

# MANASQUAN PLANNING BOARD MEETING AGENDA

**FEBRUARY 06, 2024 7:00 PM – TUESDAY**

Please take notice that the Manasquan Planning Board will convene an in person meeting on February 06, 2024 7:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

## **Join Zoom Meeting**

<https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLQS9TRVBIWHVtbUd3Zz09>

**OR**

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

**Meeting ID: 824 329 9920**

**Passcode: 365120**

## **PUBLIC MEETING**

Salute to the Flag

Roll Call

Sunshine Law Announcement

## **OLD/NEW BUSINESS**

1. Approval of Vouchers
2. Regular Meeting Minutes - December 5, 2023
3. Regular Meeting Minutes - December 19, 2023
4. Reorganization Meeting and Regular Meeting Minutes - January 18, 2024

## **RESOLUTION**

5. #13-2024 Reilly, William & Michelle - 75 Morris - Block 71 Lot 112.03 - Application #19-2023

## **APPLICATION**

6. #13-2023 Kelly, Kathleen - 163 McLean Avenue - Block 158 Lot 11 (carried from 12/5/23)
7. #20-2023 Kolshorn, Patricia - 471 Euclid Avenue - Block 143 Lot 13

## **OTHER BUSINESS**

Comments from individual board members

## **ADJOURNMENT**

July 27, 2023

Barbara Ilaria, Secretary  
Manasquan Borough Planning Board  
201 East Main Street  
Manasquan, NJ 08736

B.O.M. RECEIVED  
M&G \_\_\_\_\_ ADM \_\_\_\_\_  
CLERK \_\_\_\_\_ CFO \_\_\_\_\_

**JUL 31 2023**

DPW \_\_\_\_\_ CONST \_\_\_\_\_  
PD \_\_\_\_\_ OTHER \_\_\_\_\_

Re: Boro File No. MSPB-R2110  
Variance – Kelly  
Block 158, Lot 11  
163 McLean Avenue  
R-1 Single-Family Residential Zone  
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

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. Pool Plot Plan prepared by Robert Burdick, PE, PP, of the R.C. Burdick, PE, PP, PC, dated May 30, 2023.

The property is located in the R-1 Residential Zone with frontage on McLean Avenue. With this application, the applicant proposes to construct a new 14' by 28' in-ground pool, concrete patio, stormwater recharge system, and associated site improvements. The application is deemed complete on July 27, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 Residential Zone, where the existing and proposed residential use is permitted.
2. The following variances are required as part of this application:
  - a. A maximum lot coverage of 35% permitted, whereas a lot coverage of 68% is proposed (55.5% exists).
  - b. A minimum patio setback of 5 feet is required, whereas a setback of 2 feet is proposed (west side).
3. The following non-conformities exist on Lot 11 and will not be modified as part of this application:
  - a. A minimum front yard setback of 25 feet is required, whereas a setback of 17.35 feet exists.


Re: Boro File No. MSPB-R2110  
Variance – Kelly  
Block 158, Lot 11

July 27, 2023  
Sheet 2

4. The applicant proposed to construct a concrete patio around the proposed pool which increases the lot coverage variance requested for the lot. The applicant may wish to consider a paver patio or other pervious surface to minimize the requested variance.
5. The pool mechanical equipment will be located in the rear yard to the east of the proposed pool.
6. The proposed grading of the lot does not appear that it will alter the existing drainage patterns, however the applicant's engineer should confirm this and indicate that there will be no negative effects to neighboring properties.
7. The plan provides for a recharge system consisting of two yard inlets and perforated pipe behind the pool and patio. The applicant should be aware that a two-foot separation from seasonal high groundwater must be maintained to the bottom of the proposed system.
8. The applicant should indicate if any trees are proposed to be removed as part of the application.
9. Any curb and sidewalk must be replaced along McLean 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

ADY:jy

cc: George McGill, esq., Planning Board Attorney  
Robert Burdick, PE, PP  
R.C. Burdick, PE, PP, PC, 1023 Ocean Road, Point Pleasant, NJ 08742  
Kathleen.Kelly  
163 McLean Avenue, Manasquan, NJ 08736

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: KATHLEEN KELLY

\*Applicant's Address: 163 McLEAN AVE

\*Telephone Number: Home: \_\_\_\_\_ Cell: 201-892-6559

\*e-mail Address: KATHY KELLY 0421@gmail

\*Property Location: 163 McLEAN AVE

\*Block: \_\_\_\_\_ Lot: \_\_\_\_\_

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

\*Date of Zoning Officer's Denial Letter: 6-20-23  
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? \_\_\_\_\_  
(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.

Kathleen Kelly  
Signature of Applicant or Agent

7-17-23  
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

June 20, 2023

Kathleen Kelly  
267 Ege Avenue  
Jersey City, NJ 07304

Re: Block: 158 Lot: 11 Zone: R-1 Flood Zone: AE BFE: 9ft. DFE: 10ft.  
163 McLean Avenue

Dear Ms. Kelly:

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

Install an inground pool and concrete patio in the rear yard.

Pool plot plan prepared by Robert Burdick on May 30, 2023. Pool plans prepared by Robert Burdick and dated May 2023.

