

**MANASQUAN PLANNING BOARD MEETING AGENDA  
CONDUCTED WITH ZOOM  
MARCH 01, 2022 7:00 PM – TUESDAY**

**Join Zoom Meeting**

<https://us06web.zoom.us/j/6652076223?pwd=WFZiUVcyQ0tqOHlrajFUa0dpRTc3Zz09>

**OR**

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

**ID # 665 207 6223**

**Password 365 120**

Please take notice that the Manasquan Planning Board will convene a remote meeting on March 01, 2022 7:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

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

**PUBLIC MEETING**

Salute to the Flag

Roll Call

Sunshine Law Announcement

**OLD/NEW BUSINESS**

1. Vouchers
2. Meeting Minutes - August 3, 2021
3. Meeting Minutes - August 17, 2021
4. Meeting Minutes - September 14, 2021

**RESOLUTION**

5. #20-2022 Kovalcik, Helen, 565 Marlin Avenue, Block 182.03 Lot 5 - Application #52-2021

**APPLICATION**

6. #43-2021 - VFW Lodge 1838 - 30 Ridge Avenue - Block 43 Lot 40.1
7. #1-2022 - Breeden, 73 Pearce Avenue, Block 64 Lot 17
8. #2-2022 Manasquan Elks #2534, 17 Stockton Lake Blvd. - Block 93 Lot 1.01

**OTHER BUSINESS**

Comments from individual board members

**ADJOURNMENT**

B.O.M. RECEIVED  
M&G \_\_\_\_\_ ADM \_\_\_\_\_  
CLERK \_\_\_\_\_ CFO \_\_\_\_\_  
**SEP 13 2021**  
DPW \_\_\_\_\_ CONST \_\_\_\_\_  
PD \_\_\_\_\_ OTHER \_\_\_\_\_

September 9, 2021

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

Re: Boro File No. MSPB-R1690  
Amended Site Plan – Manasquan VFW Lodge 1838  
Block 43, Lot 4.01  
30 Ridge Avenue  
R-2 - 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. Amended Site Plan prepared by Ray Carpenter, PE, of R.C. Associates, Inc., dated October 11, 2012, last revised July 26, 2021.
2. Architectural Layout prepared by Brian Collins, RA, dated March 24, 2021.
3. Plan of Survey prepared by Charles O'Malley, PLS, dated March 4, 2021.

The property is located in the R-2 - Residential Zone with frontage on Ridge Avenue. With this application, the applicant proposes to construct an outdoor bar connected to the existing rear building, and an additional outdoor bar in the rear yard, which will both be covered by seasonal canopies. The application is deemed complete as of September 9, 2021.

The following are our comments and recommendations regarding this application:

**Zoning**

1. The property is located in the R-2 – Residential Zone. The existing VFW Lodge is an existing non-conforming use in the zone and the proposed improvements constitute an expansion of the existing non-conforming use.
2. The following bulk ('c') variances are required as part of this application:
  - a. A maximum lot coverage of 45% is permitted, whereas a coverage of 62.86% is proposed (62.44% exists).
  - b. A minimum rear yard setback of 5 feet is required, whereas a setback of 2 feet exists and is proposed to the rear shed.


Re: Boro File No. MSPB-R1690  
Amend. Site Plan – Manasquan VFW  
Block 43, Lot 4.01

September 9, 2021  
Sheet 2

- c. One accessory building is permitted, whereas two accessory buildings exist and are proposed.
3. The following non-conformities exist on Lot 4.01 and are not proposed to be modified as part of this application:
  - a. A minimum front yard setback of 25 feet is required, whereas a setback of 24.628.3 feet exists and is proposed.
4. The applicant should explain the use of the outdoor bar area, including hours of operation, dates of use of the seasonal canopy, and outdoor music or PA systems.
5. There is a sizeable seating area under the canopy area which should be explained to the Board. The seating capacity should also be discussed as relates to parking requirements and the existing number of spaces on site.
6. Any outdoor lighting for the bar area should be shown and lighting levels indicated.
7. Any additional proposed signage should be shown on the plans.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed improvements do not increase the building footprint or impervious coverage by more than 500 square feet.
9. Grades have not been shown to demonstrate handicap accessibility however if no grading changes are proposed the existing grades appear sufficient to meet code requirements.
10. No trees are to be removed as part of the application.

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  
Michael Henderson, esq.  
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736



Re: Boro File No. MSPB-R1690  
Amend. Site Plan – Manasquan VFW  
Block 43, Lot 4.01

September 9, 2021  
Sheet 3

Ray Carpenter, PE, PP  
R.C. Associates, 2517 Route 35, Bldg J, Suite 102, Manasquan, NJ 08736  
Manasquan VFW Lodge 1838  
30 Ridge Avenue, Manasquan, NJ 08736

September 9, 2021  
Revised November 4, 2021

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

Re: Boro File No. MSPB-R1690  
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2. Architectural Layout prepared by Brian Collins, RA, dated March 24, 2021.
3. Plan of Survey prepared by Charles O'Malley, PLS, dated March 4, 2021.

The property is located in the R-2 - Residential Zone with frontage on Ridge Avenue. With this application, the applicant proposes to construct an outdoor bar connected to the existing rear building, and an additional outdoor bar in the rear yard, which will both be covered by seasonal canopies. The application was previously deemed complete on September 9, 2021.

The following are our comments and recommendations regarding this application:

### **Zoning**

1. The property is located in the R-2 – Residential Zone. The existing VFW Lodge is an existing non-conforming use in the zone and the proposed improvements constitute an expansion of the existing non-conforming use.
2. The following bulk ('c') variances are required as part of this application:
  - a. A maximum lot coverage of 45% is permitted, whereas a coverage of 59.56% is proposed (revised from 62.86%, 62.44% exists).
  - b. A minimum rear yard setback of 5 feet is required, whereas a setback of 2.5 feet exists and is proposed to the rear shed (the exact distance is now provided, "approximately 2 feet" previously indicated).




Re: Boro File No. MSPB-R1690  
Amend. Site Plan – Manasquan VFW  
Block 43, Lot 4.01

November 4, 2021  
Sheet 2

- c. One accessory building is permitted, whereas two accessory buildings exist and are proposed.
  - d. A maximum accessory building of 600 square feet permitted, whereas a building of 649 square feet exists and is proposed (600 square feet previously indicated).
3. The following non-conformities exist on Lot 4.01 and are not proposed to be modified as part of this application:
  - a. A minimum front yard setback of 25 feet is required, whereas a setback of 24.8 feet exists and is proposed.
4. The applicant should explain the use of the outdoor bar area, including hours of operation, dates of use of the seasonal canopy, and outdoor music or PA systems.
5. There is a sizeable seating area under the canopy area which should be explained to the Board. The seating capacity should also be discussed as relates to parking requirements and the existing number of spaces on site.
6. Any outdoor lighting for the bar area should be shown and lighting levels indicated.
7. Any additional proposed signage should be shown on the plans.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed improvements do not increase the building footprint or impervious coverage by more than 500 square feet. The previously required drainage recharge system appears to have been installed in general conformance with the previous Board approval however the pop up emitter could not be located and should either be installed or uncovered so the system may work properly.
9. Grades have not been shown to demonstrate handicap accessibility however if no grading changes are proposed the existing grades appear sufficient to meet code requirements.
10. If the application is approved, the plans should be modified to only show the proposed improvements as part of this application. Previously approved improvements which are not to be constructed should be removed from the plan.
11. No trees are to be removed as part of the application.

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

Very truly yours,

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



Re: Boro File No. MSPB-R1690  
Amend. Site Plan – Manasquan VFW  
Block 43, Lot 4.01

November 4, 2021  
Sheet 3

ADY:jy

cc: George McGill, esq., Planning Board Attorney  
Michael Henderson, esq.  
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736  
Ray Carpenter, PE, PP  
R.C. Associates, 2517 Route 35, Bldg J, Suite 102, Manasquan, NJ 08736  
Manasquan VFW Lodge 1838  
30 Ridge Avenue, Manasquan, NJ 08736

**PLANNING BOARD APPLICATION  
MANASQUAN, NEW JERSEY**

**I. APPLICANT:** Manasquan VFW Lodge 1838

Address: 30 Ridge Ave, Manasquan, NJ 08736

Phone: 732-962-8566

**Property Address: 30 Ridge Ave  
Block 43, Lot 4.01, Zone R-2  
Manasquan, New Jersey 08736**

**II. TYPE OF APPLICATION:** Preliminary and Final Minor Site Plan Approval with a Use Variance and Bulk Variances

Section 35-18.3 Planning Board approval required for proposed Minor Site Plan Approval

	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Lot Frontage	50 ft	150 ft	150 ft
Lot Area	5,000 sq ft	22,860 SF	22, 860 SF
Front Setback	25ft	24.62 ft *	24.62 ft * Existing Non-Conformity
Side Yard Setback	5/10 ft	46.53 ft & 59.07 ft	46.53 ft & 59.07 ft
Rear Setback	20 ft	86.61 ft	86.61 ft
Max Height	35 ft	<35 ft	<35 ft
Max No. Stories	2.5	1 Story	1 Story
Building Coverage	30%	9.33%	13.28%
Lot Coverage	45%	62.44%*	62.86%**

Accessory Building:35-5.2b (Garage)	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Bldg Area	600 sq ft	600 SF*	600 SF*
Side Yard Setback	5 ft	5 ft	5 ft
Rear Setback	5 ft	30 ft	30 ft
Max Height	15 ft	15 ft	15 ft



Accessory Building:35-5.2b (Shed 16x6)	REQUIRED	EXISTING	PROPOSED
Bldg Area	100 SF	N/A	96 SF**
Side Yard Setback	5 ft	N/A	±47 ft
Rear Setback	5 ft	N/A	±2 ft**
Max Height	10 ft	N/A	<15 ft

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

**\* Indicates existing non-conformity (previously approved)**

### III. SITE INFORMATION:

Street Address: 30 Ridge Ave

Block 43, Lot 4.01

Zoning Districts: R-2

Present Use: Social Club

Proposed Use: Social Club

Permitted Use: One Single Family dwelling

### VI. ZONE REQUIREMENTS: R-2 Zone

Min. Lot Area: 5,000 sq ft

Min Lot Frontage: 50 ft

Front Yard Setback: 25 ft

Side Setback: 5/10 ft

Rear Setback: 20 ft

Max. Bldg. Height: 35 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 30%

Max. Lot Coverage: 45%

**V. MISCELLANEOUS:**

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

**VI. COMMENT:**

Applicant seeks to legalize an existing non-conforming use for a social club on the property along with the construction of a covered outdoor bar area attached to the existing detached garage and a covered patio in the rear yard.

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

8/27/21  
Date

  
MICHAEL D. HENDERSON, ESQ  
Attorney for Applicant

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

October 14, 2020

Manasquan VFW Lodge 1838  
30 Ridge Avenue  
Manasquan, NJ 08736

Re: Block: 43 Lot: 4.01 Zone: R-2

Dear Sir or Madam:

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

Construction of a covered outdoor bar area attached to the existing detached garage and a covered patio area in the rear yard.

