). The property is located at 204 & 208 Fourth Avenue, Manasquan, designated as Block 176, Lots 30 & 32 (“Property”). The Property is located at consists of 12,000 s.f., and is located in the Borough’s Residential R-3 Zone (the “R-3 Zone”).

In conjunction with this matter, Applicant hereby submits the following for your review and approval:

1. Original and one (1) copy of the Monmouth County Subdivision Plan Application Form;
2. Two (2) copies of plans titled “Major Subdivision” prepared by William J. Fiore, Inc. dated December 18, 2020 consisting of one (1) sheet.
3. Check payable to the Treasurer, Monmouth County in the amount of \$100.00 which represents the application fee.

---

RED BANK • TRENTON • NEW YORK CITY

GIORDANO, HALLERAN & CIESLA  
A Professional Corporation  
ATTORNEYS-AT-LAW

Monmouth County Planning Board  
April 5, 2021  
Page 2

Please review the enclosed and advise the undersigned of your findings. Thank you.

Very truly yours,



JOHN A. SARTO, ESQ

JAS/DW  
Encls.  
cc: Via Email  
Michael Parziale  
William J. Fiore, P.L.S.

Docs #4999097-v1

Giordano, Halleran & Ciesla, PC

Check Date: 04/05/2021 Payee: Monmouth County Treasurer

Attorney Business Account

Vendor Number: 0000500 Check Number: 000069741

Date	Invoice No.	Description	Amount of Invoice
04/05/2021			100.00
			100.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACK GROUND ON WHITE PAPER

Attorney Business Account  
TD Bank  
Tinton Falls, NJ 07701

Giordano, Halleran & Ciesla  
A Professional Corporation  
Attorneys-At-Law  
125 Half Mile Road, Suite 300  
Red Bank, NJ 07701-6777

069741

55-132/312  
23

Date
04/05/2021

Amount
*****100.00

Pay: One Hundred and 00/100 Dollars

Pay To the Order of  
Monmouth County Treasurer

*Paul J. Ciesla*



VOID AFTER ONE YEAR

⑆069741⑆ ⑆031201360⑆ 4259315723⑆



# MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX  
ONE EAST MAIN STREET  
FREEHOLD, NEW JERSEY 07728-1255  
Phone: 732.431.7460 Fax: 732.409.7540  
Web Site: www.visitmonmouth.com



FILE NUMBER \_\_\_\_\_

## SUBDIVISION APPLICATION FORM

Municipality Manasquan Project Name \_\_\_\_\_  
Applicant Carmela Parziale Name of Person and William J. Fiore, P.L.S.  
Address 305 Beachfront Firm Preparing Plan William J. Fiore, Inc.  
Manasquan, NJ 08736 Address 263 Brick Boulevard, Unit 5  
Telephone Brick, NJ 08723  
Owner \_\_\_\_\_ Telephone 732-920-5100  
(if other than applicant) \_\_\_\_\_ Attorney John A. Sarto, Esq., Giordano Halleran & Ciesla  
Address \_\_\_\_\_ Address 125 Half Mile Road, Suite 300  
Telephone \_\_\_\_\_ Telephone Red Bank, NJ 07701  
Telephone 732-741-3900

Indicate which Municipal Agency that plans have been filed with:

Planning Board  Board of Adjustment

Tax Map: Block(s) 176 Lot(s) 30 & 32  
Location: (Road, intersecting roads, between what roads?) Fourth Ave., between E. Main St. and Brielle Rd.  
Site Street Address: 204 & 208 Fourth Avenue  
Zone R-3 Residential Existing structure to be demolished. No construction proposed on newly consolidated lots \_\_\_\_\_  
Number of Proposed Lots 3 Gross density \_\_\_\_\_  
Number of Proposed Dwelling Units None  Sell Vacant Lots \_\_\_\_\_  
Average Lot Size 4,000 sf Linear Feet of New Roads N/A  
Area of Entire Tract 12,000 sf Area Being Subdivided 12,000 sf  
Impervious Area: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Total \_\_\_\_\_

Signature of Applicant or Agent \_\_\_\_\_ Date 5/30/21  
John Sarto, Esq.  
Attorney for Applicant

The review period will not commence until the proper fee, three (3) sets of sealed plans (two [2] if not on county road) and a completed Monmouth County Development Review Checklist for applications on county roads, are received.  
Checks or Money Orders shall be made payable to the County of Monmouth. Cash will not be accepted.  
State, county and municipal governments and quasi-governmental entities are exempt from the payment of application fees and inspection fees.