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

Section 35-9.4- Front Setback – 25ft. Required  
17.35ft. Existing

“ - Lot Coverage – 35% Permitted  
55.5% Existing  
68% Proposed

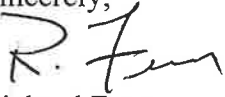
Section 35-11.8J – Requires that the patio must be setback a minimum of 5ft from the side property line.

Additional required documentation:

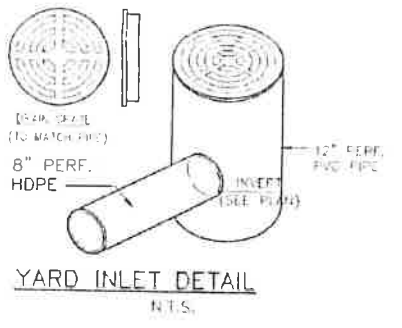
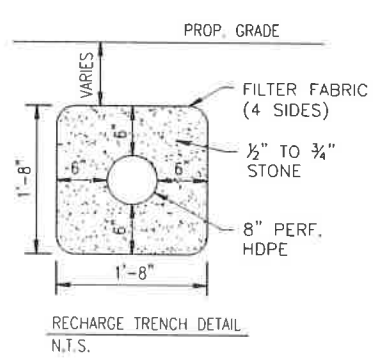
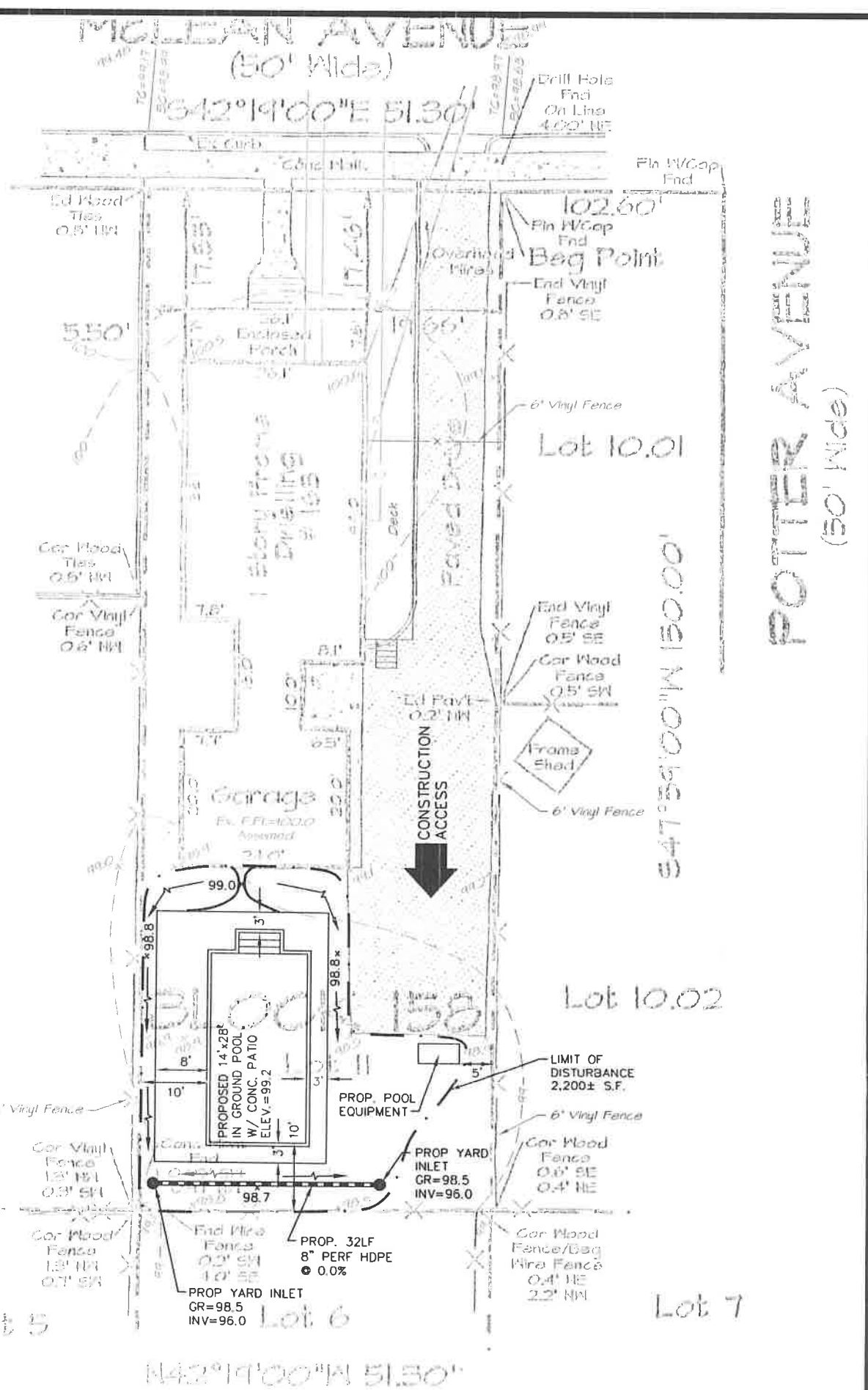
- Prior approval from the Shade Tree Committee regarding the removal of any trees as part of the project.

