

MANASQUAN PLANNING BOARD MEETING AGENDA

APRIL 04, 2023 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on April 04, 2023 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. Vouchers - Approval
2. Regular Meeting Minutes - March 7, 2023

APPLICATION

- [3.](#) #03-2023 Eugene & Valerie Hannafey - 10 Minnesink road - Block 16 Lot 5
- [4.](#) #02-2023 Howard & JoAnn Lay - 43 Rogers Avenue - Block 152 Lot 1
- [5.](#) #04-2023 Christopher Nikolich - 145 First Avenue - Block 171 Lot 41 (being re-scheduled)

OTHER BUSINESS

Comments from individual board members

6. Master Plan Re-Examination Discussion

ADJOURNMENT



B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____

JAN 30 2023

DPW _____ CONST _____
PD _____ OTHER _____

January 27, 2023

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

Re: Boro File No. MSPB-R2020
Variance – Hannafey
Block 16, Lot 5.02
10 Minnesink Road
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. Pool Grading Plan prepared by Michael Cannon, PE, PLS, of the Cannon Group, P.C., dated June 10, 2022, last revised December 6, 2022.

The property is located in the R-2 Residential Zone with frontage on Minnesink Road. With this application, the applicant proposes to construct a new 14' by 22' in-ground pool, paver patio, and 6' by 18' porch in the rear yard and associated site improvements. The application is deemed complete on January 27, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 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 45% permitted, whereas a lot coverage of 47.1% is proposed.
 - b. A minimum rear yard pool setback of 10 feet is required, whereas a setback of 7 feet is proposed.
 - c. A minimum side yard pool setback of 10 feet is required, whereas a setback of 7 feet is proposed.
 - d. A minimum patio setback of 5 feet is required, whereas a setback of approximately 2 feet is proposed (east side) and 3 feet (rear).



Re: Boro File No. MSPB-R2020
Variance – Hannafey
Block 16, Lot 5.02

January 27, 2023
Sheet 2

3. The following non-conformities exist on Lot 5.02 and will not be modified as part of this application:
 - a. A maximum building coverage of 30% permitted, whereas a building coverage of 30.4% exists.
4. The applicant's engineer has provided soil boring information and test pit locations which demonstrate that a 1.5 feet separation from the seasonal high water table is provided. The proposed bottom of the 5.5 feet deep pool is at elevation 15.5 where the seasonal high water table is below elevation 14.0.
5. The pool mechanical equipment will be located in the rear yard behind the building envelope.
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 there will be no negative effects to neighboring properties.
7. It does not appear that any existing trees on the property will be removed as part of the application.
8. Any curb and sidewalk must be replaced along Minnesink Road as necessary.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Albert Yodakis", written over a horizontal line.

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Michael Cannon, PE, PLS
1466 Route 88, Suite B2, Brick, NJ 08724
Eugene Hannafey
10 Minnesink Road, Manasquan, NJ 08736

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: Eugene and Valerie Hannafey

*Applicant's Address: 10 Minnesink Road

*Telephone Number: Home: N/A Cell: 732 887-7797

*e-mail Address: VALERIEHANNAFEY@GMAIL.COM

*Property Location: 10 MINNESINK Rd.

*Block: 10 Lot: 5.02

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

*Date of Zoning Officer's Denial Letter: Aug. 8, 2022 and Sept. 14, 2022
Attach Zoning Permit Application

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

*Is the Applicant the Landowner? YES

*Does the Applicant own any adjoining land? NO

*Are the property taxes paid to date? YES

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

**Are there any Deed Restrictions, Easements, or Covenants affecting this property? No
(Attach copy)

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

[Signature]
Signature of Applicant or Agent

1-10-23
Date

06/2021

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0540
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 24, 2023

Eugene Hannafey
10 Minnesink Road
Manasquan, NJ 08736

Re: Block: 16 Lot: 5.02 Zone: R-2

Dear Sir:

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

Remove the patio in the rear yard and install a 14' x 22' inground pool and a paver patio in the rear yard.

Revised plot, grading plan and soil boring prepared by Michael Cannon on December 6, 2022. Pool plans prepared by Michael Cannon on July 14, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Building Coverage – 30% Permitted
30.4% Existing

“ - Lot Coverage - 45% Permitted
47.1 % Proposed

Section 35-11.6 – Swimming Pool - Rear Setback – 10ft. Required
7ft. Proposed

“ “ - Side Setback (Left) – 10ft. Required
7ft. Proposed

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

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

Sincerely,

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 underline.

Richard Furey
Zoning/Code Enforcement Officer

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

September 14, 2022

Eugene Hannafey
10 Minnesink Road
Manasquan, NJ 08736

Re: Block: 16 Lot: 5.02 Zone: R-2

Dear Sir:

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

Remove the patio in the rear yard and install a 14' x 22' inground pool in the rear yard.

Revised plot, grading plan and soil boring prepared by Michael Cannon on August 19, 2022. Pool plans prepared by Michael Cannon on July 14, 2022.

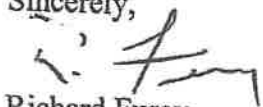
Application denied for the following reason(s):

Section 35-9.4 – Building Coverage – 30% Permitted
30.4% Existing

“ - Lot Coverage - 45% Permitted
47.1 % Proposed

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

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

August 8, 2022

Eugene Hannafey
10 Minnesink Road
Manasquan, NJ 08736

Re: Block: 16 Lot: 5.02 Zone: R-2

Dear Sir:

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

Install a 14' x 22' inground pool and concrete patio in the rear yard.

Plot grading plan prepared by Michael Cannon on June 10, 2022. Pool plans prepared by Michael Cannon on July 14, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Building Coverage – 30% Permitted
30.7% Existing

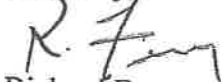
“ - Lot Coverage - 45% Permitted
58.4% Proposed

Additional required documentation:

- Section 28-1.3 requires a soil boring to determine the seasonal high ground water level.

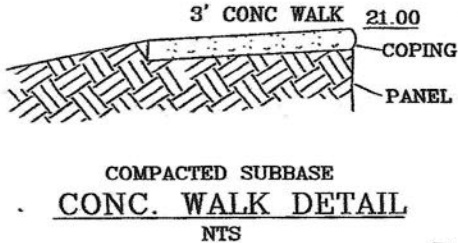
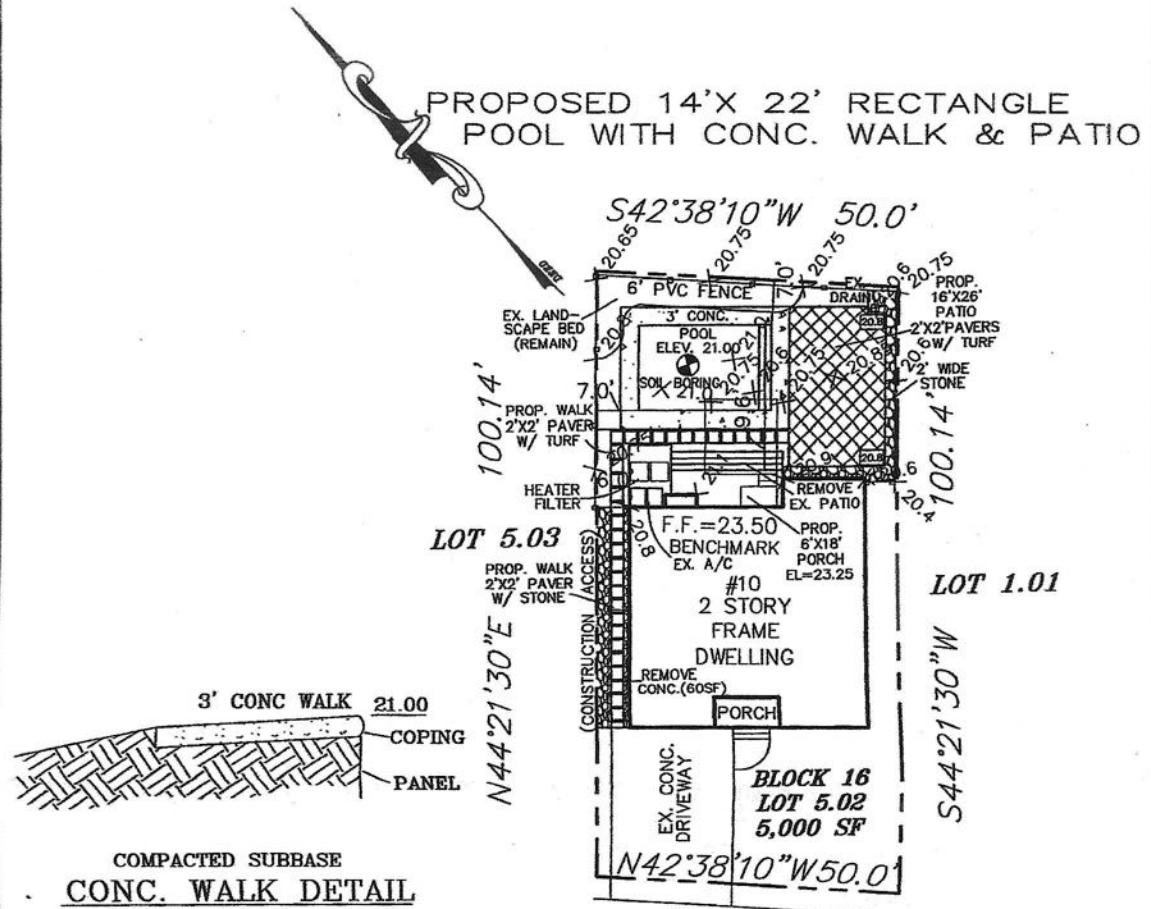
If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