Amended Site plan prepared by Ray Carpenter on October 7, 2020

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

Section 35-18.3 – Planning Board approval required for the proposed project.

Section 35-5.3 – R-2 Zone – Permitted Use – Only one single family dwelling permitted.  
Social club existing

Section 35-9.4 – Front Setback – 25ft. Required  
24.62ft. Existing

Section 35-9.4 – Lot Coverage – 45% Permitted  
59.81% Existing  
78.6% Proposed

Section 35-5.2b – Accessory Building – 600s.f. Permitted  
2,615s.f. Proposed (garage, bar area, patio)

“ - “ (Bar) – Side Setback (Left) – 5ft. Required  
3ft. Existing

Section 35-5.2b – Accessory Building (shed) – Only one shed permitted per property  
Two sheds existing

“ - “ - 100s.f. Permitted  
144s.f. Existing

“ - “ - Rear Setback – 5ft. Required  
2ft. Existing

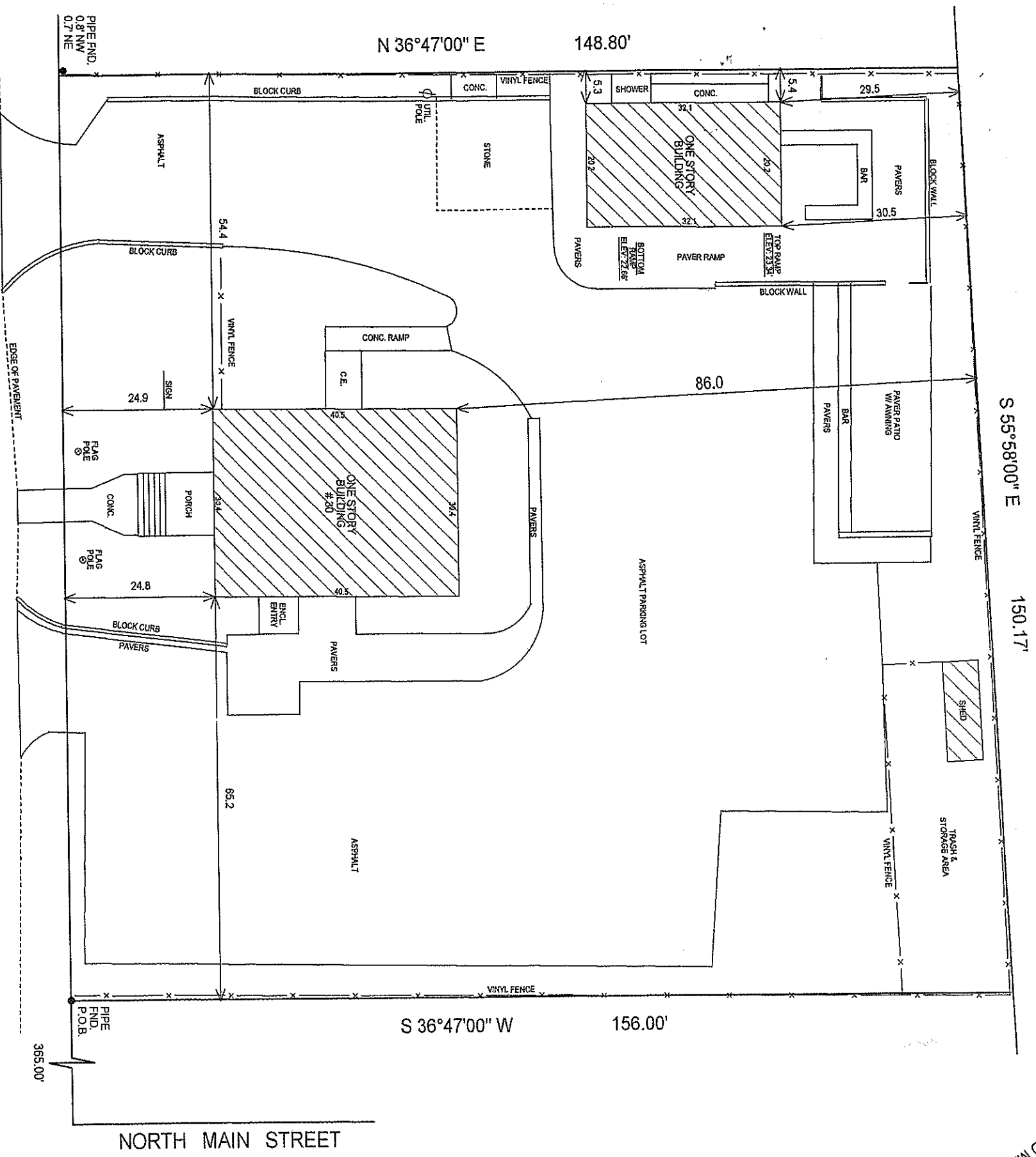
Section 35-13.3 – On site Parking – 1 Space / 200sf. Required  
23 Spaces Required  
15 Spaces Existing

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

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer



THIS SURVEY CERTIFIED TO:  
 MANASQUAN VFW POST 1838

SURVEY NOTES:  
 ALL ELEVATIONS NAVD 1988

This survey subject to any easement of record and other pertinent facts which an accurate title search might disclose. Any subsurface easements, if any, not visible are not located by this survey. Due to certain weather conditions, i.e., ice, and/or snow and/or the overgrown vegetation on the property, interior sidewalks and/or patios may not be shown on the plat. No liability is assumed by the certifying surveyor for the use by any party not shown in the certification. The work product of the surveyor constitutes an opinion of the land surveyor as to the nature and quality of the property surveyed. Moreover, that certification does not constitute a warranty, either expressed or implied as to the absolute correctness of the information presented in such survey.

BEING KNOWN AS LOTS 46, 47 & 48 ON A MAP ENTITLED "PLAN OF THE HIGGINS TRACT, BOROUGH OF MANASQUAN, MONMOUTH CO." FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE APRIL 1, 1910 AS CASE NO. 13-20.

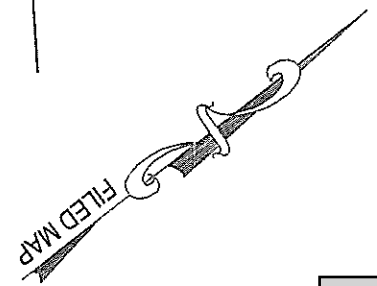
*Charles O'Malley*  
**CHARLES O'MALLEY, P.L.S.**