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

Sincerely,

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

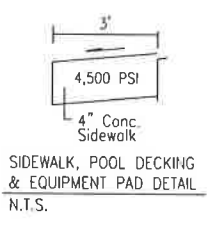
Richard Furey  
Zoning/Code Enforcement Officer



**NOTES:**

Property Owner: Kathleen Kelly  
163 McLean Ave.  
Manasquan, N.J. 08736

- 1) Grading plan based on "Plan of Survey Made For Lot 11 in Block 158 (T.M.) Situated in Borough of Manasquan - Monmouth County, NJ" performed by Dowling Assoc. Inc. signed by Raymond Swiderski, NJPLS No. 18263 and dated 2/19/2008. Topography and partial survey update performed by RC Burdick & Assoc. by Mr. Stanley Hans Jr. NJPLS No. 29182 on 5/16/2023.
- 2) Contractor to verify location of all utilities prior to start of construction. Utilities shown are per visual observation of physical features and/or mark outs and their location is approximate. The under signed professional are not responsible for the presence of underground utilities or structures if they are not visible or otherwise disclosed by any of the above data. Pool contractor shall utilize the serviced of CALL DIG (1-800-272-1000) to accurately locate utilities.
- 3) Pool to be secured by minimum 4' fence with self latching and closing gates by property owner. Fence and all construction shall comply with the International Building Code and the International Residential Code, New Jersey Edition, including ANSI/NSPI-5 Standards for Residential In Ground Swimming Pools, current edition. Where adjacent fences are used to secure the pool the applicant shall take full responsibility for repair or replacement should they be damaged or removed and shall seek a variation for the fence where required.
- 4) All electrical equipment must be located at least 10' from the swimming pool.
- 5) The contractor shall protect all existing structures from damage and/or failure by acceptable methods as may be required per OSHA and other regulatory agencies. The Design Engineer accepts no responsibility for the safety or adequacy of the existing structures.
- 6) The Design Engineer assumes no responsibility for pool construction in easements or required setback areas not shown on the survey provided to the Design Engineer. The pool contractor and property owner shall verify the pool layout and all dimensions prior to construction.
- 7) Property owner responsible for all environmental permits. The determination of the presence or absence of wetlands, stream encroachment lines, buffer lines or easements not shown on the survey supplied by the Property Owner was outside of the scope of the project.
- 8) By use of this Plan for the purpose of obtaining a Permit to construct, the Property Owner and Pool Company agree to the proposed pool location, concrete, operating equipment and grading associated with the proposed swimming pool.
- 9) Minimum 1.0%, maximum 4:1 grading provided in area that is to be disturbed by pool construction. Concrete areas to be minimum 0.5% grade.
- 10) Pool filter discharge to be by flexible hose or filter to be cartridge filter with no discharge.



SEEDING MIXTURES FOR HOME LAWNS  
ALL SEED MUST BE INCORPORATED OR RAKED INTO THE SOIL

PLANT SPECIES	SEEDING RATE (POUNDS PER 1000 SQUARE FEET)
MIX #1 TALL FESCUE (TURF TYPE)	6.0
PERENNIAL RYEGRASS	0.5
KENTUCKY BLUEGRASS	0.5
TOTAL	7.0 POUNDS PER 1000 SQ.FT.
MIX #2 HARD FESCUE	3.0
(STRONG) CREEPING RED FESCUE	1.0
CHEWINGS FESCUE	1.0
PERENNIAL RYEGRASS	0.25
TOTAL	5.25 POUNDS PER 1000 SQ.FT.
MIX #3 HARD FESCUE	4.0
PERENNIAL RYEGRASS	1.0
KENTUCKY BLUEGRASS	1.0
TOTAL	6.0 POUNDS PER 1000 SQ.FT.