PROPOSED 14'X 22' RECTANGLE POOL WITH CONC. WALK & PATIO



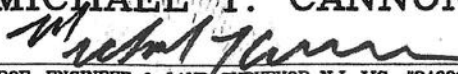
MINNESINK ROAD (50' ROW)

COVERAGE TABLE

HOUSE	1520 SF	30.4%
DRIVEWAY & WALK	603 SF	12.1%
POOL SURFACE	308 SF	6.1%
POOL CONC.	252 SF	5.0%
PAVER WALK	132 SF	2.6%
PAVER PATIO	416 SF	8.4%

SOIL LOG BY MICHAEL T. CANNON PE 8/19/22
 0"-12" BROWN LOAMY SAND (TOPSOIL) EL 21.0
 12"-48" BROWN SILTY SAND W/ GRAVEL
 48"-84" BROWN MED SAND
 NO WATER ENCOUNTERED, NO MOTTLES
 SHWT BELOW EL. 14.0
 BOTTOM OF GUNITE SHELL EL 15.5 MIN

NOTES:
 PROPERTY OF HANNAFEY KNOWN AS BLOCK 16 LOT 5.02 AS SHOWN ON THE TAX MAP FOR THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ
 MAP REFERENCE: SURVEY BY OTHERS TOPOGRAPHY BY THE CANNON GROUP, PC
 BM ELEVATION OF 10.0 FINISHED FLOOR (ASSUMED)
 TEMPORARY ACCESS ALONG THE EAST SIDE OF THE HOUSE
 PROPOSED CONC. WALKWAY AND PATIO AS SHOWN
 BACKWASH DISCHARGE TOWARDS STREET via. 50' FLEXIBLE DISCHARGE HOSE.
 PROPERTY IN FLOOD ZONE X, NO FLOOD
 THERE ARE NO WETLANDS OR BUFFERS ONSITE EASEMENTS AS SHOWN
 NO TREES ARE TO BE REMOVED
 ANY DAMAGE TO THE STREET OR WITHIN THE R.O.W. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE REPAIRED WITHIN THE FIRST 30 DAYS AFTER THE COMPLETION OF THE INGROUND POOL, AS PER BOROUGH STANDARDS USING 4500psi CONC.

POOL GRADING PLAN LOT 5.02 BLOCK 16 BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY		REVISION 8/19/22 SOIL 12/6/22 COVER
THE CANNON GROUP, P.C 1466 ROUTE 88 W. SUITE B2 BRICK, NEW JERSEY, 08724 PHONE (732) 458-0003 FAX (732) 458-1103 MICHAEL T. CANNON  PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691		CHKD MTC DRN BY MTC DATE 6/10/22 SCALE 1"=20' JOB # 22063 DWG #REV2POOL SHEET 1 OF 1

B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____

JAN 30 2023

DPW _____ CONST _____
PD _____ OTHER _____

January 27, 2023

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

Re: Boro File No. MSPB-R2000
Variance – Lay
Block 152, Lot 1
43 Rogers Avenue
R-3 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. Variance Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated July 8, 2022.
2. Architectural Floor Plans and Elevations prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated February 1, 2022.

The property is located in the R-3 Single-Family Residential Zone with frontage on Rogers Avenue and Sims Avenue. With this application, the applicant proposes to construct a two-story addition which includes a covered front porch, second story balcony, and interior renovations to the existing residential dwelling. The application is deemed complete on January 27, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-3 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A minimum front yard setback of 17.16 is required due to the provided front yard averaging calculations (25 feet normally required), whereas a setback of 15.88 feet is proposed for the new addition (15.3 feet exists to the northeast corner).
3. The following non-conformities exist on Lot 1 and are not proposed to be modified as part of this application:


Re: Boro File No. MSPB-R2000
Variance – Lay
Block 152, Lot 1

January 27, 2023
Sheet 2

- a. A minimum lot frontage of 50 feet is required, whereas 34.01 feet of frontage exists.
 - b. A minimum side yard setback of 5 feet is required, whereas a setback of 2.5 feet exists (east).
 - c. A minimum accessory side yard setback of 5 feet is required, whereas a setback of 3.5 feet exists (east).
 - d. A minimum accessory rear yard setback of 5 feet is required, whereas a setback of 3.9 feet exists.
4. The base flood elevation for the property is 9 (Zone AE). The existing and proposed finish first floor of the dwelling is at elevation 11.81.
 5. The applicant has provided front yard setback averaging calculations, prepared by a licensed surveyor, for properties within 200 feet as required to utilize this relief.
 6. The location of the air conditioning unit which is to be relocated must be indicated on the plan.
 7. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
 8. It appears that no existing trees will be removed as part of the application.
 9. The applicant should confirm that there is no regrading of the lot proposed or fill to be imported.
 10. The existing utility connections area are proposed to be maintained and utilized for the renovated structure.
 11. Any curb and sidewalk must be replaced along Rogers Avenue and Sims 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



Re: Boro File No. MSPB-R2000
Variance – Lay
Block 152, Lot 1

January 27, 2023
Sheet 3

cc: George McGill, esq., Planning Board Attorney
Joe Kociuba, PE
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Brian Berzinskis, AIA
Grasso Design Group, 231 Highway 71, Manasquan, NJ 08736
Howard Lay
43 Rogers Avenue, Manasquan, NJ 08736

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: Howard and JoAnn Lay

*Applicant's Address: 43 Rogers Avenue, Manasquan NJ 08736

*Telephone Number: Home: _____ Cell: 609-947-2204

*e-mail Address: rees300@msn.com

*Property Location: 43 Rogers Avenue

*Block: 152 Lot: 1

*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: September 19, 2022
Attach Zoning Permit Application

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

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? Yes

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

**Are there any Deed Restrictions, Easements, or Covenants affecting this
property? No
(Attach copy)

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

Howard Lay
Signature of Applicant or Agent

12/20/22
Date

BOROUGH HALL
11 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

DWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DIROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

September 19, 2022

Howard Lay
43 Rogers Avenue
Manasquan, NJ 08736

Re: Block: 152 Lot: 1 Zone: R-3 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

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

Construct a covered front porch, second floor addition over the existing building footprint and other interior alterations and renovations.

Plot plan and front yard average survey prepared by Joseph Kociuba on July 8, 2022.
Conceptual building plans prepared by Brian Berzinskis on February 1, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Lot Frontage – 40ft. Required
34.01ft. Existing

“ - Front Setback – 25ft. Required
17.16ft. Front yard average
15.3ft. Existing and proposed

“ - Side Setback (Left) – 5ft. Required
2.5ft. Existing and proposed

Section 35-5.2b – Accessory Use (Garage) – Rear Setback – 5ft. Required
3.5ft. Existing

“ “ - Side Setback (Left) - 5ft. Required
3.9ft. Existing

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

PAUL K. LYNCH
LAND SURVEYORS
P.O. BOX 1453
WALL, NEW JERSEY 07719
PHONE (732) 681-4035
EMAIL- pklynchs @ gmail.com

*** SURVEYORS REPORT 571121152-1 ***

November 12, 2021

Howard & Joann Lay
43 Rogers Avenue
Manasquan, N.J. 08736

Dear Mr. & Mrs. Lay:

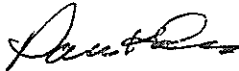
In regard to front setbacks on the south side of Rogers Avenue Manasquan Borough, N.J. within 200' of Lot 1 Block 152 the following measurements have been taken:

The following are foundation setbacks from the s'ly r.o.w. line of Rogers Ave. unless otherwise noted:

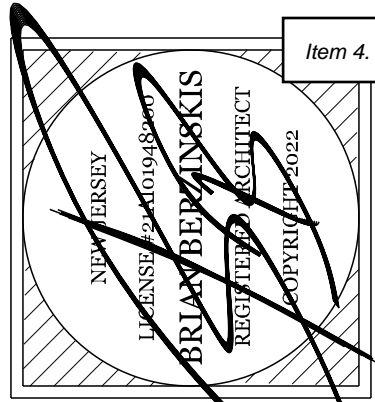
Lot 2	Block 151	13.19'	
Lot 1	Block 151	21.77'	porch base
Lot 24	Block 151	25.06'	porch base
Lot 23	Block 151	14.50'	
Lot 22	Block 151	15.43'	
Lot 2.02	Block 152	16.77'	framing corner
Lot 2.03	Block 152	16.57'	framing corner
Lot 4	Block 152	16.30'	porch base
Lot 5	Block 152	20.93'	porch base
Lot 6	Block 152	11.09'	
	Average	17.16'	

If you have any questions or clarifications please call my office.