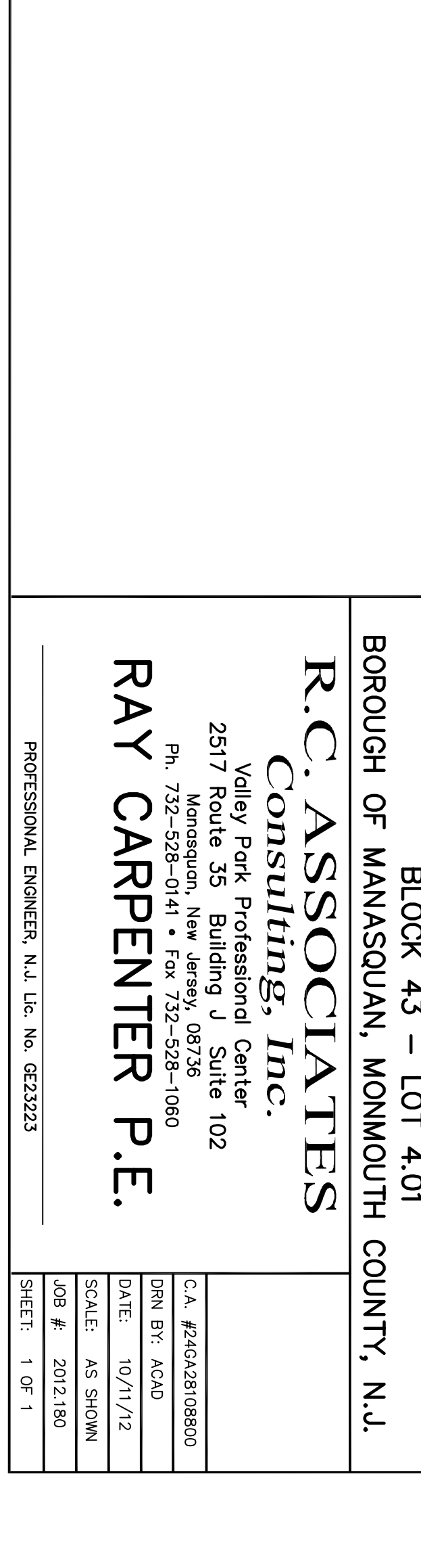
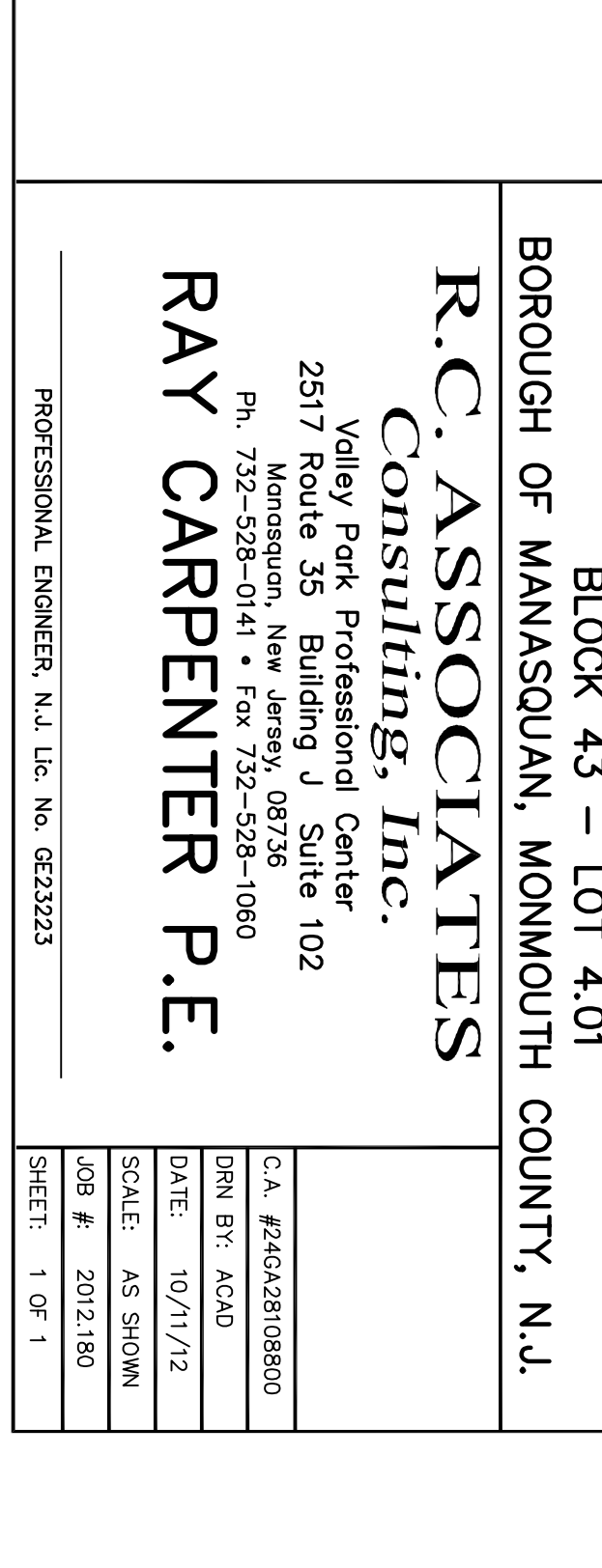
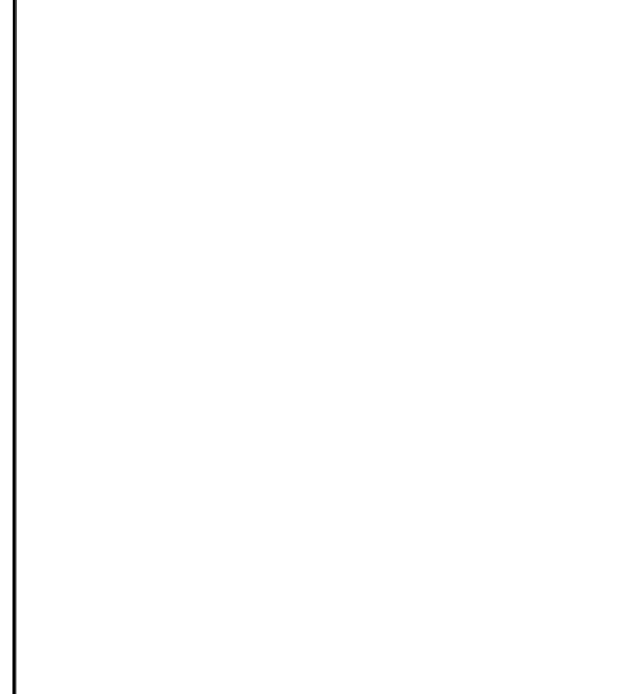
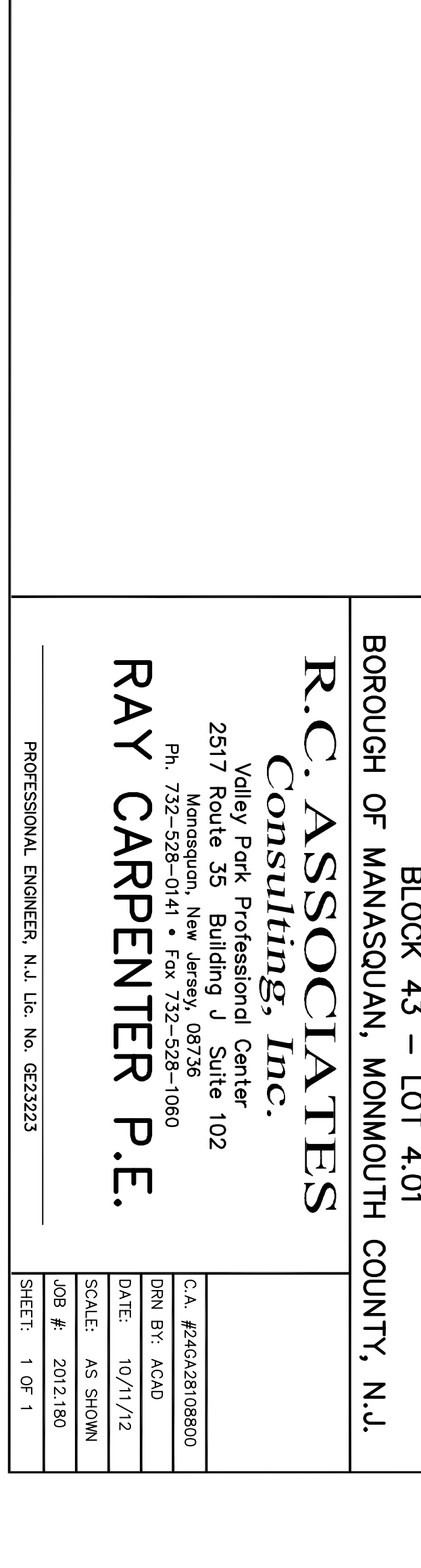
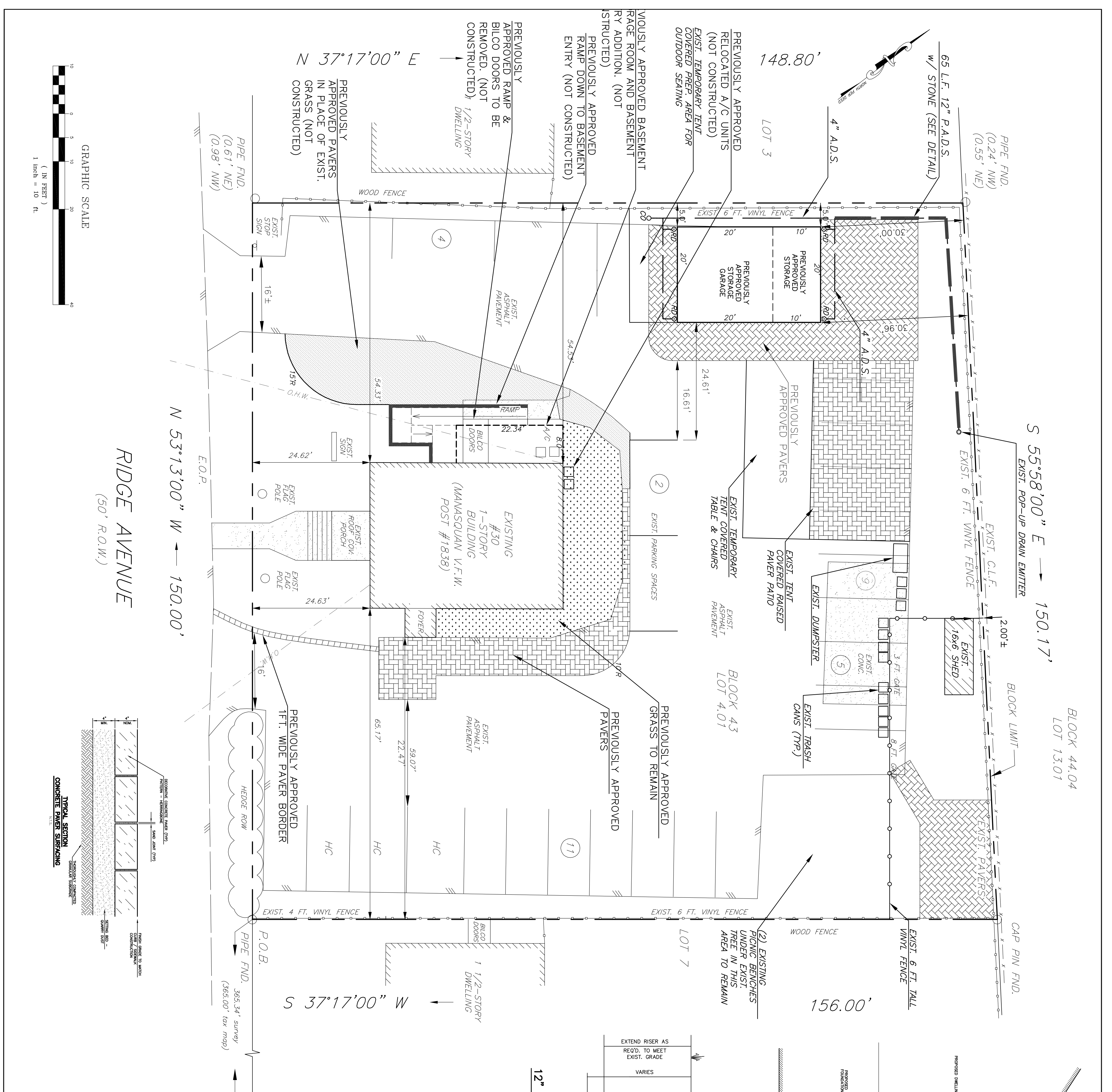
CHARLES O'MALLEY, PLS, LLC  
 Professional Land Surveyor  
 New Jersey Lic. No. 24GS03487100  
 908 Riverview Drive  
 Brielle, New Jersey 08730  
 (732) 223-3141

**PLAN OF SURVEY**

LOT 4.01 BLOCK 43  
 BOROUGH OF MANASQUAN  
 MONMOUTH COUNTY  
 NEW JERSEY

Drawn By clom	Chkd By C.O.M.	File No. 13-133558	Date 3/4/21	Scale 1" = 20'
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**GENERAL NOTES**

PROPERTY ID KNOWN AS BLOCK 43 LOT 4.01 AS SHOWN ON SHEET 7 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASSAQUAN, MONMOUTH COUNTY, NEW JERSEY. PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.52488 ACRES.

APPLICANT: MANASSAQUAN V.F.W. POST NO. 1838  
30 RIDGE AVENUE  
MANASSAQUAN, N.J.

APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA

**ZONE R-2**

DESCRIPTION	REQUIRED/PERMITTED	EXISTING
BUILDING USE	RESIDENTIAL	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	**24.62 FT.
5 & 10 FT.	46.53 & 59.07 FT.	**46.53 & 59.07 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.
MAX. BUILDING COVERAGE	30 % (6,858 SF)	9.33 % (2,133 SF)
MAX. LOT COVERAGE	45 % (10,287 SF)	**62.44% (14,274 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	1 STORY
(GARAGE) ACCESS, BLDG. SIDE S.B.	5 FT.	5 FT.
(GARAGE) ACCESS, BLDG. REAR S.B.	15 FT.	30 FT.
(GARAGE) ACCESS, BLDG. HEIGHT	15 FT.	15 FT.
(GARAGE) ACCESS, BLDG. AREA	600 S.F.	*600 S.F.
(GARAGE) ACCESS, BLDG. SIDE S.B.	5 FT.	N/A
(GARAGE) ACCESS, BLDG. REAR S.B.	5 FT.	**4.47 FT.
(GARAGE) ACCESS, BLDG. HEIGHT	10 FT.	<10 FT.
(GARAGE) ACCESS, BLDG. AREA	100 S.F.	96 S.F.
MAX. # OF SHEDS	N/A	N/A
PARKING (1/200 S.F.)	8 SPACES	24 SPACES
1 SHED	1 SHED	1 SHED
2 SPACES	2 SPACES	2 SPACES

\*\*\* - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 62.87 % VIA RESOLUTION # 21-2013  
\*\* - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 62.87 % VIA RESOLUTION # 21-2013  
\* - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 62.87 % VIA RESOLUTION # 21-2013  
- GRADES SHOWN BASED ON NAVD 88 DATUM  
- PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES  
- EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER  
TOPOGRAPHIC & BOUNDARY INFORMATION TAKEN FROM A MAP PREPARED BY AGEE SURVEYING CO. INC., PROFESSIONAL LAND SURVEYORS, DATED 3/27/12.

**EXIST. LOT COVERAGES**

EXIST. BLDG./OVER COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	140 S.F.
EXIST. GARAGE	600 S.F.
EXIST. ASPHALT PARKING LOT	11,784 S.F.
EXIST. SHED	96 S.F.
EXIST. SHED OPTION	179 S.F.
PROPOSED RAMP	33 S.F.
APPROVED CONC. WALL AROUND RAMP	14,274 S.F.
TOTAL EXIST. LOT COVERAGES	14,370 S.F.