Do Not Write Below This Line

REVIEW FEE PAID Amount \_\_\_\_\_ Date Received \_\_\_\_\_  
Received By \_\_\_\_\_

# MONMOUTH COUNTY PLANNING BOARD MONMOUTH COUNTY DEVELOPMENT REGULATIONS SCHEDULE A: FEES

EFFECTIVE: June 11, 2018

## SUBDIVISIONS

A subdivision that contains three (3) lots or less which does not abut a county road or a county drainage facility.	\$100.00
A subdivision which contains three (3) lots or less which abuts a county road or county drainage facility.	\$300.00 + \$25.00 per lot
A subdivision which contains more than (3) lots and/or new streets.	\$500.00 + \$25.00 per new lot

## SITE PLANS

A site plan which does not abut a county road or county drainage facility which contains less than one (1) acre of impervious surfaces.	\$100.00
A site plan which does not abut a county road or county drainage facility which contains one (1) or more acres of impervious surfaces.	<p>Nonresidential: \$500.00 + \$6.00 per new parking space</p> <p>Multi-family Residential: (excluding 2-family homes) \$500.00 + \$6.00 per new dwelling unit</p> <p>Nonresidential: \$500.00 + \$6.00 per new parking space</p> <p>Multi-family Residential: (excluding 2-family homes) \$500.00 + \$6.00 per new dwelling unit</p>
A site plan which abuts a county road or county drainage facility.	\$500.00 + \$6.00 per new parking space
A site plan for industrial use or warehousing which contains one (1) or more acres of impervious surfaces.	\$500.00 + \$6.00 per 1,000 square feet of gross floor area or \$6.00 per parking space, whichever is greater

## PLAN REVISIONS

Revised plans for a major subdivision or site plan which involves county requirements.	\$300.00
A revised plan for a minor subdivision which requires county requirements.	\$150.00
Revised plans for a minor subdivision, major subdivision or site plan which does not involve county requirements.	\$100.00

## FINAL MAJOR SUBDIVISION PLATS

A final major subdivision plat which involves county requirements.	\$300.00
A major subdivision plat which does not involve county requirements.	\$100.00

## INSPECTIONS OF COUNTY IMPROVEMENTS FOR RELEASE OF PERFORMANCE GUARANTEE – INITIAL INSPECTION

\$100.00 for guarantees up to \$5,000.00;
2% of guarantee amount for guarantees exceeding \$5,000.00.
1 <sup>ST</sup> - \$100.00
2 <sup>ND</sup> - \$200.00
3 <sup>RD</sup> or more - \$300.00

## RE-INSPECTIONS:

<b>PREPARATION OF DEVELOPER AGREEMENTS</b>	\$750.00
<b>PREPARATION OF HOLD HARMLESS/INDEMNIFICATION AGREEMENTS</b>	\$500.00

- Check or money orders (**no cash will be accepted**) should be made out to: Treasurer, Monmouth County.
- State, county and municipal governments and quasi-governmental entities are exempt from the payment of application fees and inspection fees.
- The review period will not commence until a complete application is submitted.
- Fees will not be refunded if the application is withdrawn or the scope of the project is reduced.
- Prior to commencing any work within the right-of-way of a County Highway or before doing any work that affects a County Bridge, the applicant is required to obtain a Road Opening Permit from the Monmouth County Highway Department.

**Monmouth County Planning Board**  
**Hall of Records Annex \* One East Main Street \* Freehold, New Jersey**  
**Phone: 732.431.7460 Fax: 732.409.7540**  
[www.visitmonmouth.com](http://www.visitmonmouth.com)  
**Email: [devreview@co.monmouth.nj.us](mailto:devreview@co.monmouth.nj.us)**

March 23, 2021

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

Re: Boro File No. MSPB-R1530  
Major Subdivision – Parziale  
Block 176, Lots 30 & 32  
204 & 208 Fourth Avenue  
R-3 - 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. Major Subdivision Plat, prepared by William Fiore, PLS, of William J. Fiore, Inc., dated December 18, 2020.

Existing Lots 30 and 32 both contain 6,000 square feet and are located in the R-3 - Residential Zone with frontage on Fourth Avenue. With this application, the applicant intends to create three conforming lots from the two existing lots, all three containing 4,000 square feet, all with frontage on Fourth Avenue. 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-3 - Residential Zone, where the proposed residential lots are permitted.
2. No variances are required as part of this application however there are existing dwellings and other improvements on the property. These dwellings and improvements must be demolished before the subdivision may be signed by the Planning Board, otherwise multiple variances would be created.
3. As this is technically a major subdivision, the subdivision must be filed by map and not by deed. The plan submitted for signature must meet all of the requirements of the New Jersey Title Recordation Act (Map Filing Law) prior to submission for signing of the final plat by the Board.



Re: Boro File No. MSPB-R15130  
Major Subdivision – Parziale  
Block 176, Lots 30 & 32

March 23, 2021  
Sheet 2

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. 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.
6. All applicable road opening permits from the Borough and must be obtained for the new utility connections and any other construction.
7. The proposed lot numbers must be reviewed and approved by the tax office.
8. Separate water and sewer utility connections will be required for the proposed lots. All new utilities for the proposed dwelling must be located underground if possible.
9. The owner's notarized signature will need to be included on the plat submitted for signature by the Board.
10. 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

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  
John Sarto, esq.  
Giordano, Halleran & Ciesla, 125 Half Mile Road, Suite 300, Red Bank, NJ 07701-6777  
William Fiore, PLS  
263 Brick Boulevard, Unit 5, Brick, NJ 08723  
Carmela Parziale  
305 Beachfront, Manasquan, NJ 08736