Sincerely yours,



Paul K. Lynch LS



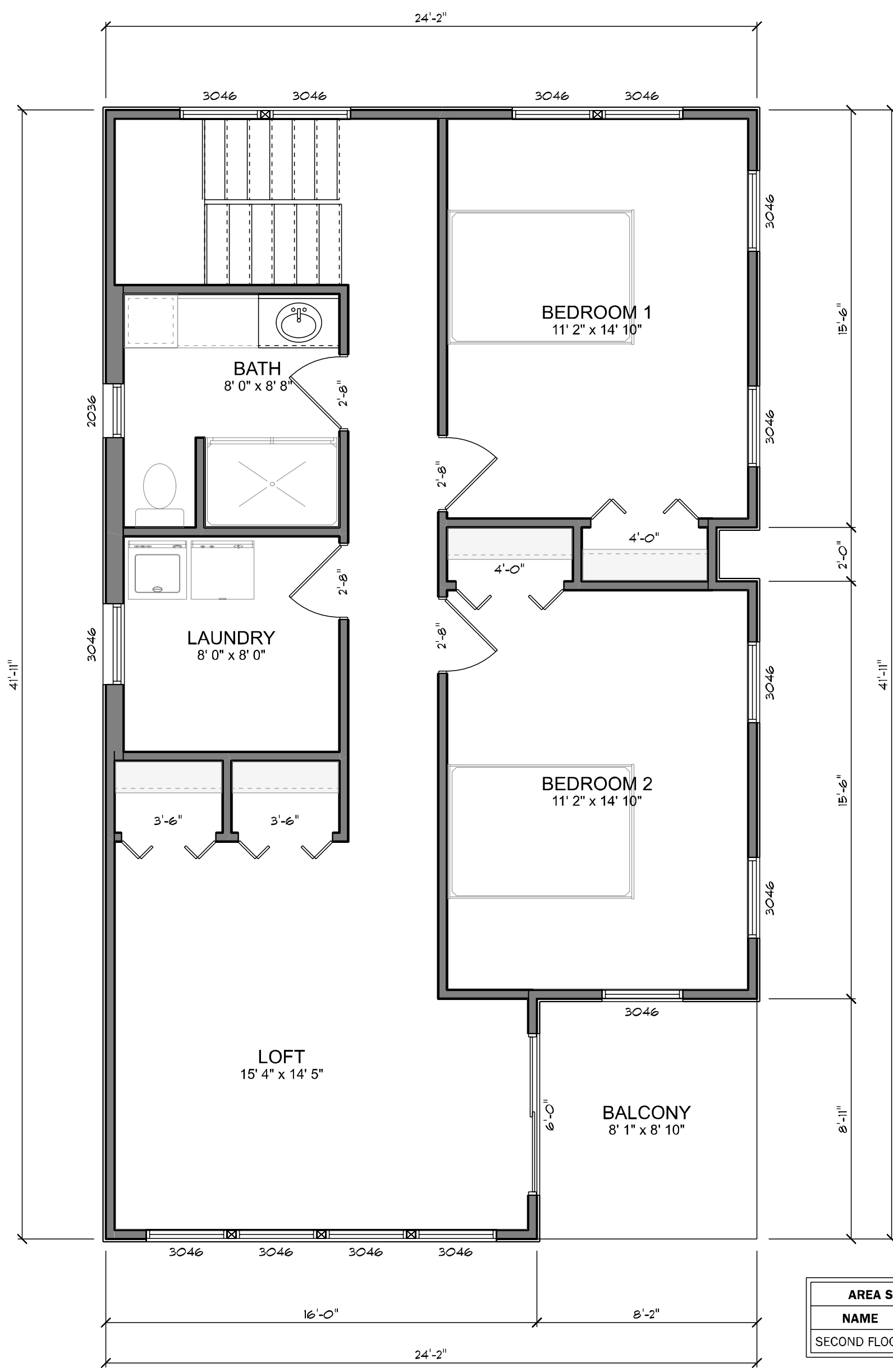
PROJECT FOR:
43 ROGERS AVE
 MANASQUAN
 NEW JERSEY
 Project Number
 CN#021-10-012
 Block: 152
 Lot: 1

BY	BB
DATE	2/1/2022

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

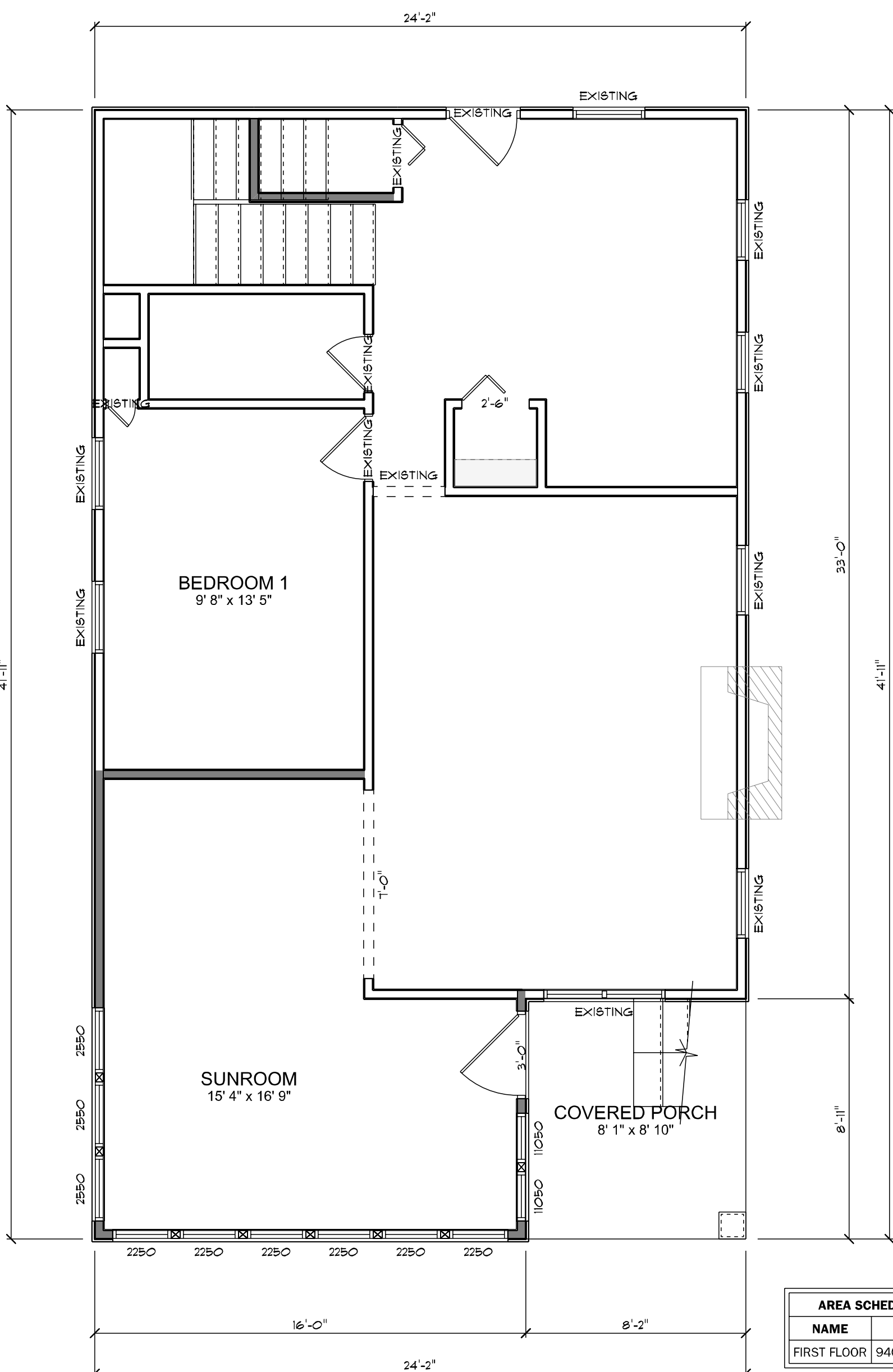


ELEVATION
 SCALE: 3/16" = 1'-0"