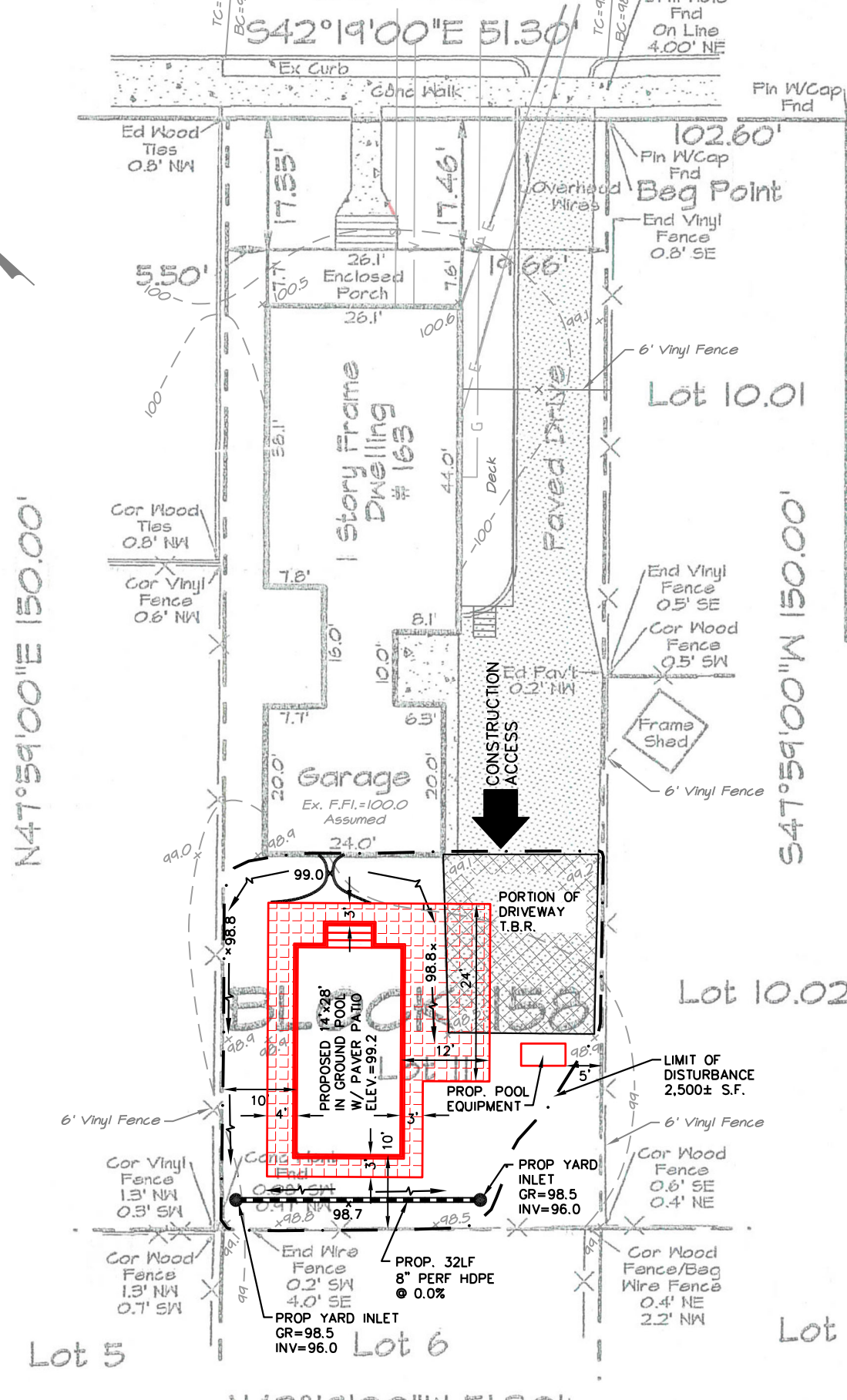
- LEGEND**
- 99.6x Exist. El. (ft.)
  - 99.6x Prop. El. (ft.)
  - 99 - - - Exist. Contour
  - 99 — Prop. Contour
  - > Prop. Flow Arrow

No.	Date	Description	By

Lot 11 Block 158 Borough of Manasquan Monmouth County, NJ	<h2 style="margin: 0;">Pool Plot Plan</h2> <h3 style="margin: 0;">163 McLean Avenue</h3>	DATE: 5/30/2023  SCALE: 1' = 20'  JOB No. 23-1347  SHEET 1 of 1
<b>R.C. BURDICK, P.E., P.P., P.C.</b> CONSULTING ENGINEERS SURVEYORS PLANNING ENVIRONMENTAL PERMITTING 1023 OCEAN ROAD POINT PLEASANT, NJ 08742 (732)892-5050 FAX (732)892-5888		 <b>ROBERT C. BURDICK</b> P.A. PROFESSIONAL ENGINEER #049541-E N.J. PROFESSIONAL ENGINEER #30929 N.J. PROFESSIONAL PLANNER #04383



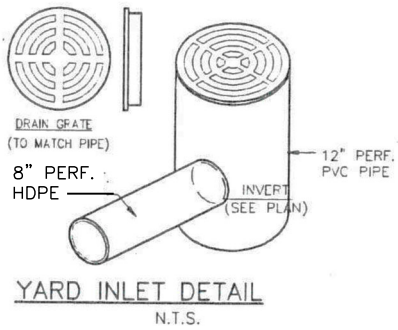
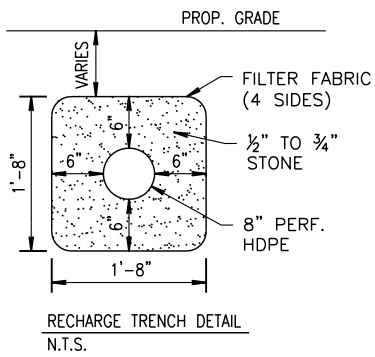
# MCLEAN AVENUE (50' Wide)



Zoning: R-1 Single Family Residential (Interior Lot)

	Required	Existing	Provided
Minimum Lot Area	7,000 sf	7,695 sf	7,695 sf
Minimum Lot Frontage	50'	51.3'	51.3'
Minimum Setbacks			
Principal Building			
Front	25'	17.35**	17.35**
Side	5'	5.5'	5.5'
Rear	35'	50'	50'
Accessory Pool (Proposed)			
Front	25'	N/A	108'
Side	10'	N/A	10'
Rear	10'	N/A	10'
Maximum Building Coverage	25%	24.5%	24.5%
Maximum Lot Coverage	35%	55.5%**	55.0%**

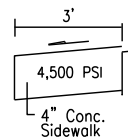
\* Variance Condition to remain note no analysis of homes on the block performed  
\*\* Variance to be reduced in scope