**EXIST. LOT COVERAGES**

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PROPOSED RAMP	33 S.F.
APPROVED CONC. WALL AROUND RAMP	14,274 S.F.
TOTAL EXIST. LOT COVERAGES	14,370 S.F.

**PREVIOUSLY APPROVED COVERAGES**

EXIST. BLDG./OVER COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	140 S.F.
EXIST. GARAGE	600 S.F.
EXIST. ASPHALT PARKING LOT	11,784 S.F.
EXIST. SHED	96 S.F.
EXIST. SHED OPTION	179 S.F.
PROPOSED RAMP	33 S.F.
APPROVED CONC. WALL AROUND RAMP	14,274 S.F.
TOTAL PROP. LOT COVERAGES	14,370 S.F.

7/26/21 - REVERSED SHED PER OWNER  
7/20/21 - REMOVED REFERENCE TO SHED THAT WAS REMOVED FROM SITE.  
7/13/16 - REVERSED PER OWNER  
7/13/16 - REVERSED PER OWNER  
9/17/13 - REVERSED PER ZONING REVIEW DATED 9-25-13  
9/17/13 - REVERSED PER ZONING REVIEW DATED 9-25-13  
9/17/13 - REVERSED PER ZONING BOARD MEETING COMMENTS.

**MANASSAQUAN V.F.W. PRELIMINARY & FINAL SITE PLAN AMENDED SITE PLAN**

Block 43 - Lot 4.01

BOROUGH OF MANASSAQUAN, MONMOUTH COUNTY, N.J.

**R.C. ASSOCIATES Consulting, Inc.**

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

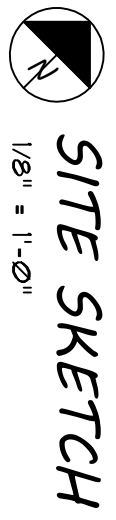
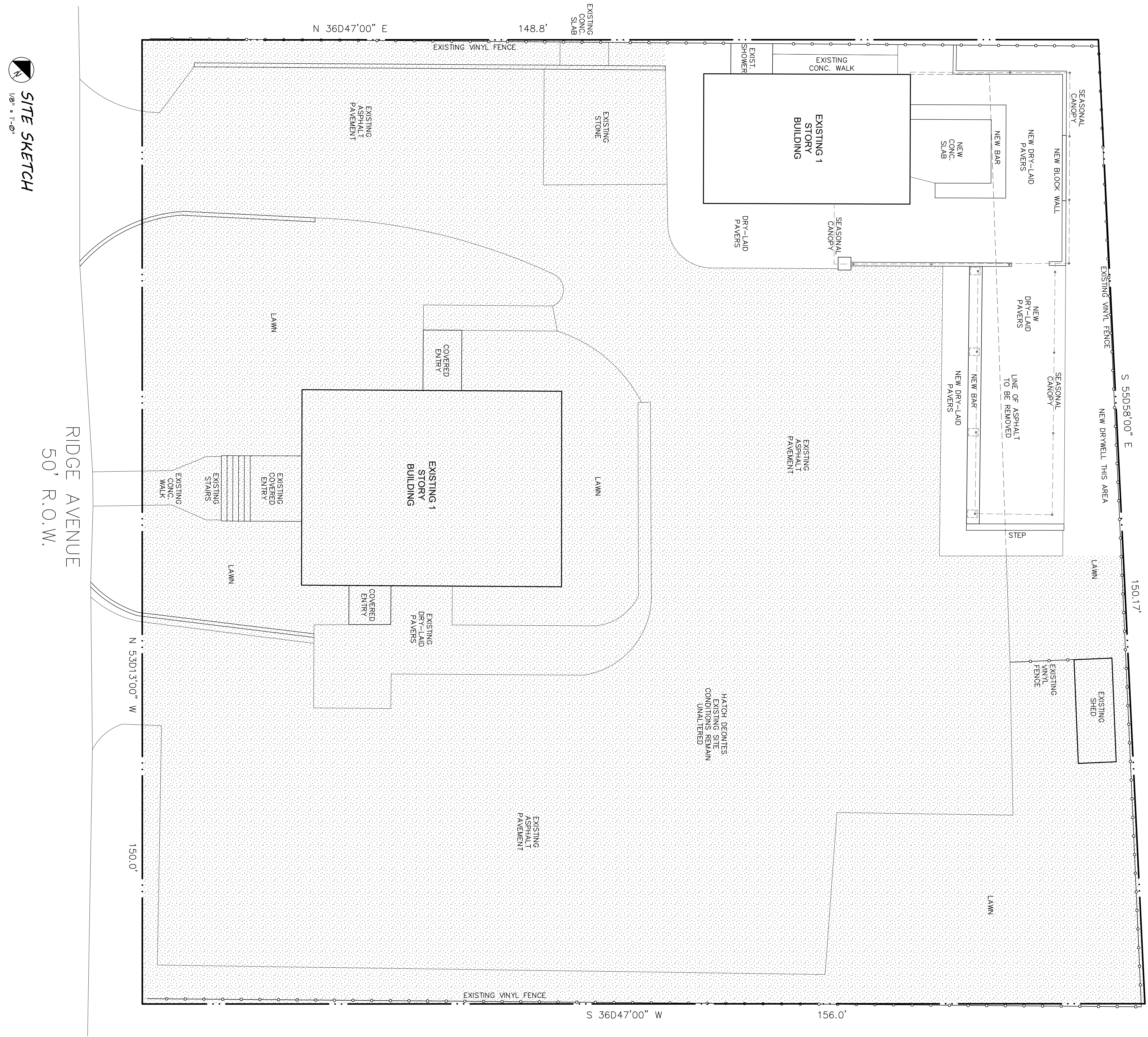
**RAY CARPENTER P.E.**

PROFESSIONAL ENGINEER, N.J. Lic. No. G232223

SHEET: 1 OF 1

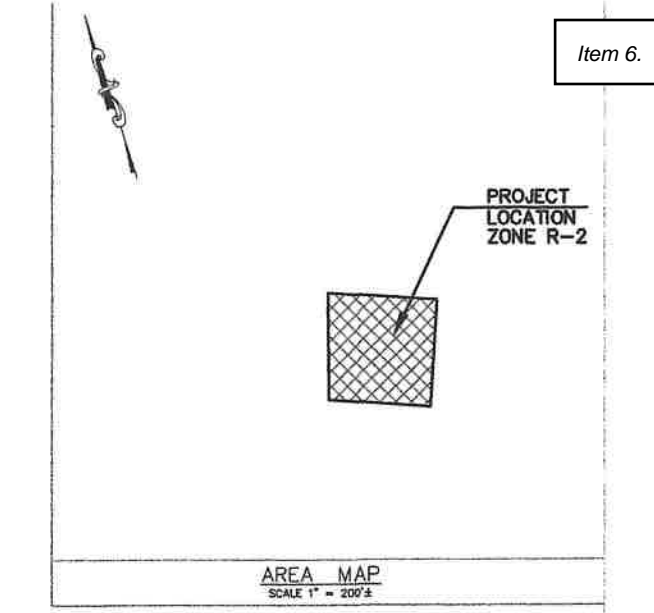
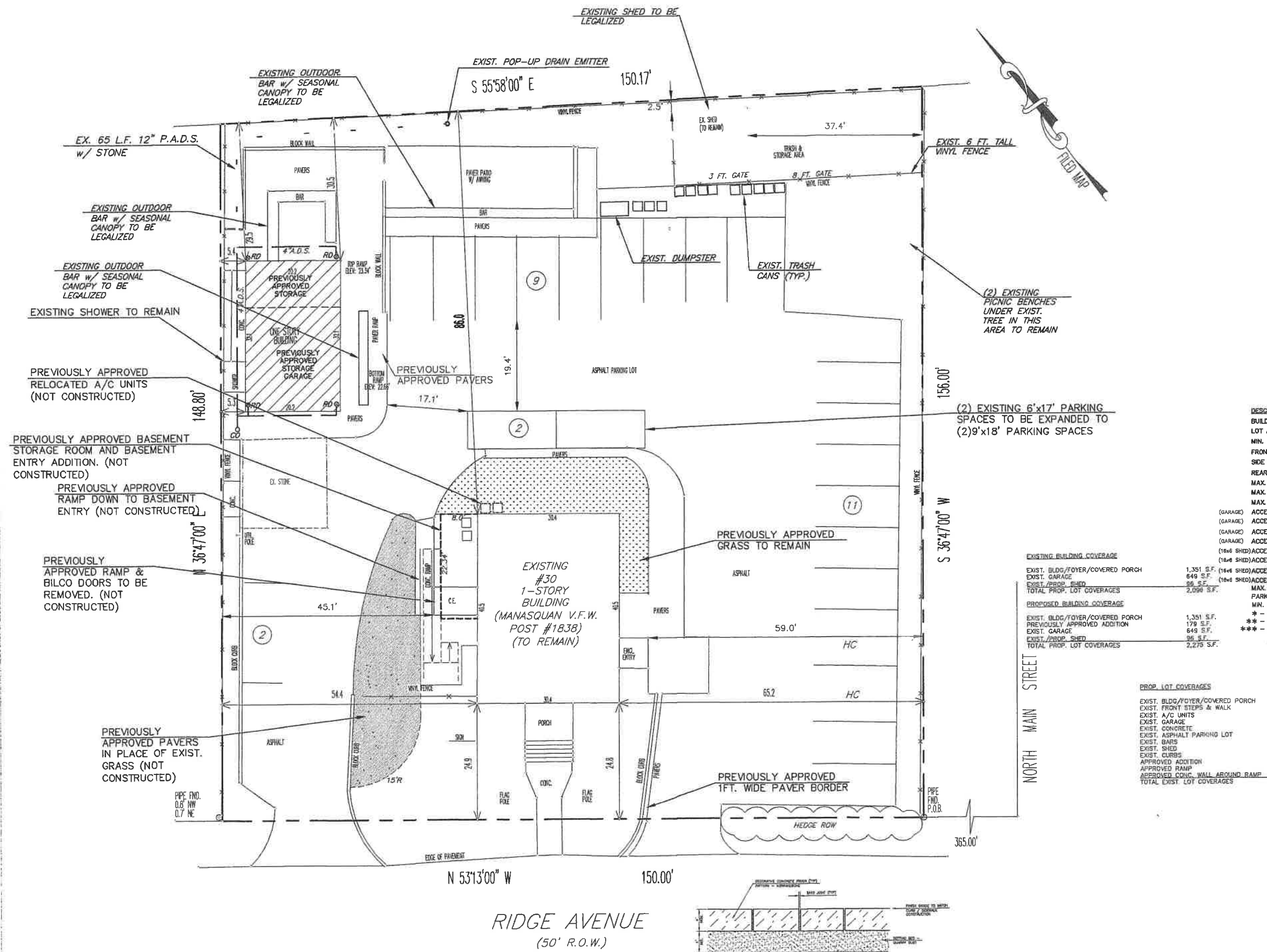


ZONING CRITERIA			
ZONE: R2	BASED ON SURVEY BY CHARLES CHALLETY DATED 3/14/2011		
LOT: 43			
BLOCK: 401			
LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	5,000 SF	22,993 SF	NC
MIN. LOT WIDTH:	50'	150'	NC
COVERAGE			
PRINCIPAL BUILDING	30% (6,951 SF)	51% (12,010 SF)	NC
PERVIOUS	45% (10,281 SF)	64.15% (14,660 SF)	61% (13,564 SF)



SITE SKETCH  
1/8" = 1'-0"

<p>SP1</p> <p>SHT. 1 OF 1</p>	<p><b>BRIAN M. COLLIS</b> ARCHITECTURE</p> <p>120 JOLT STREET BRICK, NEW JERSEY 08724 TEL.: 848-469-1864</p>	<p><b>BRIAN M. COLLIS</b></p> <p>N.J. LIC. NO. 21A10134600</p>	<p>SITE IMPROVEMENTS AT YFU POST 1030 <b>30 RIDGE AVENUE</b></p> <p>LOT: 401                      BLOCK: 43 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY</p>	
<p><b>REVISIONS:</b></p> <p>DATE: 3/24/2011</p> <p>COMP: DMG</p>		<p><small>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BRIAN M. COLLIS ARCHITECTURE. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BRIAN M. COLLIS ARCHITECTURE.</small></p>		



**GENERAL NOTES**

PROPERTY ID KNOWN AS BLOCK 43 LOT 4.01 AS SHOWN ON SHEET 7 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.5248± ACRES.