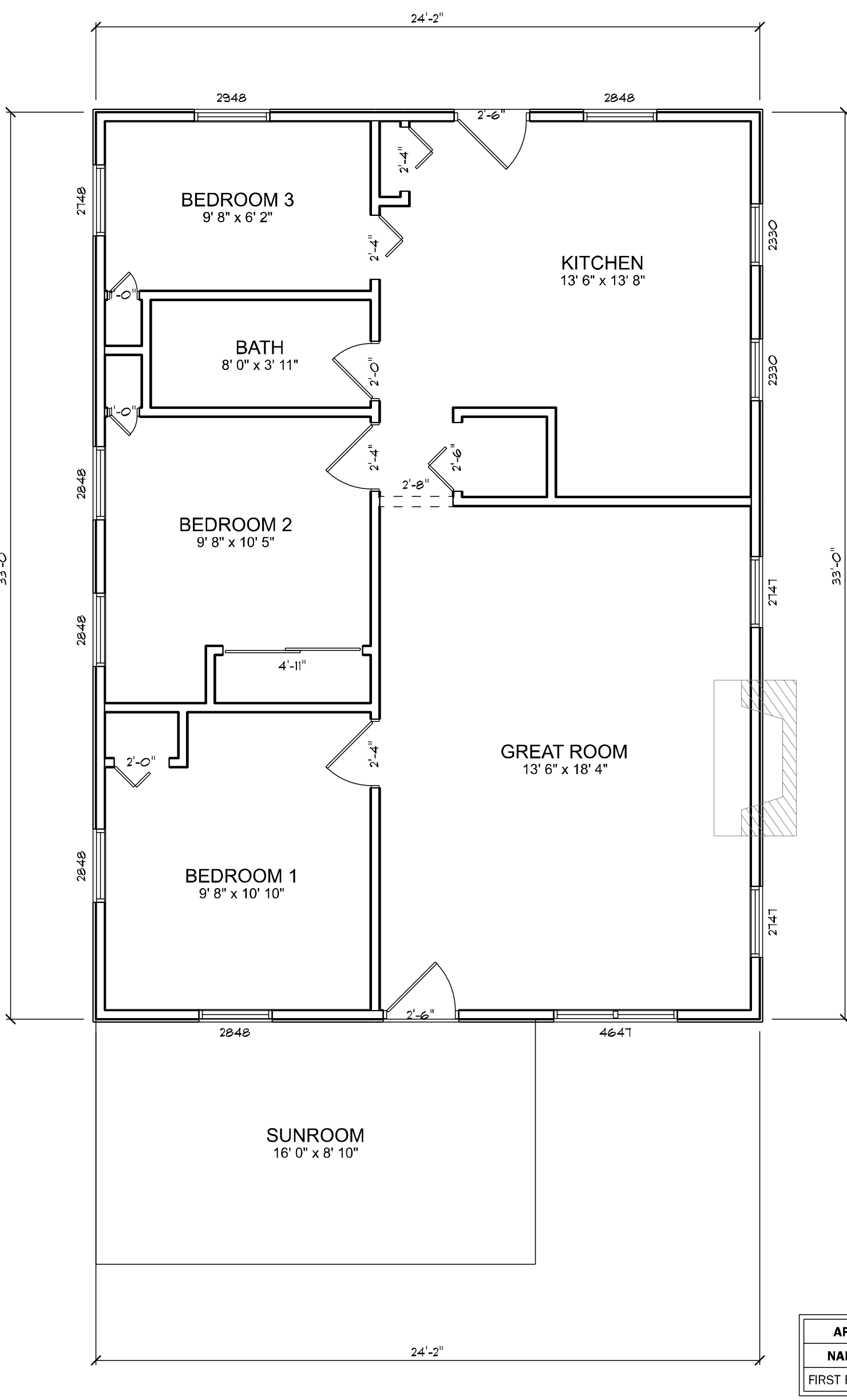
PROPOSED SECOND FLOOR
 SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
SECOND FLOOR	937.2 sq. ft.



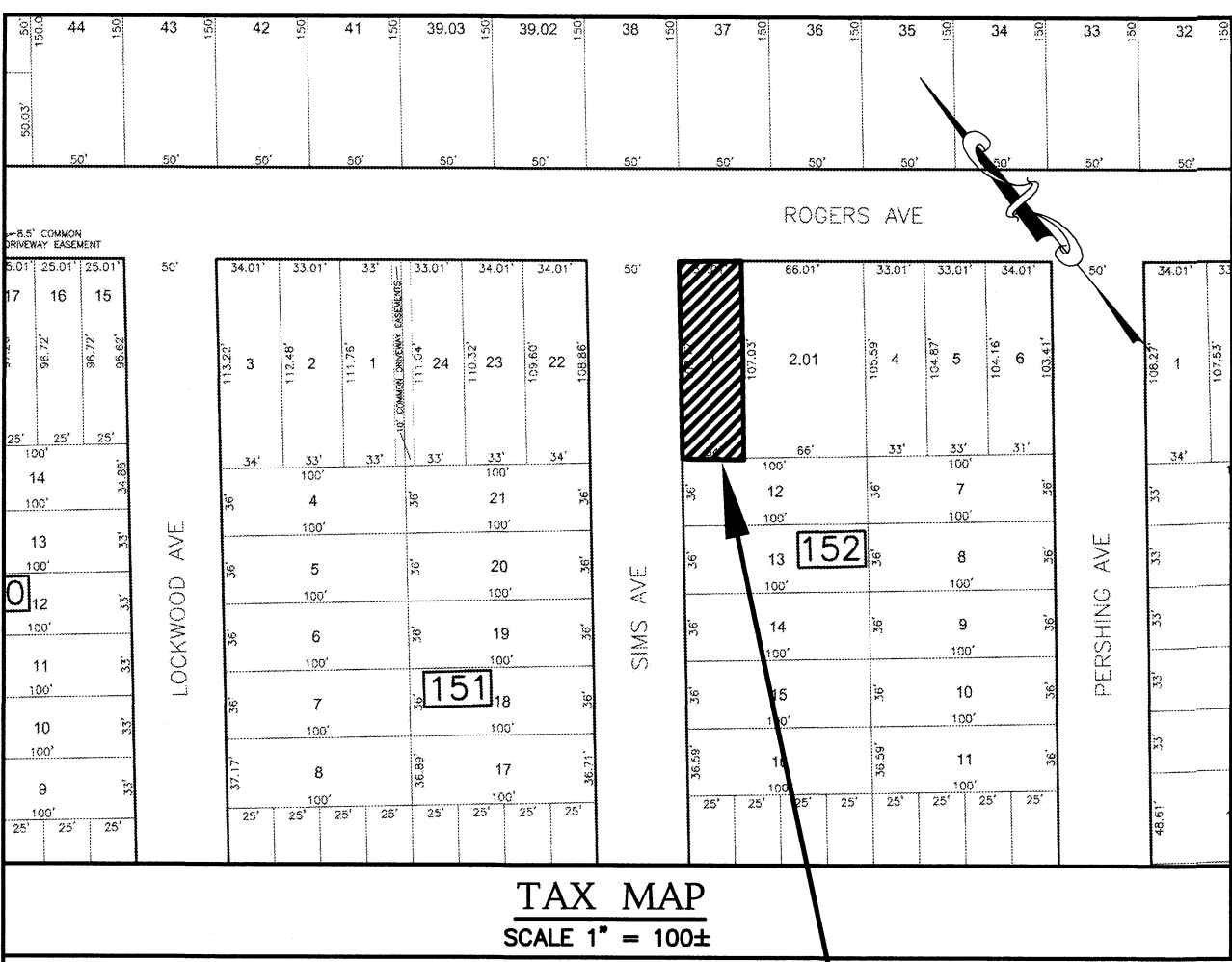
PROPOSED FIRST FLOOR
 SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	940.2 sq. ft.



EXISTING FIRST FLOOR
 SCALE: 1/4" = 1'-0"