**NOTES:**

Property Owner: Kathleen Kelly  
163 McLean Ave.  
Manasquan, N.J. 08736

- Grading plan based on "Plan of Survey Made For Lot 11 in Block 158 (T.M.) Situated in Borough of Manasquan - Monmouth County, NJ" performed by Dowling Assoc. Inc. signed by Raymond Swiderski, NJPLS No. 18263 and dated 2/19/2008. Topography and partial survey update performed by RC Burdick & Assoc. by Mr. Stanley Hans Jr. NJPLS No. 29182 on 5/16/2023.
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- All electrical equipment must be located at least 10' from the swimming pool.
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- The Design Engineer assumes no responsibility for pool construction in easements or required setback areas not shown on the survey provided to the Design Engineer. The pool contractor and property owner shall verify the pool layout and all dimensions prior to construction.
- Property owner responsible for all environmental permits. The determination of the presence or absence of wetlands, stream encroachment lines, buffer lines or easements not shown on the survey supplied by the Property Owner was outside of the scope of the project.
- By use of this Plan for the purpose of obtaining a Permit to construct, the Property Owner and Pool Company agree to the proposed pool location, concrete, operating equipment and grading associated with the proposed swimming pool.
- Minimum 1.0%, maximum 4:1 grading provided in area that is to be disturbed by pool construction. Concrete areas to be minimum 0.5% grade.
- Pool filter discharge to be by flexible hose or filter to be cartridge filter with no discharge.



**SEEDING MIXTURES FOR HOME LAWNS**

ALL SEED MUST BE INCORPORATED OF RAKED INTO THE SOIL

PLANT SPECIES	SEEDING RATE (POUNDS PER 1000 SQUARE FEET)
<b>MIX #1 TALL FESCUE (TURF TYPE)</b>	6.0
PERENNIAL RYEGRASS	0.5
KENTUCKY BLUEGRASS	0.5
<b>TOTAL</b>	<b>7.0 POUNDS PER 1000 SQ.FT.</b>
<b>MIX #2 HARD FESCUE</b>	3.0
(STRONG) CREEPING RED FESCUE	1.0
CHEWINGS FESCUE	1.0
PERENNIAL RYEGRASS	0.25
<b>TOTAL</b>	<b>5.25 POUNDS PER 1000 SQ.FT.</b>
<b>MIX #3 HARD FESCUE</b>	4.0
PERENNIAL RYEGRASS	1.0
KENTUCKY BLUEGRASS	1.0
<b>TOTAL</b>	<b>6.0 POUNDS PER 1000 SQ.FT.</b>

**LEGEND**

- x 99.3 Exist. El. (ft.)
- 99.6 x Prop. El. (ft.)
- 99 - - - Exist. Contour
- 99 - - - Prop. Contour
- Prop. Flow Arrow

No.	Date	Description	By
1	1/31/24	REVISED PER BOARD COMMENT	RCB

Lot 11 Block 158 Borough of Manasquan Monmouth County, NJ	<b>Pool Plot Plan</b> 163 McLean Avenue	DATE: 5/30/2023
<b>R.C. BURDICK, P.E., P.P., P.C.</b> CONSULTING ENGINEERS SURVEYORS PLANNING ENVIRONMENTAL PERMITTING 1023 OCEAN ROAD POINT PLEASANT, NJ 08742 (732)892-5050 FAX (732)892-5888	ROBERT C. BURDICK P.A. PROFESSIONAL ENGINEER #049541-E N.J. PROFESSIONAL ENGINEER #30929 N.J. PROFESSIONAL PLANNER #04383	JOB No.: 23-1347
SHEET		1 of 1



***R.C. BURDICK, P.E. P.P. P.C.***

1023 OCEAN RD. PT. PLEASANT, N.J. 08742

PHONE 732-892-5050

FAX 732-892-5888

LOT COVERAGE CALCULATIONS  
 163 McLEAN AVE.  
 LOT 11, BLOCK 025  
 BOROUGH OF MANASQUAN  
 MONMOUTH COUNTY, NEW JERSEY  
 MAY 29, 2023  
 REVISED 1/31/24  
 PROJECT NO. 23-1347

LOT AREA	7,695 +/- SF		
HOME AND ENCLOSED PORCH		1,883 +/- SF	24.5 %
FRONT STEPS AND WALK		110 +/- SF	
SIDE PORCH		210 +/- SF	
DRIVEWAY		1,984 +/- SF	
REAR ENTRY		80 +/- SF	
EXIST IMPERVIOUS COVERAGE		4,267 +/- SF	55.5 %
PROPOSED POOL		416 +/- SF	
PROPOSED PAVER DECKING (577 +/- SF NOT INCL.)		(577 +/- SF)	
PROPOSED POOL EQUIPMENT		18 +/- SF	
DRIVEWAY TO BE REMOVED		- 470 +/- SF	
TOTAL PROPOSED IMPERVIOUS		- 36 +/- SF	-0.5 %
TOTAL IMPERVIOUS COVERAGE		4,231 +/- SF	55.0 %

  
 Robert C. Burdick NJPE 30929

December 19, 2023

Barbara Ilaria, Secretary  
Manasquan Borough Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Re: Boro File No. MSPB-R2170  
Variance – Kolshorn  
Block 143, Lot 13  
471 Euclid Avenue  
R-2 Single-Family Residential Zone  
Borough of Manasquan, Monmouth County, NJ



Dear Ms. Ilaria:

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 Marc Cifone, PLS, of Lakeland Surveying, dated May 16, 2013.
2. Deck Layout and Framing Sketch, not dated.