APPLICANT: MANASQUAN V.F.W. POST No. 1838  
30 RIDGE AVENUE  
MANASQUAN N.J.

APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA

DESCRIPTION	REQUIRED/PERMITTED	PREVIOUSLY APPROVED	PROPOSED
BUILDING USE	RESIDENTIAL	SOCIAL CLUB	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,880 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	** 24.62 FT.	** 24.8 FT.
SIDE YARD SETBACK	5 & 10 FT.	46.53 & 59.07 FT.	45.1 & 59 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.	88 FT.
MAX. BUILDING COVERAGE	30 % (8,658 S.F.)	9.33 % (2,133 SF)	9.95 % (2,275 S.F.)
MAX. LOT COVERAGE	45 % (10,287 S.F.)	** 52.44% (14,274 SF)	59.56 % (13,616.50 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STORY)	< 35 FT. (1 STORY)	< 35 FT. (1 STORY)
(GARAGE) ACCESS. BLDG. SIDE S.B.	5 FT.	5 FT.	5.3 FT.
(GARAGE) ACCESS. BLDG. REAR S.B.	5 FT.	30 FT.	29.5 FT.
(GARAGE) ACCESS. BLDG. HEIGHT	15 FT.	15 FT.	15 FT.
(GARAGE) ACCESS. BLDG. AREA	600 S.F.	*600 S.F.	***649 S.F.
(16x6 SHED)ACCESS. BLDG. SIDE S.B.	5 FT.	N/A	37.4 FT.
(16x6 SHED)ACCESS. BLDG. REAR S.B.	5 FT.	N/A	***2.5 FT.
(16x6 SHED)ACCESS. BLDG. HEIGHT	10 FT.	N/A	< 10 FT.
(16x6 SHED)ACCESS. BLDG. AREA	100 S.F.	N/A	98 S.F.
MAX. # OF ACCESSORY BLDGS.	1 BUILDING	1 BUILDING	***2 BUILDINGS
PARKING (1/200 S.F.)	8 SPACES	24 SPACES	24 SPACES
MIN. SHOWER SETBACK	5 FT.	N/A	***0.8 FT.

\* - INDICATES GRANTED VIA RESOLUTION # 21-2013  
 \*\* - INDICATES PREVIOUSLY GRANTED APPROVAL FOR 92.67 % VIA RESOLUTION # 21-2013  
 \*\*\* - INDICATES NEW VARIANCE REQUIRED  
 - GRADES SHOWN BASED ON NAVD 88 DATUM.  
 - PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES  
 - EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER

**EXISTING BUILDING COVERAGE**

EXIST. BLDG./FOYER/COVERED PORCH	1,351 S.F.
EXIST. GARAGE	649 S.F.
EXIST./PROP. SHED	95 S.F.
TOTAL PROP. LOT COVERAGES	2,095 S.F.

**PROPOSED BUILDING COVERAGE**

EXIST. BLDG./FOYER/COVERED PORCH	1,351 S.F.
PREVIOUSLY APPROVED ADDITION	179 S.F.
EXIST. GARAGE	649 S.F.
EXIST./PROP. SHED	95 S.F.
TOTAL PROP. LOT COVERAGES	2,275 S.F.

**PROP. LOT COVERAGES**

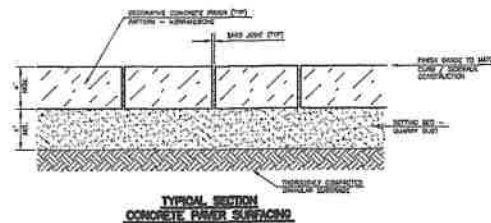
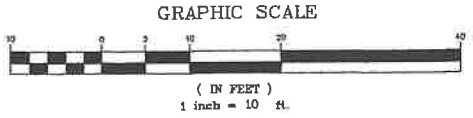
EXIST. BLDG./FOYER/COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	10 S.F.
EXIST. A/C UNITS	649 S.F.
EXIST. GARAGE	86 S.F.
EXIST. CONCRETE	10,008 S.F.
EXIST. ASPHALT PARKING LOT	216 S.F.
EXIST. BARS	95 S.F.
EXIST. SHED	77 S.F.
EXIST. CURBS	179 S.F.
APPROVED ADDITION	174 S.F.
APPROVED RAMP	33 S.F.
APPROVED CONC. WALL AROUND RAMP	13 S.F.
TOTAL EXIST. LOT COVERAGES	13,616.50 S.F.

**PREVIOUSLY APPROVED COVERAGES**

EXIST. BLDG./FOYER/COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	140 S.F.
EXIST. A/C UNITS	10 S.F.
EXIST. GARAGE	800 S.F.
MODIFIED PAVED PARKING LOT	11,784 S.F.
PROP. ADDITION	179 S.F.
PROP. RAMP	174 S.F.
PROP. CONC. WALL AROUND RAMP	33 S.F.
TOTAL PROP. LOT COVERAGES	14,274 S.F.

**BOUNDARY INFORMATION TAKEN FROM A SURVEY ENTITLED "PLAN OF SURVEY, LOT 4.01, BLOCK 43, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY", PREPARED FOR MANASQUAN VFW POST 1838, PREPARED BY CHARLES D'ALLEY, PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 246903487100, DATED 3/4/21.**

10/25/21 - REVISED TO SHOW UPDATED FIELD CONDITIONS  
 7/28/21 - REVISED SHED PER OWNER  
 7/20/21 - REMOVED REFERENCE TO SHED THAT WAS REMOVED FROM SITE.  
 10/7/20 - REVISED PER OWNER  
 7/13/16 - REVISED PER OWNER  
 10/7/13 - REVISED PER ZONING REVIEW DATED 5-25-13.  
 9/11/13 - REVISED PER OWNER.  
 8/1/13 - REVISED PER ZONING BOARD MEETING COMMENTS.



RECEIVED OCT 26 2021

**MANASQUAN V.F.W. PRELIMINARY & FINAL SITE PLAN**  
**AMENDED SITE PLAN**  
 BLOCK 43 - LOT 4.01  
 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, 08738  
 Ph. 732-528-0141 • Fax 732-528-1080

**RAY CARPENTER P.E.**  
 PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

C.A. #24GA28108900  
 DRN BY: ACAD  
 DATE: 10/11/21  
 SCALE: AS SHOWN  
 JOB #: 2012.180  
 SHEET: 1 OF 1



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

FEB 07 2022

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

February 4, 2022

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

Re: Boro File No. MSPB-R1800  
Variance – Breeden  
Block 64, Lot 17  
73 Pearce Avenue  
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. Pool Grading Plan prepared by William Jensen, Jr, PE, of the Jensen Design Group, dated October 14, 2020, last revised November 16, 2020.

The property is located in the R-2 Residential Zone with frontage on Pearce Avenue. With this application, the applicant is proposing to construct a new in-ground pool in the rear yard, fencing, and associated site improvements. The application is deemed complete as of February 4, 2022.

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 56.4% is proposed (46.6% exists).
3. The following non-conformities exist and will not be modified as part of this application:
  - a. A minimum accessory side yard setback of 5 feet is required, whereas a setback of 2.9 feet exists.
  - b. A minimum driveway side yard setback of 1 foot is required, whereas a setback of 0 feet exists.




Re: Boro File No. MSPB-R1800  
Variance – Breeden  
Block 64, Lot 17

February 4, 2022  
Sheet 2

4. The proposed bottom of the pool is at elevation 13.5. The applicant's engineer has indicated that the seasonal high groundwater is at elevation 9.2, however a copy of the test pit data which shows the existing groundwater level must be submitted.
5. The plan indicates that pool compliant safety fencing will be provided around the entire yard area.
6. It does not appear that any existing trees on the property will be removed as part of the application.
7. Any curb and sidewalk must be replaced along Pearce 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  
William Jensen, Jr, PE  
Jensen Design Group, 2150 Route 35, Suite 250, Sea Girt, NJ 08750  
Michele Struble,  
Pool & Spa Doctor, 1714 Route 35, Wall, NJ 07719

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

APPLICATION TO THE PLANNING BOARD

\*Applicant's Name: Michal Struble - The Pool & Spa Doctor

\*Applicant's Address: 1714 HWY 35 Wall NJ 07719

\*Telephone Number: Home: Office Cell: (732) 681-0530

\*e-mail Address: contact@thepoolandspadoc.com

\*Property Location: 73 Pearce Ave Manasquan NJ 08736

\*Block: 64 Lot: 17

\*Type of Application: non-Permitted Use

Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major- Site Plan Approval

\*Date of Zoning Officer's Denial Letter: 10/14/00

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

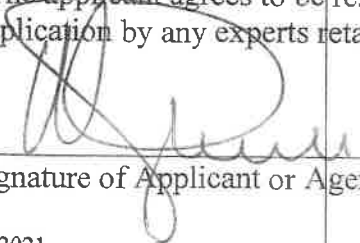
\*Are the property taxes paid to date? yes

\*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.

  
Signature of Applicant or Agent

1/10/22  
Date

06/2021

BOROUGH HALL  
201 EAST MAIN STREET  
EDWARD G. DONOVAN  
Mayor  
THOMAS F. FLARITY  
Municipal Administrator

Incorporated 11/27/1887

732-223-0544  
Fax 732-223-1300

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA  
Supervisor of Code Enforcement

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

STEVEN J. WINTERS  
Construction Official

March 9, 2021

Pool and Spa Doctor  
1714 Route 35  
Wall, NJ 07719

Re: Block: 64 Lot: 17 Zone: R-2  
Breedon – 73 Pearce Avenue

Dear Sir or Madam:

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

Install an inground pool in the rear yard.