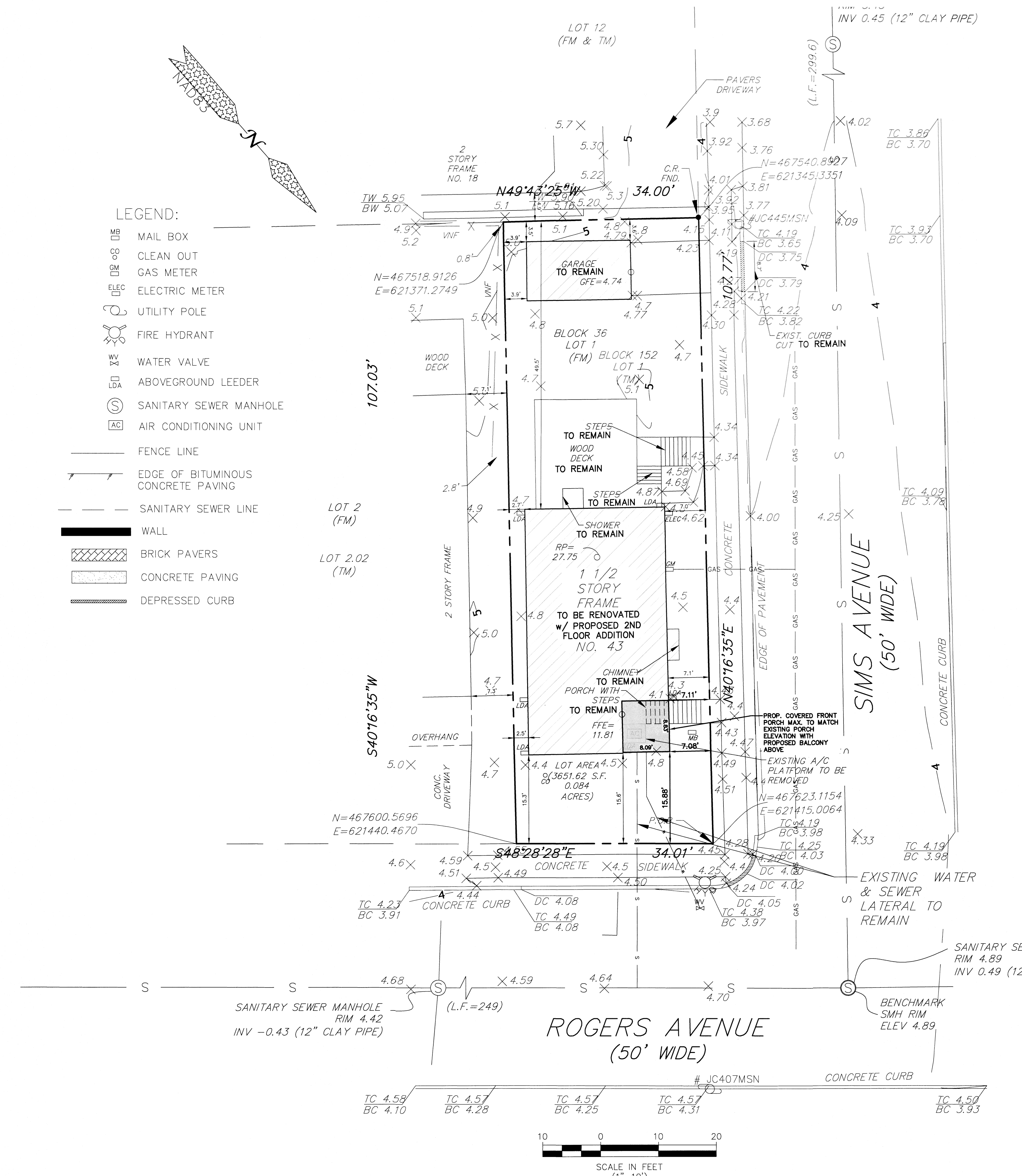
AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	797.5 sq. ft.



TAX MAP
SCALE 1" = 100'

PROJECT
LOCATION

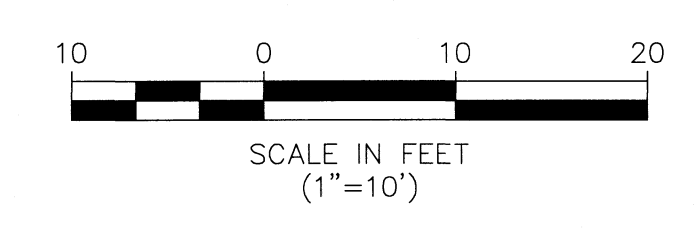
- LEGEND:
- MB MAIL BOX
 - CO CLEAN OUT
 - GM GAS METER
 - ELEC ELECTRIC METER
 - UTILITY POLE
 - FIRE HYDRANT
 - WV WATER VALVE
 - LDA ABOVEGROUND LEEDER
 - SS SANITARY SEWER MANHOLE
 - AC AIR CONDITIONING UNIT
 - FENCE LINE
 - EDGE OF BITUMINOUS CONCRETE PAVING
 - SANITARY SEWER LINE
 - WALL
 - BRICK PAVERS
 - CONCRETE PAVING
 - DEPRESSED CURB



The following are foundation setbacks from the s'y r.o.w. line of Rogers Ave. unless otherwise noted:

Lot 2	Block 151	13.19'	
Lot 1	Block 151	21.77'	porch base
Lot 24	Block 151	25.06'	porch base
Lot 23	Block 151	14.50'	
Lot 22	Block 151	15.43'	
Lot 2.02	Block 152	16.77'	framing corner
Lot 2.03	Block 152	16.57'	framing corner
Lot 4	Block 152	16.30'	porch base
Lot 5	Block 152	20.93'	porch base
Lot 6	Block 152	11.09'	
Average		17:16'	

SETBACK INFORMATION TAKEN FROM A REPORT PREPARED BY PAUL K. LYNCH LAND SURVEYORS DATED 11/12/2021.



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 152, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.082± ACRES (3,651.62 S.F.)
OWNER/APPLICANT: HOWARD LAY
43 ROGERS AVENUE
MANASQUAN, NJ 08736

APPLICANT PROPOSES TO CONSTRUCT A COVERED FRONT PORCH ADDITION & SECOND FLOOR ADDITION TO DWELLING.

DESCRIPTION	ZONE R-3		
	REQUIRED/PERMITTED RESIDENTIAL	EXISTING RESIDENTIAL	PROPOSED RESIDENTIAL
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	3,400 S.F.	3,651.62 S.F.	3,651.62 S.F.
MIN. LOT FRONTAGE	40 FT.	* 34.00 FT.	* 34.00 FT.
FRONT YARD SETBACK (ROGERS AVE.)	17.16 FT. (AVERAGE SETBACK)	* 15.3 FT.	** 15.3 FT.
SIDE YARD SETBACK (CORNER) (SIMS AVE.)	7 FT.	7.0 FT.	7.0 FT.
SIDE YARD SETBACK	5 FT.	* 2.5 FT.	** 2.5 FT.
REAR YARD SETBACK	20 FT.	49.5 FT.	49.5 FT.
ACCESS. BLDG. REAR YARD SETBACK	5 FT.	* 3.5 FT.	* 3.5 FT.
ACCESS. BLDG. SIDE YARD SETBACK	5 FT.	* 3.9 FT.	* 3.9 FT.
MAX. BLDG. COVERAGE	35 % (1,278.07 S.F.)	31.90 % (1,165 S.F.)	33.88 % (1,237 S.F.)
MAX. LOT COVERAGE	50 % (1,825.81 S.F.)	48.25 % (1,762 S.F.)	49.35 % (1,802 S.F.)
MAX. BLDG. HEIGHT	33 FT.	< 33 FT.	33.00 FT. (ARCHS)
MAX. ACCESSORY HEIGHT	10 FT.	NO CHANGE	NO CHANGE
MAX. ACCESSORY AREA	600 S.F.	184 S.F.	184 S.F.
MIN. STORAGE	80 S.F.	> 80 S.F.	> 80 S.F.
MIN. DECK	80 S.F. or 10% 1st. FLOOR	335 S.F.	335 S.F.
MAX. CURB CUT WIDTH	12 FT.	8.7 FT.	8.7 FT.

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

PLAN NOTES

- EXISTING SEWER AND WATER SERVICES TO REMAIN AND TO BE REUSED.
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS LOCATED IN FLOOD ZONE 'AE' - ELEVATION 9.0 PER FEMA PRELIMINARY WORK MAPS.
- BUILDING HEIGHT MEASURED FROM TOP OF CURB (ELEV. 4.43) TO HIGHEST POINT OF THE ROOF.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEARPOINT SERVICES LLC DATED 5/5/2022.
BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY GRASSO DESIGN GROUP DATED 2/1/2022.

PROP. BUILDING HEIGHT CALCULATIONS
EX. TOP OF CURB = 4.43 N.A.V.D.
TOTAL PROP. BUILDING HEIGHT = 33.00 FT. ARCHS
MAX. PEAK BUILDING HEIGHT = 37.43 N.A.V.D.

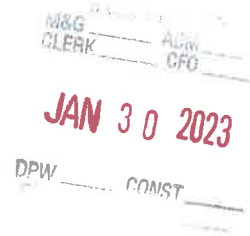
EXIST. BUILDING COVERAGE	
EXIST. DWELLING	956 S.F.
EXIST. CHIMNEY	12 S.F.
EXIST. OUTDOOR SHOWER	13 S.F.
EXIST. DETACHED GARAGE	184 S.F.
EXIST. TOTAL BUILDING COVERAGE	1,165 S.F. 31.90%

EXIST. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	1,152 S.F.
EXIST. FRONT STOOP, STEP, & WALKWAY	62 S.F.
EXIST. A/C PAD	13 S.F.
EXIST. DECK, STEPS, & WALKWAY	426 S.F.
EXIST. DRIVEWAY	109 S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	1,762 S.F. 48.25%

PROP. BUILDING COVERAGE	
EXIST. DWELLING	956 S.F.
EXIST. CHIMNEY	12 S.F.
EXIST. OUTDOOR SHOWER	13 S.F.
EXIST. DETACHED GARAGE	184 S.F.
PROP. ADDITION	72 S.F.
PROP. TOTAL BUILDING COVERAGE	1,237 S.F. 33.88%

PROP. IMPERVIOUS COVERAGE	
PROP. BUILDING COVERAGE	1,237 S.F.
EXIST. FRONT STOOP, STEP, & WALKWAY = 62 S.F. - 32 S.F. (OMITTED)	30 S.F.
EXIST. DECK, STEPS, & WALKWAY	426 S.F.
EXIST. DRIVEWAY	109 S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	1,802 S.F. 49.35%

REV. NO.	DATE	DESCRIPTION
VARIANCE PLAN		
43 ROGERS AVENUE BLOCK 152 - LOT 1 FOR HOWARD LAY		
BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY		
		2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732) 722-8555 F: (732) 722-8557 KBAengineering.com Plans@KBAengineers.com Certificate of Authority No.: 3643822000
DRN GEA	CHK JKJ	PROJECT NO. 2022-180 SCALE AS SHOWN DATE 7/8/2022 SHEET 1 OF 1
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		



January 27, 2023

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

Re: Boro File No. MSPB-R2010
Variance – Nikkolich
Block 171, Lot 41
145 First Avenue
R-5 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 Steven Kelly, PLS, PP, dated September 22, 2021.
2. Architectural Layout, Elevation and Site Diagram, prepared by Adam Anzzolin, AIA, of Anzzolin Architectural, LLC, dated August 22, 2022.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Riddle Way. With this application, the applicant proposes to construct a raised 10' by 15'11" Trex deck with stairs in the rear yard and a new door onto the deck from the rear of the existing dwelling. The application is deemed complete as of January 27, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A minimum rear yard setback of 20 feet is required, whereas a setback of 13 feet is proposed (23 exists).
3. The following non-conformities exist on Lot 41 and are not proposed to be modified as part of this application:
 - a. A minimum lot frontage of 40 feet is required, whereas a frontage of 30 feet exists.