The property is located in the R-2 Single-Family Residential Zone with frontage on Euclid Avenue. With this application, the applicant proposes to replace and construct a raised rear deck with stairs on the rear of the existing dwelling. The application is deemed complete as of December 19, 2023.

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. A minimum rear yard setback of 20 feet is required, whereas a setback of 5 feet is proposed.
  - b. A minimum side yard setback of 5 feet is required, whereas a setback of 2.8 feet is proposed.
3. The following non-conformities exist on Lot 13 and are not proposed to be modified as part of this application:
  - a. A minimum lot area of 5,000 square feet is required, whereas an area of 4,088 square feet exists.


Re: Boro File No. MSPB-R2170  
Variance – Kolshorn  
Block 143, Lot 13

December 19, 2023  
Sheet 2

- b. A minimum front yard setback of 25 feet is required, whereas a setback of 17.1 feet exists.
  - c. A minimum side yard setback of 5 feet is required, whereas a setback of 2.8 feet exists (east).
  - d. A minimum accessory rear yard setback of 5 feet is required, whereas a setback of 1.7 feet exists to the detached garage.
  - e. A minimum accessory side yard setback of 5 feet is required, whereas a setback of 2.1 feet exists to the detached garage (west).
4. The base flood elevation for the property is 10 (Zone AE). The existing finish first floor appears in excess of this elevation, but the actual finish floor elevation should be indicated.
  5. It appears that the proposed deck will be located at the same elevation as the existing first floor elevation.
  6. It appears the applicant proposes to start the deck at the eastern corner of the dwelling which is currently 2.8 feet from the property line but will angle the deck away from the property line to meet the 5-foot setback requirement as it moves away from the dwelling.
  7. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed deck will not increase the impervious coverage by more than 500 square feet.
  8. It appears that no existing trees will be removed as part of the application.
  9. Any curb and sidewalk must be replaced along Euclid Avenue as necessary.

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

Very truly yours,

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney  
Patricia Kolshorn  
188 Riverside Drive, Basking Ridhe, NJ 07920

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

APPLICATION TO THE PLANNING BOARD

- \*Applicant's Name: PATRICIA KOLSHORN
- \*Applicant's Address: 188 Riverside Drive Basking Ridge NJ 07920
- \*Telephone Number: Home: \_\_\_\_\_ Cell: 908-347-5486
- \*e-mail Address: p14cullen@verizon.net
- \*Property Location: 471 Euclid Ave
- \*Block: 143 Lot: 13
- \*Type of Application: BULK Variance  
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-Site Plan Approval
- \*Date of Zoning Officer's Denial Letter: 10/31/23  
Attach Zoning Permit Application
- \*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.
- \*Is the Applicant the Landowner? NO
- \*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.

Survey Needed

Patricia Kolshorn  
Signature of Applicant or Agent

11/20/23  
Date

10/2023

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0511  
Fax 732-223-1300

EDWARD G. DONOVAN  
Mayor

CONSTRUCTION DEPARTMENT

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BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

STEVEN J. WINTERS  
Construction Official

October 31, 2023

Patricia Kolshorn  
188 Riverside Drive  
Basking Ridge, NJ 07920

Re: Block: 143 Lot: 13 Zone: R-2 Flood Zone: AE BFE: 10ft. DFE: 11ft.  
471 Euclid Avenue

Dear Ms. Kolshorn:

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

Construct a raised deck on the existing deck footprint in the rear yard.

Survey/site plan prepared by Marc Cifone on May 16, 2013.

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

Section 35-9.4 – Front Setback – 25ft. Required  
17.1ft. Existing

“ - Lot Area – 5,000s.f. Required  
4,086s.f. Existing

“ - Rear Setback (Deck) – 20ft. Required  
2ft. Existing and proposed

“ - Side Setback “ - 5ft. Required  
1.5ft. Existing and proposed

Section 35-5.2b – Accessory Building (Garage) – Rear Setback – 5ft. Required  
2ft. Existing