Plot plan, grading plan and soil boring prepared by William Jensen on October 14, 2020.  
Pool plans prepared by Donald Schlachter on October 14, 2020.

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

Section 35-9.4 – Lot Coverage – 45% Permitted  
56.4% Proposed

Section 35-5.2b3 – Accessory Building (Garage) – Side Setback (Left) – 5ft. Required  
2.9ft. Existing

Section 35-7.7e – Driveway Setback – 1ft. from side property line required.  
.0 ft. Existing

Additional required documentation:

- Prior approval from the Shade Tree Committee regarding the removal of any trees on the property.

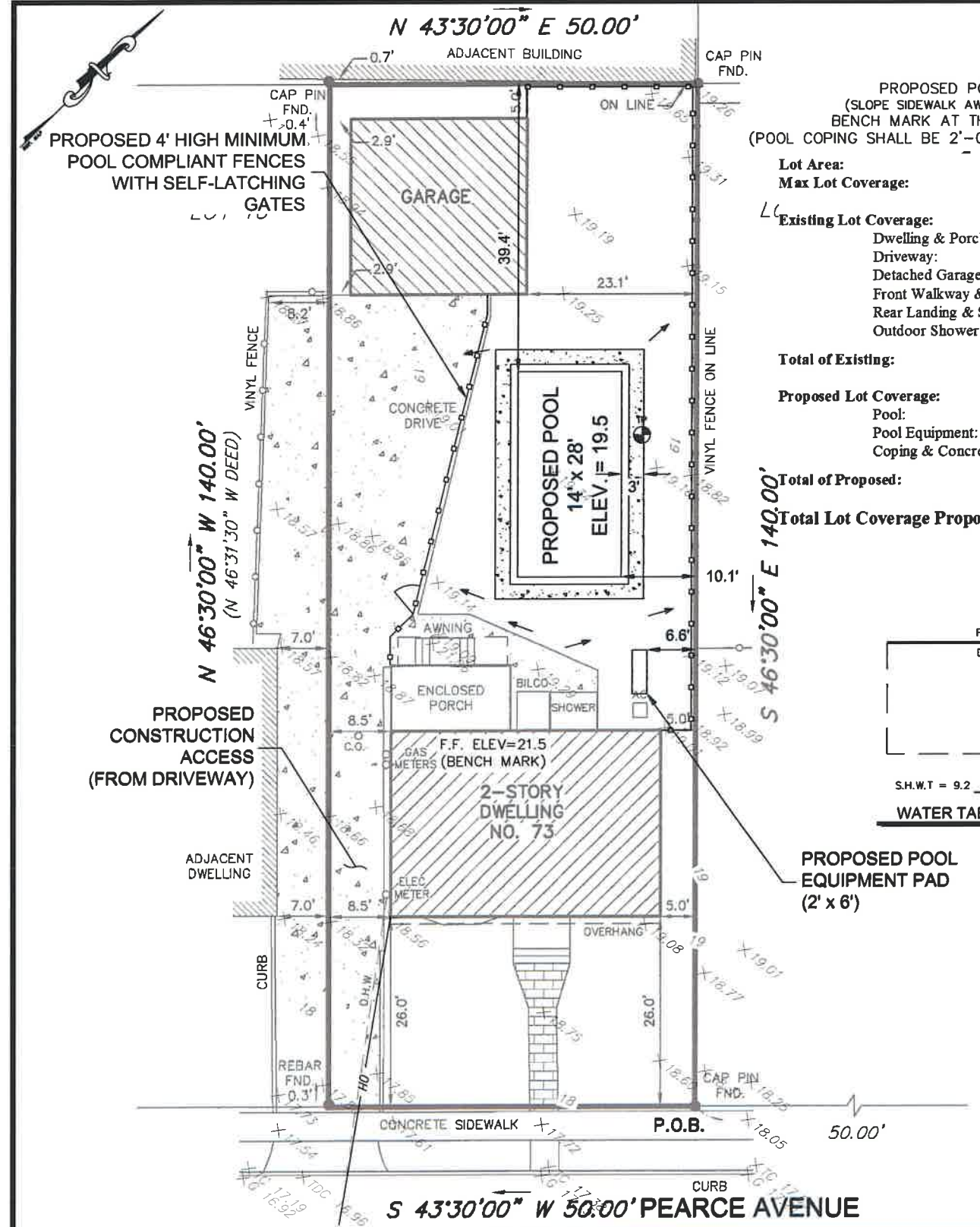
If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

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 stylized "F".

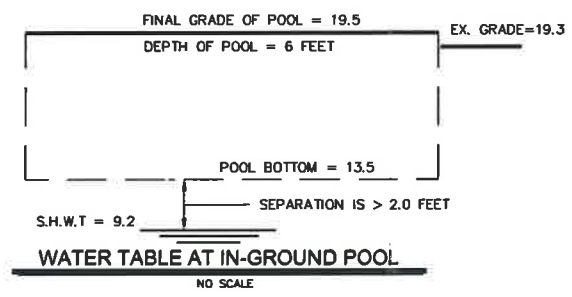
Richard Furey  
Zoning/Code Enforcement Officer





PROPOSED POOL COPING ELEV. = 19.5  
 (SLOPE SIDEWALK AWAY FROM POOL AT 1/4" PER FOOT)  
 BENCH MARK AT THE FINISHED FLOOR ELEV. = 21.5  
 (POOL COPING SHALL BE 2'-0" BELOW THE FINISHED FLOOR ELEVATION)

<b>Lot Area:</b>	7,000 ± s.f.
<b>Max Lot Coverage:</b>	3,150 ± s.f. (45%)
<b>Existing Lot Coverage:</b>	
Dwelling & Porch:	1,107 ± s.f.
Driveway:	1,305 ± s.f.
Detached Garage:	600 ± s.f.
Front Walkway & Steps:	145 ± s.f.
Rear Landing & Steps:	42 ± s.f.
Outdoor Shower & Bilco Doors:	60 ± s.f.
<b>Total of Existing:</b>	<b>3,259 ± s.f. (46.6%)</b>
<b>Proposed Lot Coverage:</b>	
Pool:	392 ± s.f.
Pool Equipment:	12 ± s.f.
Coping & Concrete Patio:	288 ± s.f.
<b>Total of Proposed:</b>	<b>692 ± s.f.</b>
<b>Total Lot Coverage Proposed:</b>	<b>3,951 ± s.f. (56.4%)</b>

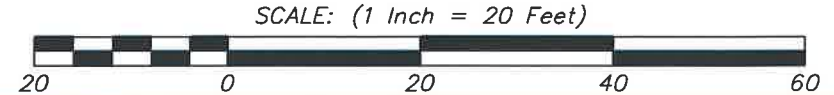


**LEGEND**

- 104- - - EXIST. CONTOUR
- 99.5 = EXIST. SPOT ELEVATION
- 99.5 = PROPOSED SPOT ELEVATION
- 128 - - - PROPOSED CONTOUR
- ← = DIRECTION OF OVERLAND FLOW

**GENERAL NOTES:**

1. PROPERTY BEING KNOWN AS BLOCK 64, TAX LOT 17 WITHIN THE BOROUGH OF MANASQUAN.
2. BOUNDARY AND EXISTING CONDITIONS INFORMATION ARE BASED UPON A PLAN ENTITLED "SURVEY OF PROPERTY, 73 PEARCE AVENUE, LOT 17, BLOCK 64, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CHARLES SURMONTE PE & PLS, SIGNED BY CHARLES SURMONTE, PLS #35885, DATED 4-17-20, WHICH WAS PROVIDED BY THE PROPERTY OWNER. THE PROPERTY OWNER WILL HOLD JENSEN DESIGN GROUP, LLC AND ITS CONSULTANTS HARMLESS FOR ANY INACCURACIES IN THE SURVEY. PROPERTY OWNER WILL ASSUME ALL RESPONSIBILITY AND COSTS FOR CURING ANY INACCURACIES.
3. TOPOGRAPHIC INFORMATION WAS OBTAINED BY THE SURVEYOR AT INSITE SURVEYING DURING THE WEEK OF 7-31-20 WITH ELEVATIONS BASED ON NAVD 88 DATUM.
4. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. ANY UTILITIES SHOWN ARE PER VISUAL OBSERVATION OF PHYSICAL FEATURES AND/OR EXISTING MARK-OUT AND LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO EXCAVATION.
6. POOL TO BE SECURED BY A MINIMUM 4' HIGH FENCE WITH SELF-LATCHING AND CLOSING GATE FENCE AND ALL OTHER CONSTRUCTION SHALL COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
7. ALL ELECTRICAL EQUIPMENT MUST COMPLY WITH AND BE LOCATED IN COMPLIANCE WITH THE CURRENT NATIONAL ELECTRICAL CODE.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES FROM DAMAGE AND/OR FAILURE BY ACCEPTABLE METHODS, AS MAY BE REQUIRED BY OSHA OR OTHER REGULATORY AGENCIES.
9. THE POOL CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE POOL LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
10. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY NECESSARY ENVIRONMENTAL AND/OR TREE CLEARING PERMITS.
11. BY USE OF THIS POOL GRADING 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. ANY DEVIATION FROM THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
12. EXISTING FENCING, PATIOS, PONDS OR OTHER IMPROVEMENTS IF ANY, SHALL NOT BE UTILIZED TO LOCATE THE PROPOSED POOL.
13. IT IS THE INTENT OF THESE PLANS TO PROVIDE 1% MINIMUM AND 3:1 MAXIMUM GRADING PROVIDED IN AREAS THAT ARE TO BE DISTURBED BY THE POOL CONSTRUCTION. IT SHOULD BE NOTED THAT THE EXISTING PROPERTY IS FLAT WITH NO DRAINAGE PATTERN.
14. POOL PROTECTIVE FENCING SHALL BE OWNED BY THE PROPERTY OWNER AND COMPLY WITH THE TOWNSHIP REQUIREMENTS AND BUILDING CODES. FENCE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FENCE PURSUANT TO THE MANUFACTURE'S SPECIFICATIONS.
15. THIS POOL GRADING PLAN IS TO BE UTILIZED ONLY FOR THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL.
16. 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 DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
17. THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
18. ANY DEVIATION FROM THIS PLAN, REQUESTED OR PERFORMED, BY THE HOMEOWNER, IS SOLELY THE HOMEOWNER'S RESPONSIBILITY AND COST.
19. THE PUBLIC SIDEWALK AT THE STREET MUST BE REPLACED WITH 4,500 PSI CONCRETE IF DAMAGED DURING THE POOL CONSTRUCTION ACTIVITIES.
20. THE POOL FILTER WILL HAVE A CARTRIDGE SYSTEM AND NO BACKWASH WILL OCCUR.
21. THE PROPOSED IMPROVEMENTS WILL NOT IMPACT ADJACENT PROPERTIES AND ALL DISTURBANCE AND GRADING WILL BE LIMITED TO WITHIN THE BOUNDARIES OF THE PROPERTY.
22. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY WETLANDS OR ENVIRONMENTALLY SENSITIVE AREAS ON OR ADJACENT TO THE SITE.
23. ALL CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND NO CONSTRUCTION MATERIAL SHALL BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY.
24. ALL DISTURBED AREAS OF THE SITE SHALL BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD DISTRICT'S SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
25. ANY EXISTING UTILITIES IN CONFLICT WITH THE PROPOSED IN-GROUND POOL SHALL BE LOCATED BY THE HOMEOWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.
26. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FLOW AROUND THE POOL AND AWAY FROM THE ALL FOUNDATION.
27. THE CONTRACTOR SHALL PROVIDE THE MEANS AND METHODS REQUIRED TO PROTECT THE UTILITIES AND FOUNDATION WALLS DURING CONSTRUCTION OF THE POOL.
28. IT IS RECOMMENDED THE HOMEOWNER HAVE THE POOL LOCATION STAKED OUT BY A LICENSED SURVEYOR TO ENSURE THE POOL IS NOT LOCATED WITHIN ANY SETBACKS OR EASEMENTS.
29. A TEST PIT WAS PERFORMED ON 10-14-20 BY JENSEN DESIGN GROUP, LLC WHICH INDICATED THE ESTIMATED SEASONAL HIGH WATER TABLE TO BE APPROXIMATELY 120" BELOW GRADE (APPROXIMATE ELEVATION 9.2)
30. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE FIRM MAP 34025C0343G, PRELIMINARY DATED 1-31-14.
31. JENSEN DESIGN GROUP IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR CONSTRUCTION OVERSIGHT OF THE PROPOSED DESIGN IMPROVEMENTS SHOWN ON THESE PLANS.