Re: Boro File No. MSPB-R2010
Variance – Nikkolich
Block 171, Lot 41

January 27, 2023
Sheet 2

4. The base flood elevation for the property is 9 (Zone AE). The existing and proposed finish first floor appears in excess of this elevation, but the actual finish floor elevation should be shown on the plans.
5. It appears that the proposed deck will be located at the same elevation as the existing decks and first floor.
6. A new sliding door is proposed to access the raised deck and the existing rear door on the ground floor is to be removed.
7. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
8. The existing raised air conditioning units on the first floor are to be relocated to the second floor elevation but remaining in the rear yard.
9. It appears that no existing trees will be removed as part of the application.
10. Any curb and sidewalk must be replaced along First Avenue and Riddle Way 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
Christopher Nikkolich
145 First Avenue, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. BONDYAN
Mayor

THOMAS E. LABREY
Municipal Administrator

Empowered December 10, 1997

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-1544
Fax 732-223-1300

FRANK J. BIRUMA
Superior of Code Enforcement

STEVEN J. WINTERB'S
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Christopher Nikolich

*Applicant's Address: 145 1st Ave Manasquan, NJ 08736

*Telephone Number: Home: _____ Cell: 917-574-1745

*e-mail Address: nikolich.chris@gmail.com

*Property Location: 145 1st Ave Manasquan, NJ 08736

Call

*Block: 171 Lot: 174 41

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

*Date of Zoning Officer's Denial Letter: 8/31/22
Attach Zoning Permit Application

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

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No


*Are the property taxes paid to date? Yes

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

*Are there any Deed Restrictions, Easements, or Covenants affecting this property? No

(Attach copy)

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


Signature of Applicant or Agent

12/6/22
Date

COUNTY OF MONMOUTH
NEW JERSEY 08736

Constructi



August 31, 2022

Christopher Nikkolich
145 First Avenue
Manasquan, NJ 08736

Re: Block: 171 Lot: 41 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

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

Construct a raised deck in the rear yard and other structural alterations.

Survey prepared by Steven Kelly on September 22, 2021. Plot plan and building plans prepared by Adam Anzzolin on August 22, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Rear Setback – 20ft. Required
23ft. Existing
13ft. Proposed

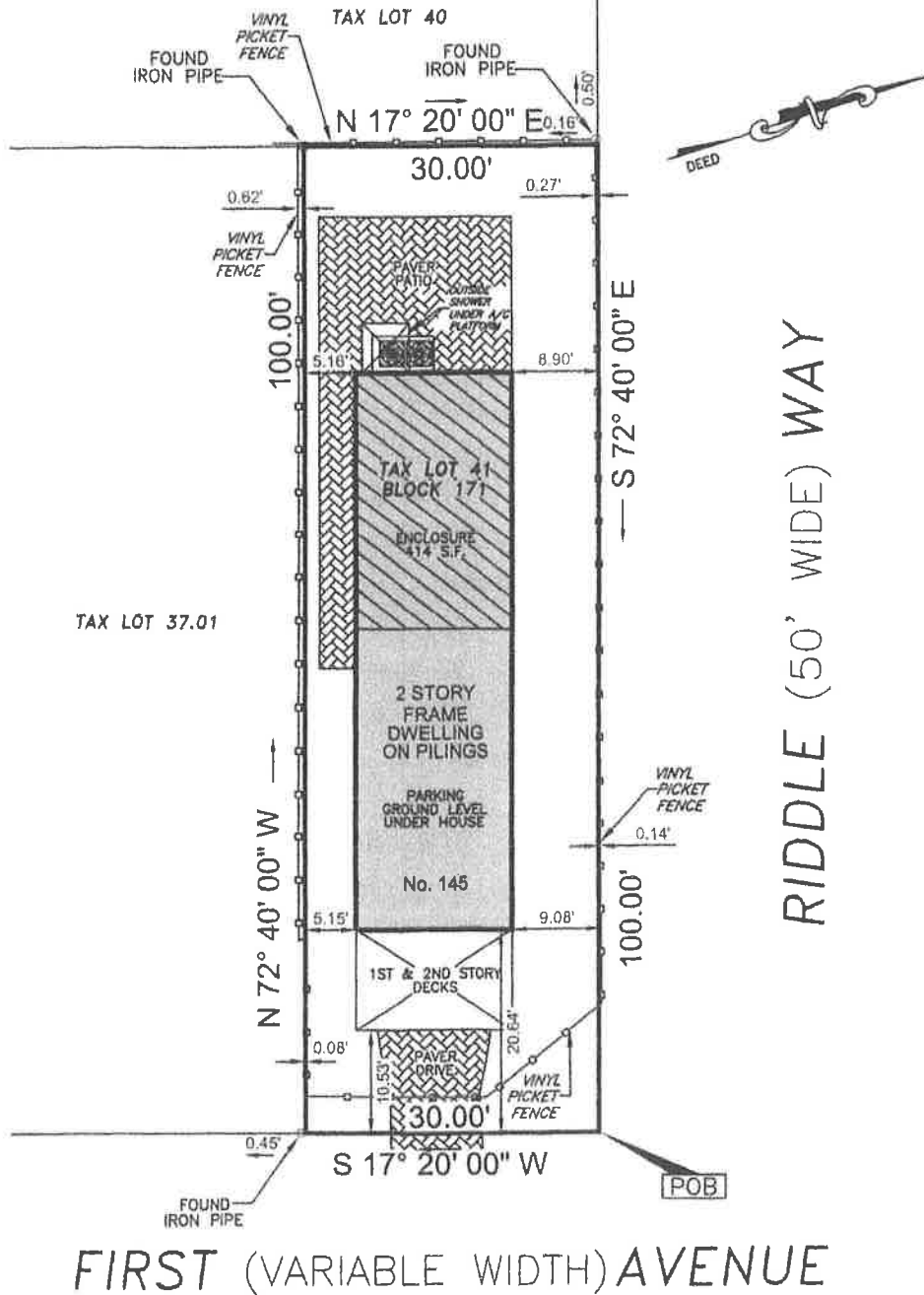
“ - Lot Frontage – 40ft. Required
30ft. Existing

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCRUACHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.



NOTE: NOT TO BE USED WITH A SURVEY AFFIDAVIT.
GROSS AREA = 3,000 S.F./0.07 ACRES

DESCRIPTION:
BEING LOT 41, BLOCK 171, ON THE BOROUGH OF MANASQUAN TAX MAP.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF, CHRISTOPHER WIKOLICH & BETHANN ANGLON, RESTOR LAND TITLE INSURANCE COMPANY; CROWLINE TITLE AGENCY, LLC, 2101-0130; LAW OFFICE OF MANDY PEELER; BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR ENCUMBRANCES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

LAND SURVEY

Kelly SURVEY

STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
PO BOX 24, MEDFORD, N.J. 08055-0024
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH, N.J.
145 FIRST AVENUE