“ “ - Side Setback (Left) – 5ft. Required  
1.7ft. Existing



“

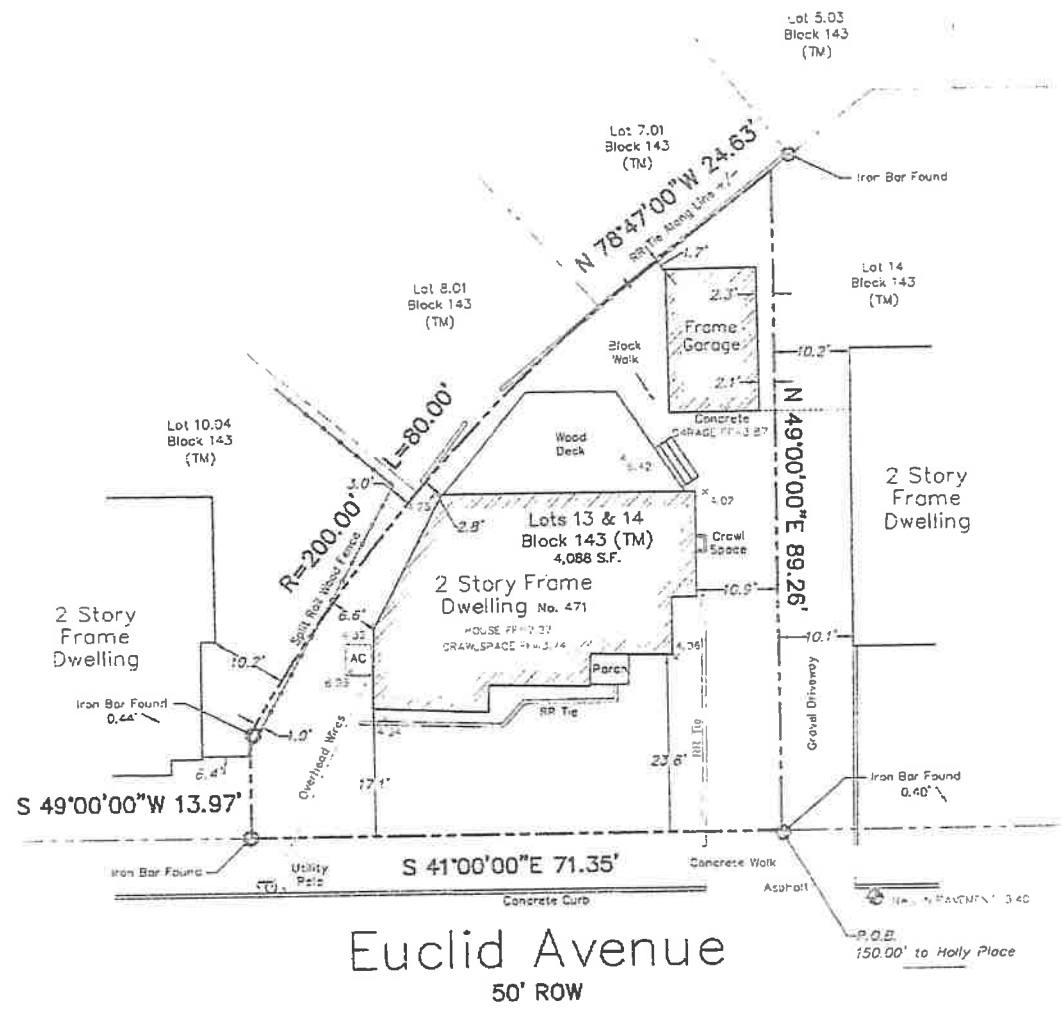
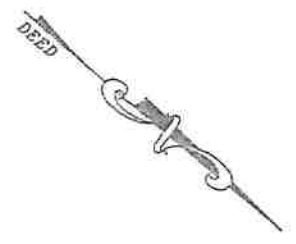
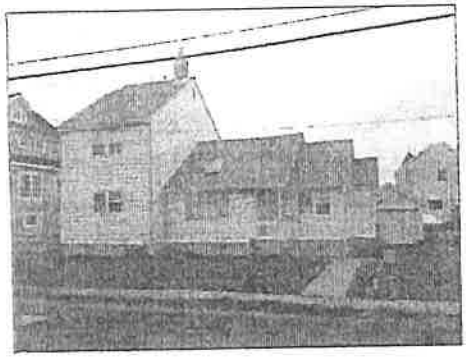
“

- Side Setback (Right) – 5ft. Required  
2.1ft. Existing

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

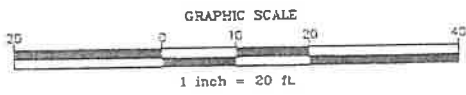
Sincerely,

Richard Furey  
Zoning/Code Enforcement Officer



**Euclid Avenue**  
50' ROW

This survey certified to:  
Victoria A. B. Merck Tagliano



This survey references:  
Deed Book 871 Page 1384

Notes:  
Field Survey Performed on 05/15/13  
Subject to an accurate title search  
Subject to documents of record  
Vertical Datum NAVD 88