**-NOTICE-**  
 THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.  
 THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JENSEN DESIGN GROUP, LLC  
 COPYRIGHT 2020 JENSEN DESIGN GROUP, LLC  
 ALL RIGHTS RESERVED

**WILLIAM E. JENSEN, JR.**  
 N.J. PROFESSIONAL ENGINEER, LIC. No. 44521

1	11-16-20	REVISED PER PROPERTY OWNER
NO.	DATE	REVISION

**JDG JENSEN DESIGN GROUP**  
 ENGINEERING • PERMITTING • FIELD SERVICES • FORENSIC INVESTIGATION  
 2150 Route 35 • Suite 250 • Sea Girt • New Jersey 08750  
 732-256-9358  
 www.JENSENDG.com  
 Certificate of Authorization No. 24QA28231100

**BREEDEN**  
**POOL GRADING PLAN**  
**73 PEARCE AVENUE**  
 BLOCK 64 - LOT 17  
 BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ

PROJECT NO	20101-FF
SCALE	1"=20'
DATE	10-14-20
CHECKED BY	HJR
SHEET NO.	1 of 1



**BREEDEN**  
**73 Pearce Avenue**  
**Manasquan, New Jersey**

**(Soil Log #1 Performed on 10-14-20)**  
**(Elevation at Log was Approximately 19.2)**

<u>Depth:</u>	<u>Soil Description:</u>
0" - 12"	Top Soil
12" - 26"	Yellowish Red 5YR 5/8, Sandy Clay Loam, Subangular Blocky, Friable
26" - 56"	Dark Yellowish Brown 10YR 3/4, Clay, Platy, Firm
56" - 73"	Reddish Yellow 7.5YR 6/8, Sandy Loam, Subangular Blocky, Friable
73" - 120"	Yellow 10YR 7/6, Sand, Single Grain, Loose, with 5% Gravel

Estimated Seasonal High Water Table greater than 120" Below Grade (Elevation = 9.2)

No Water Encountered

10-14-20

William E. Jensen, Jr., PE  
New Jersey Professional Engineer License #44521  
[WJensen@JensenDG.com](mailto:WJensen@JensenDG.com)

February 8, 2022

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



Re: Boro File No. MSPB-R1820  
Amended Site Plan – Manasquan Elks  
Block 93, Lot 1.01  
17 Stockton Lake Boulevard  
R-2 - Residential Zone  
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Plan of Survey prepared by Charles O'Malley, PLS, dated August 9, 2010, which has been highlighted to show the proposed improvements.

The property is located in the R-2 - Residential Zone with frontage on Stockton Lake Boulevard. With this application, the applicant proposes seasonal outdoor seating under a temporary 60'x40' tent in general conformance with what was allowed during Covid restrictions. The application is deemed complete as of February 8, 2022.

The following are our comments and recommendations regarding this application:

### **Zoning**

1. The property is located in the R-2 – Residential Zone. The existing Elks Lodge is an existing non-conforming use in the zone and the proposed improvements constitute an expansion of the existing non-conforming use.
2. The following non-conformities exist on Lot 1.01 and are not proposed to be modified as part of this application:
  - a. A maximum lot coverage of 45% is permitted, whereas the majority of the existing lot is impervious coverage.
3. The applicant should explain the use of the proposed outdoor seating area, including hours of operation, dates of use of the seasonal canopy, and any outdoor music or PA systems.






Re: Boro File No. MSPB-R1820  
Amend. Site Plan – Manasquan Elks  
Block 93, Lot 1.01

February 8, 2022  
Sheet 2

4. The seating capacity should be discussed as relates to parking requirements and the existing number of spaces on site. It appears that approximately ten parking spaces will be eliminated when the canopy is in use. The circulation around the canopy should also be explained as there are a number of parking spaces beyond the canopy that will have limited access.
5. Any new outdoor lighting for the area should be explained.
6. Any additional proposed signage should be shown on the plans.
7. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed improvements do not increase the building footprint or impervious coverage by more than 500 square feet.
8. Grades have not been shown to demonstrate handicap accessibility however if no grading changes are proposed the existing grades appear sufficient to meet code requirements.
9. No trees are to be removed as part of the application and no new utility connections are proposed.

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:jj

cc: George McGill, esq., Planning Board Attorney  
Manasquan Elks #2534  
PO Box 256, Manasquan, NJ 08736

RECEIVED JAN 25 2022

Item 8.

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: Manasquan Elks # 2534

\*Applicant's Address: PO Box 256 Manasquan, NJ 08736

\*Telephone Number: Home: 732-223-2534 Cell: 732-996-2297

\*e-mail Address: squansecretary@gmail.com

\*Property Location: 17 Stockton Lake Blvd. Manasquan, NJ 08736

\*Block: 93 Lot: 1.01

\*Type of Application: Amended Site Plan Approval

Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-Site Plan Approval

\*Date of Zoning Officer's Denial Letter: October 5th 2021

Attach Zoning Permit Application

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

\*Is the Applicant the Landowner? Yes

\*Does the Applicant own any adjoining land? No

\*Are the property taxes paid to date? Yes

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

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

(Attach copy)

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

John R. Colvin Board Chairperson

  
Signature of Applicant or Agent

January 25th 2022  
Date

06/2021



## MANASQUAN ELKS LODGE #2534 BPOE

**PO Box 256 17 Stockton Lake Blvd  
Manasquan, NJ 08736-3015**

**SUBJECT: Manasquan Planning Board Approval/ Expansion of January 25, 2022  
Premises License # 1327-31-012-001 Block : 93 Lot 1.01 Zone: R-2**

**Planning Board Members,**

Please find this description of our proposed outside seating area for your consideration.

Outside seating area is 40'x60' and is 2,400 sq. ft. It is to be established in an open area of our southern parking lot. The area will have a temporary 20'x40' tent covering a portion of the seating area. Tables and chairs to be set up under the tent and in the open area. No permanent construction will take place. This area is exactly the same as our Zoning Board approved Covid19 seating area and is shown on the Google Maps Arial plan and on the amended site plan.

### **Parking**

The entire lot is 59,575 sq. ft. The building is 5,650 sq. ft. The proposed outside seating area is 2,400 sq. ft. 51,525 remains as asphalt parking and roadway. 25% of the property area is requested for parking. 25% would be equal to 12,881 sq. ft. There will be 102 parking spaces 10x20 for 20,400 sq. ft. or 39.6% of the asphalt lot. 6 of these spaces are handicapped.

The temporary tent will be set up on or after April 1st each year and removed on or before November 30th yearly. Thank you for your attention to this matter. If you have any questions please feel free to contact me at 732-996-2297 or [j-mcolvin@comcast.net](mailto:j-mcolvin@comcast.net).

Thank you,  
John Colvin

Board Chairperson  
Manasquan Elks #2534

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

October 5, 2021

Manasquan Elks #2534  
17 Stockton Lake Blvd.  
Manasquan, NJ 08736

Re: Block: 93 Lot: 1.01 Zone: R-2

Dear Sir or Madam:

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

Convert approximately 2,600s.f. of the existing parking area into an outside dining area under two tents. (40' x 60' = 2,400s.f.) -- (10' x 20' = 200s.f.).

Survey/site plan prepared by Charles O'Malley on July 14, 2010. Parking plan and calculations prepared by the applicant and dated October 5, 2021. Conceptual dining area plan prepared by the applicant and dated October 5, 2021.

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

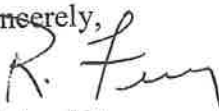
Section 35-18.3 – Requires Planning Board approval for the proposed project.

Section 35-5.3 – R-2 Zone – Permitted use – Only one single family dwelling permitted.  
Lodges and fraternal organizations are a conditional use in this zone.

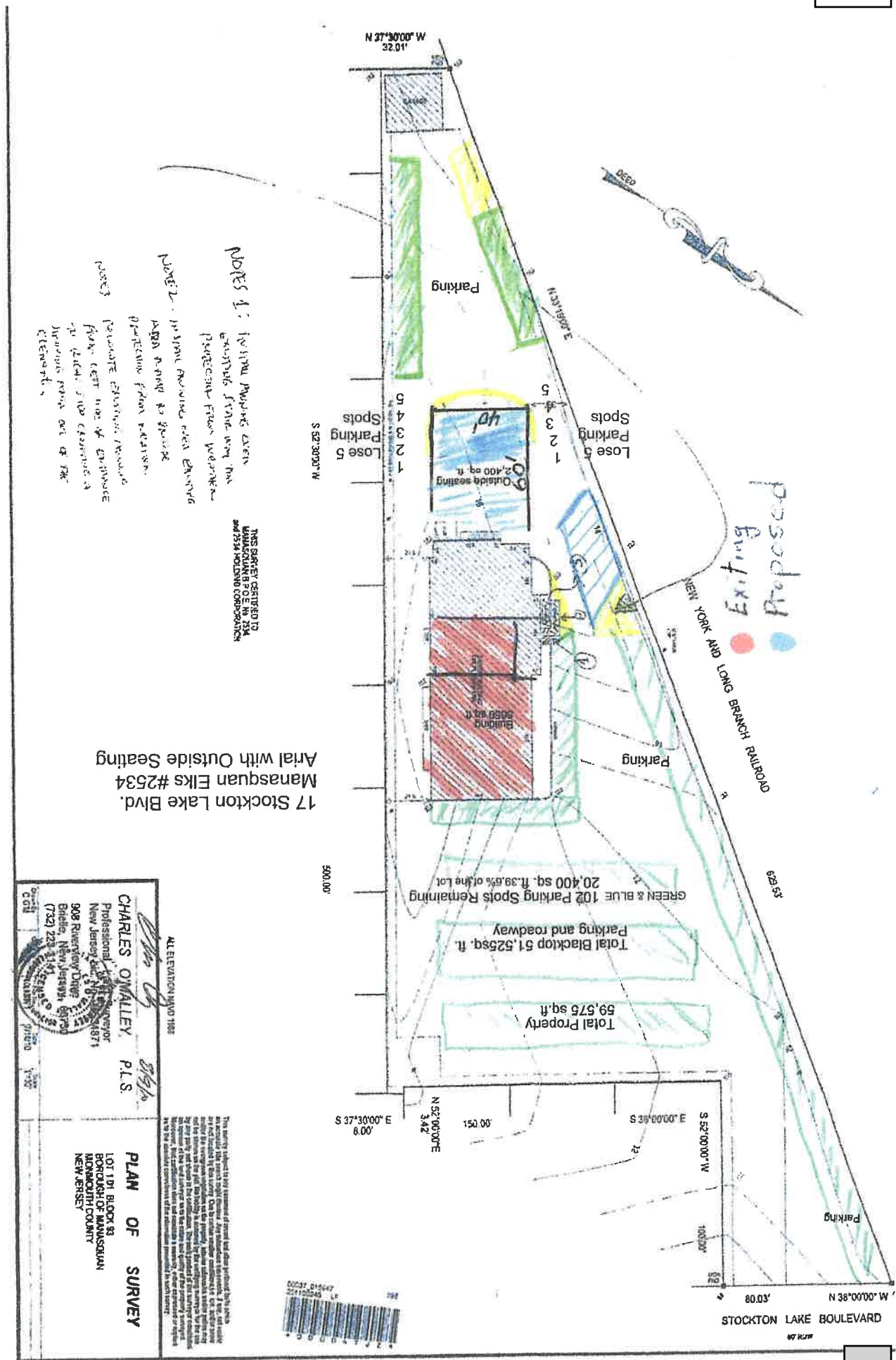
This project will also require approval from the Mayor and Council regarding the expansion of the liquor license.