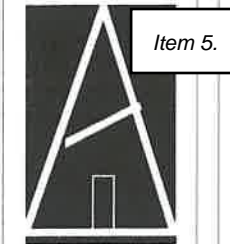
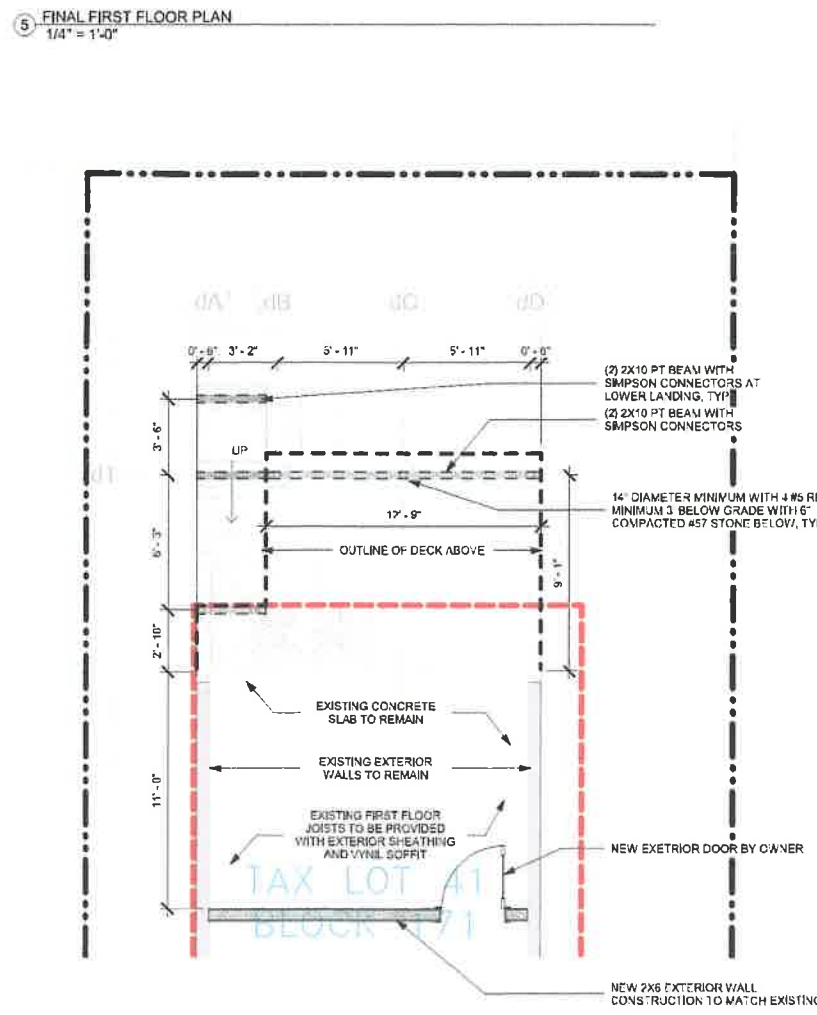
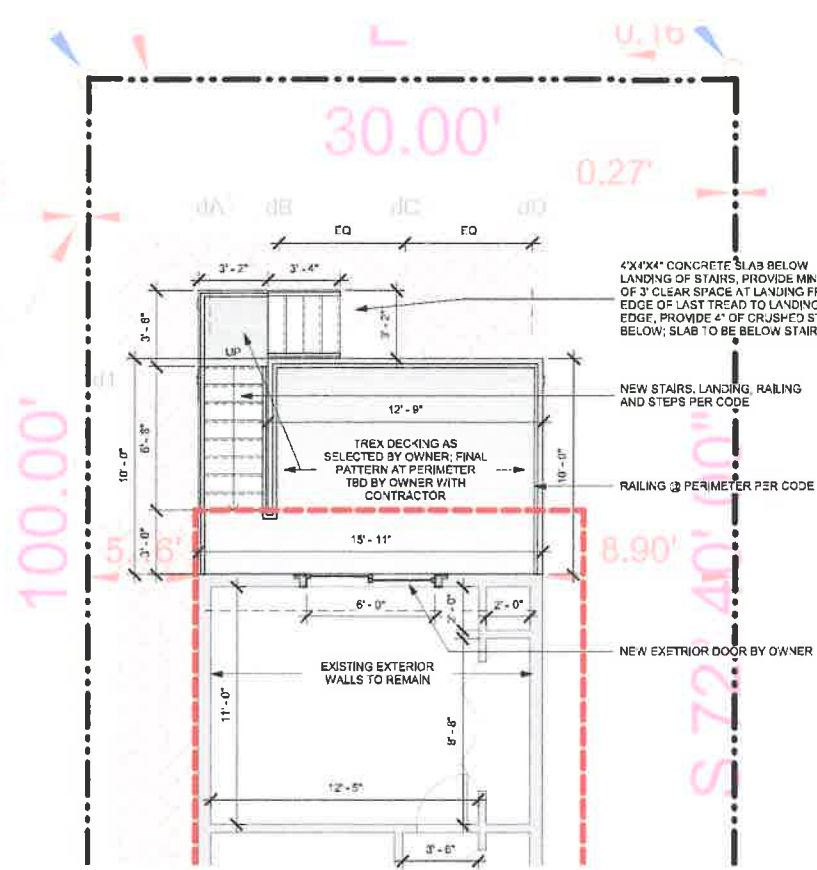
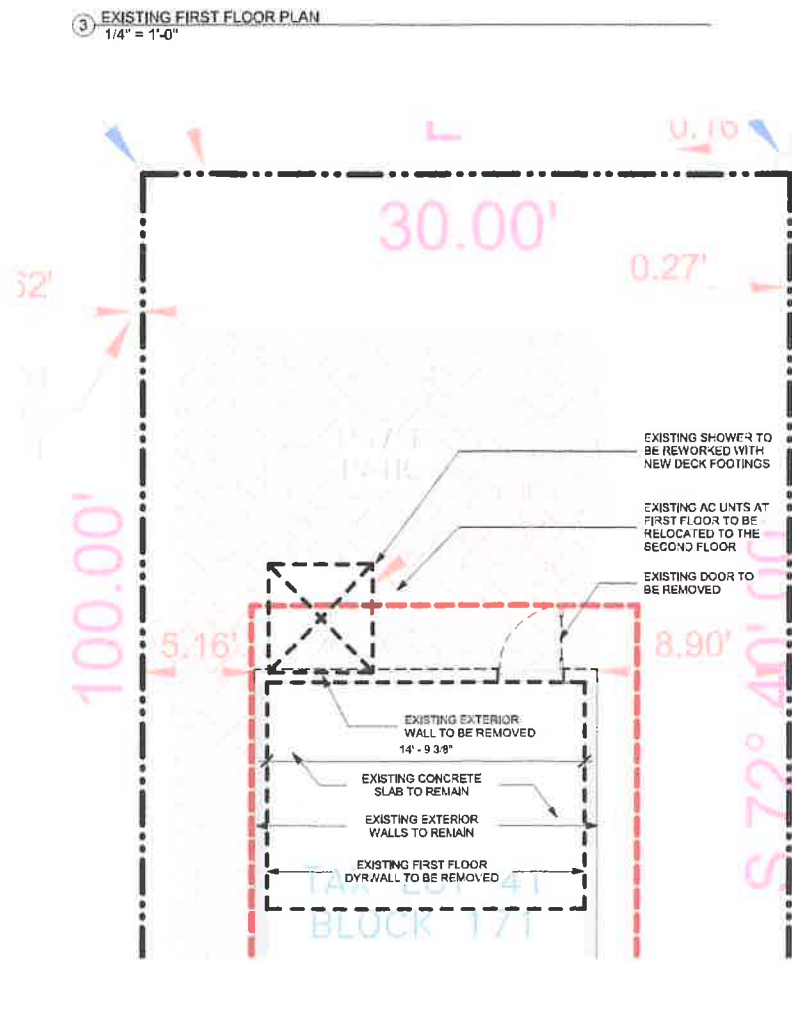
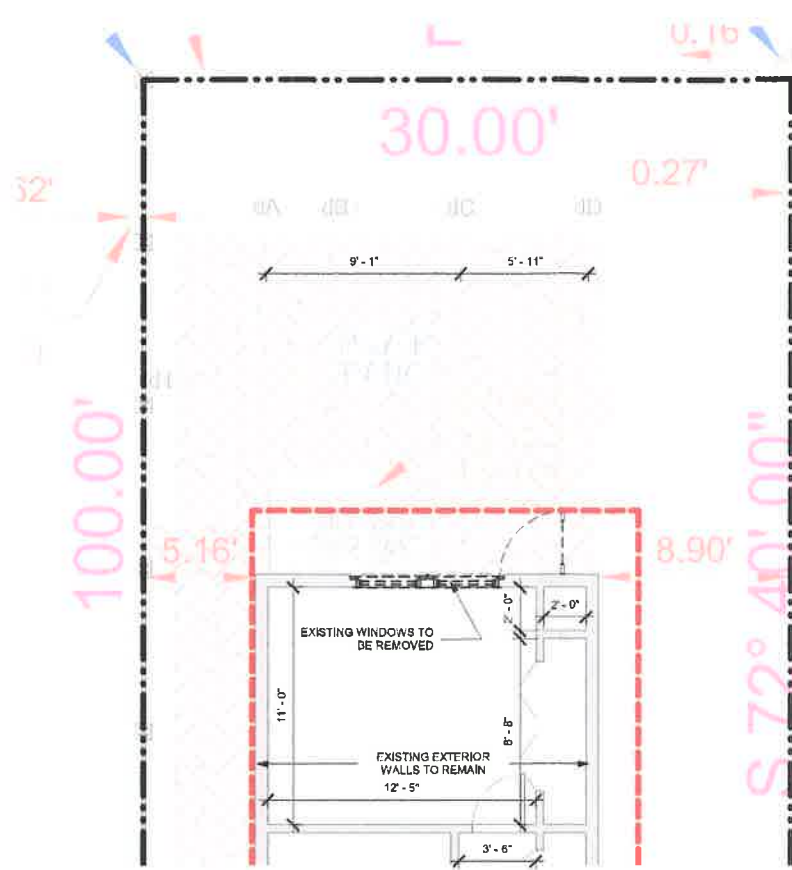
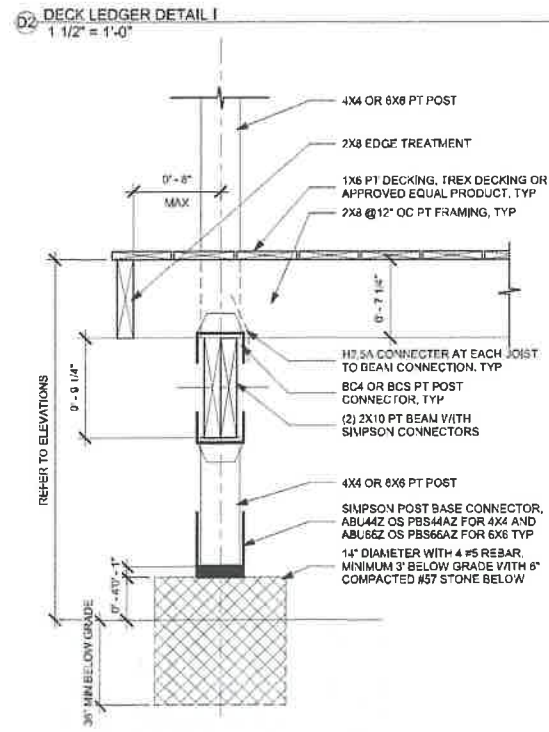
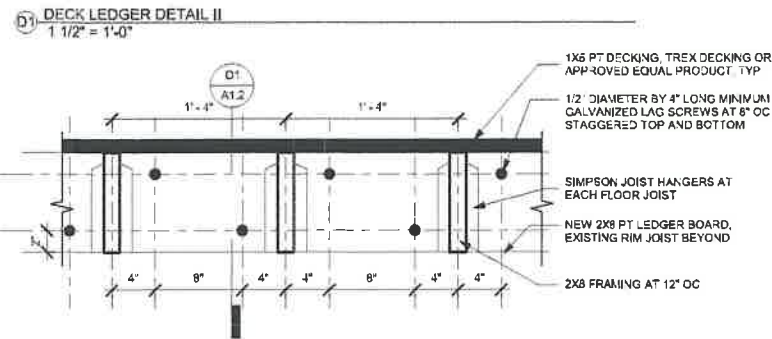
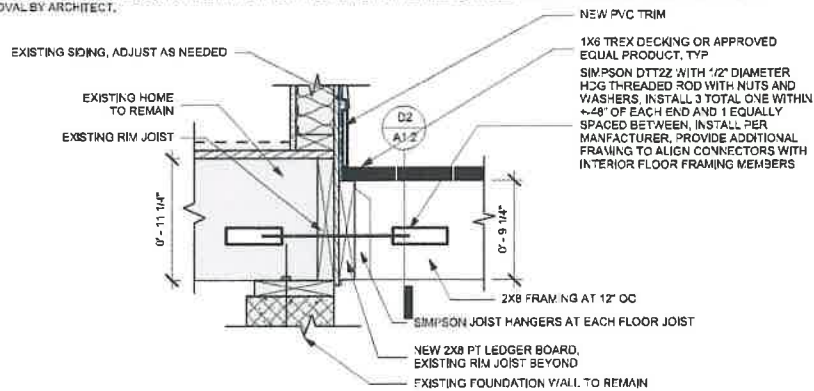
09/27/21
LICENSED PROFESSIONAL LAND SURVEYOR No. 22714, LICENSED PROFESSIONAL PLANNER No. 1979
STEVEN R. KELLY, P.L.S., P.P.
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DATE	SCALE	DRAWN	CHKD	JOB No.
09/22/21	1"=15'	CK	SK	20210686

DOOR SCHEDULE - FIRST FLOOR						
#	LOCATION	WIDTH	HEIGHT	RO WIDTH	RO HEIGHT	COMMENTS
GD2.5	(N) T OF FTG	3'-1"	7'-3"	3'-2"	7'-0"	
ED1.4	(N) 1ST FLR	5'-0"	7'-0"	7'-0"	7'-0"	

WOOD DECK GENERAL NOTES

- ALL LUMBER SHALL BE PRESSURE TREATED FOR EXTERIOR USE, ALL METAL FASTENERS & HANGERS SHALL BE G-85 GALVANIZED, STAINLESS STEEL OR OTHERWISE COMPATIBLE WITH THE WOOD TREATMENT. ALL BOLTS SHALL BE 1/2" DIAMETER, MINIMUM.
- DESIGN LOADS: FLOOR LIVE LOAD - 40 LBS/SF (MIN.) WIND SPEED - 90 MPH
- SOIL BEARING CAPACITY - 1500 LBS/SF
- ALL BEAMS, JOISTS, POSTS AND DECKING SHALL BE NO. 2 SOUTHERN PINE, OR BETTER.
- ALL BEAM SPICES AND TOP RAILS SHALL OCCUR AT A POST OR OTHERWISE ON ADEQUATE BEARING.
- ALL FOOTINGS SHALL BE CAST-IN-PLACE CONCRETE WITH A MIN. 2800 PSI COMPRESSIVE STRENGTH.
- GUARDS ARE REQUIRED AT ALL AREAS WHERE THE DECK/POUCH FLOOR IS GREATER THAN 30" ABOVE GRADE AT ANY POINT.
- REQUIRED GUARDS SHALL BE 36" TALL (MIN.) AND BE CONSTRUCTED SUCH THAT A 4" DIAMETER OBJECT WILL NOT PASS THROUGH.
- GUARD POST SPACING SHALL NOT EXCEED 6 FT. ON CENTER.
- REQUIRED GUARDS & HANDRAILS AT STAIRS SHALL RANGE FROM 34" TO 38" VERTICALLY ABOVE THE STAIR NOSING.
- HANDRAIL ENDS AT THE TOP AND BOTTOM SHALL TERMINATE INTO A POST OR BE RETURNED TO A WALL.
- ON STAIRS WITH CLOSED RISERS, TREADS SHALL HAVE A PROJECTED NOSING RANGING FROM 3/4" TO 1-1/4". ALL TREADS AND RISERS SHALL BE EQUAL.
- THE DECK/PORCH FLOOR SHALL BE WITHIN 8-1/4" OF THE TOP OF THE DOOR THRESHOLD.
- LIVE LOAD DEFLECTION: JOISTS & BEAMS- L/360 GUARDS- L/240
- GUARDS SHALL BE DESIGNED FOR A 200 LB. CONCENTRATED LOAD PLACED ALONG THE TOP RAIL IN ANY DIRECTION AT ANY POINT.
- THIS DECK/PORCH IS NOT DESIGNED FOR HOT-TUB OR SPA LOADING.
- ALL EXTERIOR STAIRS & ASSOCIATED LANDINGS SHALL BE ILLUMINATED.
- POST SIZE IS BASED ON THE HEIGHT OF THE DECK FLOOR ABOVE FINISHED GRADE (AT THE HIGHEST POINT):
 - 2" TO 5' HIGH: 4X4, 4X6, 6X6
 - 5' TO 10' HIGH: 4X6, 6X6
 - 10' AND UP: 6X6 (REQUIRED FOR MULTILEVEL DECKS TOO)
- ALL SPACED BEAMS SHALL RECEIVE FULL DEPTH SOLID BLOCKING AT 24" ON CENTER. MAXIMUM SPACING.
- THE ACTUAL FIELD CONSTRUCTION SHALL MATCH THE APPROVED PLANS. ALL FIELD CHANGES AND/OR DEVIATIONS REQUIRE AN CHANGE APPROVAL BY ARCHITECT.



ANZZOLIN ARCHITECTURAL LLC
901 PROSPECT AVE
SPRING LAKE HEIGHTS, NJ 07706

ADAM ANZZOLIN, AIA
SEAL NJ LICENSE # 01821300

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREON CONSTITUTE THE ORIGINAL AND EXCLUSIVE PROPERTY OF THE ARCHITECT. THE REPRODUCTION OF THESE DRAWINGS FOR THE PURPOSE OF COPY AND THE PROMOTION OR NEGATIVE ADVERTISING SHALL BE PROHIBITED. A VIOLATION OF EITHER THE PROFESSIONAL CODE OF ETHICS AND THE STATE OF NEW JERSEY'S BOARD OF ARCHITECTURE SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

No.	Description	Date

NIKOLICH RENOVATIONS
145 1st Avenue
Manasquan, NJ 08736

100% FINAL CONSTRUCTION DOCUMENTS

Date: 05-22-2022
Drawn by: AA
Checked by: AA

FLOOR PLANS AND DETAILS

SHEET NAME: As indicated

SCALE: Nikolich01-2022

PROJECT NUMBER: A1.2

SHEET NO. 26