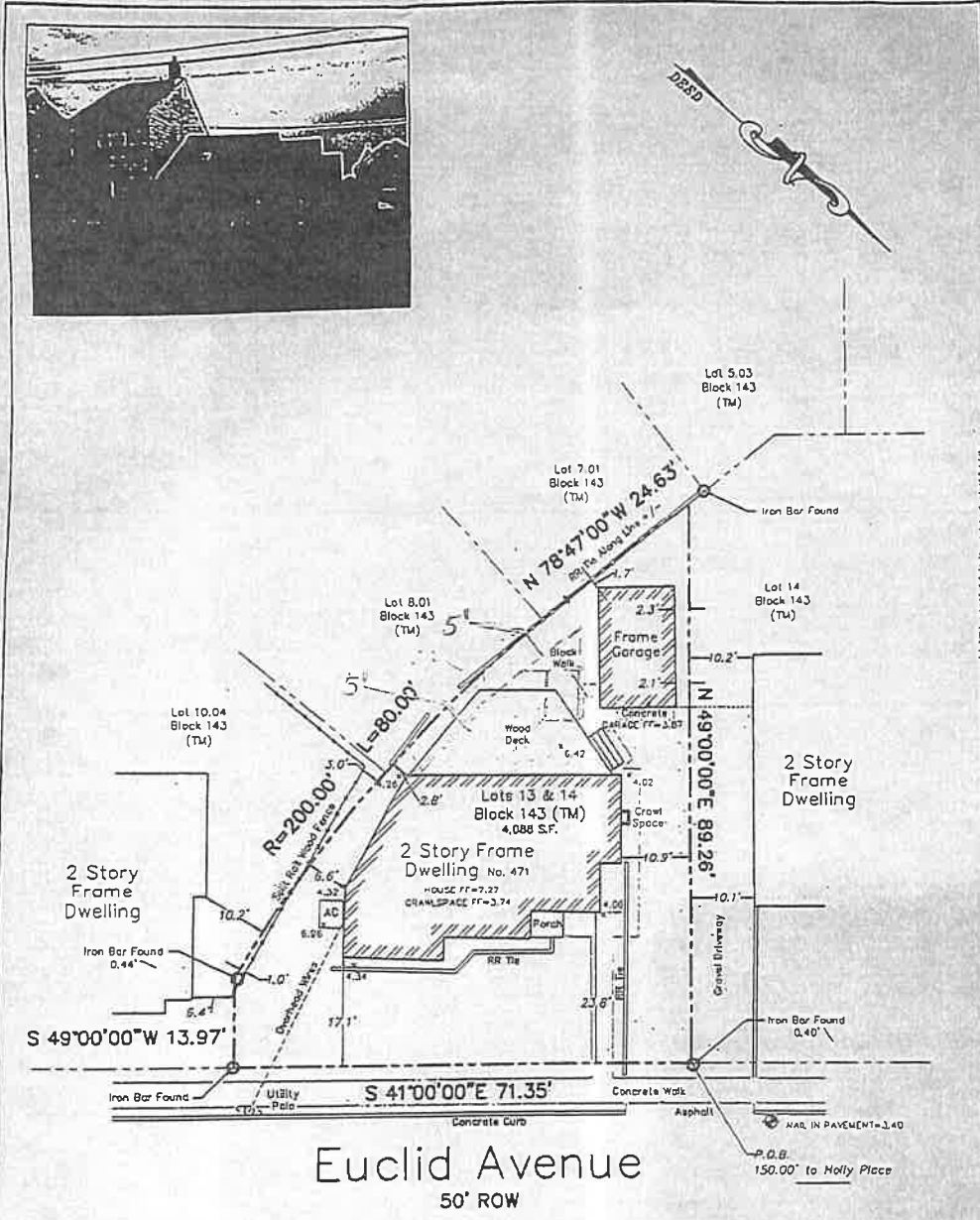
I declare that this plan is based on actual field surveys performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:27-2.2 and to the best of my professional knowledge, information and belief, correct by requirements. The instruments used on the date of the field survey, unless otherwise stated, are listed below the signature of the licensed surveyor. This declaration is given solely to the public and not for the parties to this transaction only and is not to be construed as a warranty. Survey is valid only if printed by original instrument and all the underlying references. This plan is made to provide information to the title insurer so that it may ensure title to the land shown herein.

**Lakeland Surveying**  
117 Hibernia Avenue | Rockaway | NJ  
Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com  
Certificate of Authorization #AG250-0002

PROJECT NUMBER 130715		
SCALE 1"=20'	DATE 05/16/13	
FIELD: JRS	DWN BY: JES	CHECKED: MJC

**SURVEY OF PROPERTY**  
Tax Lots 13 & 14 - Block 143  
471 Euclid Avenue, Borough of Manasquan  
Monmouth County, New Jersey

MARC J. CIFONE, Professional Land Surveyor N.J. Lic. No GS 41329  
JEFFREY O. MALES, Professional Land Surveyor N.J. Lic. No GS 30087

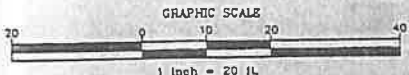


This survey certified to:  
Victoria A. & Marck Tagliano

This survey references:  
Deed Book 8719 Page 1254

Notes:  
Field Survey Performed on 05/13/13  
Subject to an accurate title search  
Subject to documents of record  
Vertical Datum NAVD 83

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:27D-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for their transaction only and is not intended to be a warranty. Survey is valid only if given the original signed and sealed of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein.



**Lakeland**  
**Surveying**

117 Hibernia Avenue | Rockaway | NJ  
Ph: (973) 625-5670 | Fax: (973) 625-4121  
www.LakelandSurveying.com  
Certificate of Authorization #140A28000000

PROJECT NUMBER 130715		
SCALE 1"=20'	DATE 05/16/13	
FIELD: JRS	DRAWN BY: JES	CHECKED: MJC

**SURVEY OF PROPERTY**  
Tax Lots 13 & 14 - Block 143  
471 Euclid Avenue, Borough of Manasquan  
Monmouth County, New Jersey

MARC J. CIFONE, Professional Land Surveyor N.J. Lic. No GS 41329  
JEFFREY O. MALES, Professional Land Surveyor N.J. Lic. No GS 30087

MD CONSTRUCTION

01-14-2024

*Handwritten signature*