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

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer



**NOTES:**

1. IMPROVE PROPOSED EXISTING SIDEWALK STRIKE WITH PARALLEL FROM WEAPONS
2. IMPROVE PROPOSED SIDEWALK FROM WEAPONS
3. IMPROVE PROPOSED SIDEWALK FROM WEAPONS
4. IMPROVE PROPOSED SIDEWALK FROM WEAPONS
5. IMPROVE PROPOSED SIDEWALK FROM WEAPONS

**17 Stockton Lake Blvd.  
Manasquan Elks #2534  
Aerial with Outside Seating**

**CHARLES O'MALLEY, P.L.S.**  
Professional Land Surveyor  
New Jersey License No. 1871  
908 Riverway Drive  
Bridgeton, New Jersey 08302  
(732) 228-1141

**PLAN OF SURVEY**  
LOT 1B1, BLOCK 88  
BOROUGH OF MANASQUAN  
MONMOUTH COUNTY  
NEW JERSEY





## **MANASQUAN ELKS LODGE #2534 BPOE**

**PO Box 256 17 Stockton Lake Blvd  
Manasquan, NJ 08736-3015**

**SUBJECT: Boro File No. MSBP-R-1820 Amended Site Plan- February 15, 2022  
Manasquan Elks Block 93, Lot 1.01 17 Stockton Lake Boulevard  
R-2 Residential Zone Borough of Manasquan, Monmouth County, NJ  
Response to Boro Engineering Letter dated February 8, 2022**

**Dear Mr. Yodakis,**

**Note: Paragraph two of the letter states that the “applicant proposes a seasonal outdoor seating area under a 60’ by 40’ Tent” Our application is for an “Outside seating area is 40’x60’ and is 2,400 sq. ft. It is to be established in an open area of our southern parking lot. The area will have a temporary 20’x40’ tent” The entire area will not be covered by the tent.**

### **Zoning**

- 1. Outdoor Seating Area is for expanded use.**
- 2.a. Existing Lot coverage will not be modified.**
- 3. The outdoor seating area is and will be used by our membership and guests for general food and beverage usage to include lunches and dinners as well as an occasional small gathering or party and enhance our capabilities to perform our charity work. Hours of operation are set by the Borough of Manasquan. The Covid 19 dates of operation are established as April 1st to November 30th. Hours of operation are Sunday through Thursday Opening 10:00am Closing at 10:00 PM. Friday and Saturday till 11:00 pm. Any outdoor music would end at 9:00pm 7 days per week. The seasonal 20’x40’ canopy/tent will go up on or after April 1st and come down on or before November 30th. There is no permanent construction. The operations of the outdoor seating area will remain the same as they have been. Members wishing to**



utilize the outside area would purchase beverages inside and order meals inside the Tap Room. Members would bring their beverages outside, food would be delivered to them by kitchen staff. On occasion for dinners, a waiter station may be set up outside and the waiter would order the food and beverage outside and then deliver to the members.

During Covid when there was no indoor dining, this area was our only area of food and beverage operations, and therefore we operated outside during all available hours of operations. Once indoor dining resumed in 2021, our usage of the outdoor area became limited to ideal conditions and only a few patrons for lunches and dinners. We held 2 events outside in 2021, one Repast outside for 50 people and a Cigar Night for 50 people. 3 times the Manasquan Garden Club used the outside area to make crafts and have a lunch.

If granted and if another Pandemic situation should arise where indoor dining was to be suspended, we would be able to resume operations outside without needing to apply for an additional situational license.

4. The area had 100 seats maximum during full Covid operations. As discussed in #3 above the expected usage is to be much less on a daily basis, more like 15 to a max of 35 patrons daily as our inside Tap Room and Hall are open. The area will be set up for a seating of 50, 25 under the tent and 25 outside of the tent.

The Lodge is never at capacity. The outside area will not increase capacity as patrons dining outside would normally be inside. During our major events we have never maxed out our parking lot where people are parking on the street. There will be 102 parking spaces on the property after the 10 spaces are eliminated. The entire lot is 59,575 sq. ft. The building is 5,650 sq. ft. The proposed outside seating area is 2,400 sq. ft. 51,525 remains as asphalt parking and roadway.

25% of the property area is requested for parking. 25% would be equal to 12,881 sq. ft. There will be 102 parking spaces 10x20 for 20,400 sq. ft. or 39.6% of the asphalt lot. 6 of these spaces are handicapped. Eliminating the 10 spaces will allow for uninterrupted vehicular circulation behind and around the building and outside area. (see attached arial map). There are 17 parking spots "beyond" (east) of the seating area. These spots will be easily accessible as the 5 eliminated parking spots to the west of the seating area allow for uninterrupted access to these parking spots.

5. Temporary lighting will be used under the tent if needed during evening hours.

6. There is no additional proposed signage for the area unless another Pandemic situation should arise. In that case all required Pandemic signage will be posted at entrances and throughout the area as required.

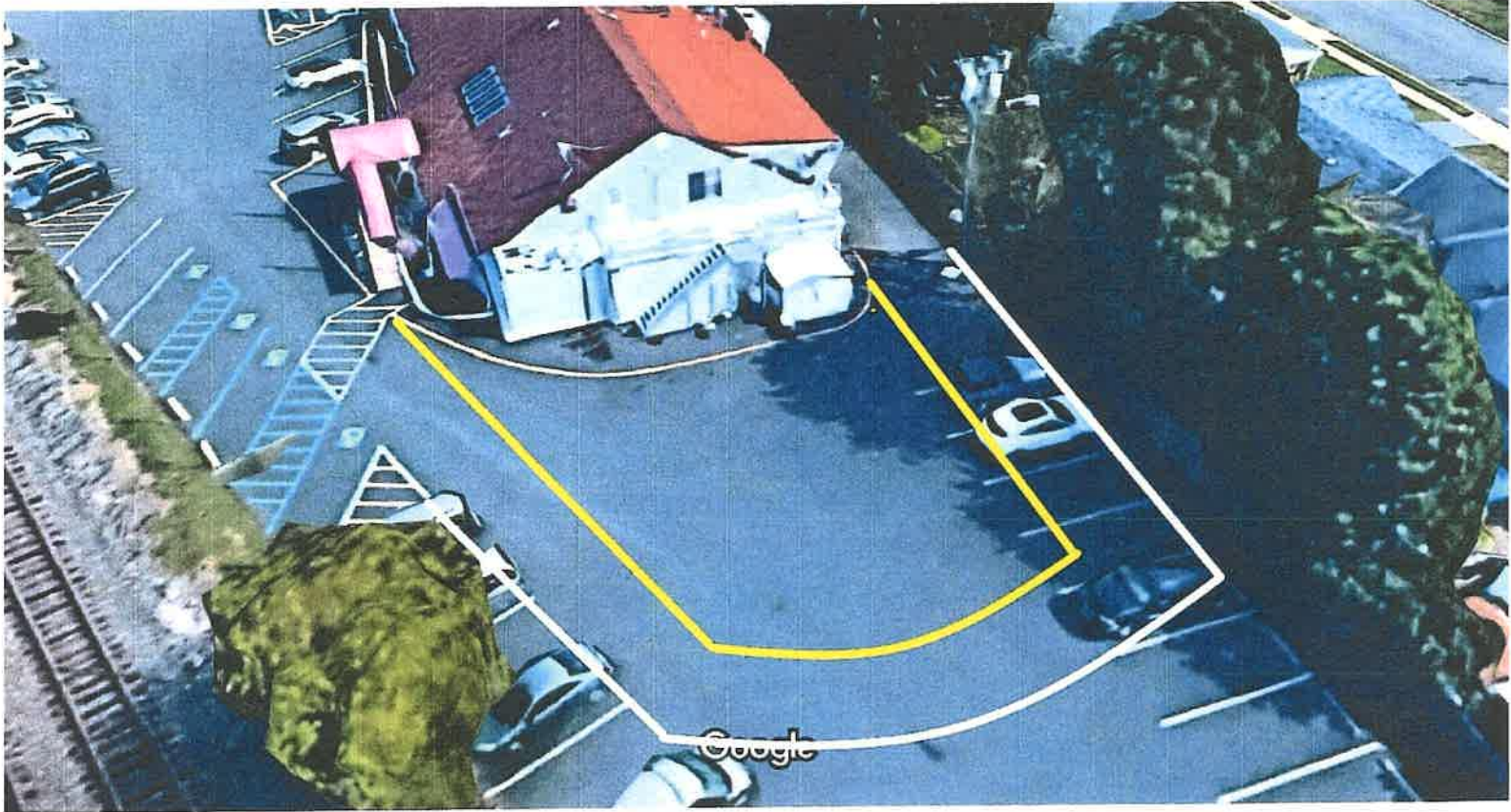
- 7. Outdoor seating area will be on the blacktop, there is no construction and runoff has and will be unaffected and will remain as is.**
- 8. Handicap accessibility has been and will be unaffected as the Outdoor Seating Area will be on the blacktop level with the existing parking areas.**
- 9. Yes, no trees are to be removed and no new utility connections are proposed.**

**John Colvin**

**Board Chair, Manasquan Elks #2534**



Google Maps



Imagery ©2020 Google, Map data ©2020, Map data ©2020 10 ft



