

**PLANNING BOARD SECOND MEETING AGENDA  
CONDUCTED WITH ZOOM  
APRIL 20, 2021 7:00 PM – TUESDAY**

**Join Zoom Meeting**

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

**OR**

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

**ID # 261 009 5007**

**Password 281 797**

Please take notice that the Manasquan Planning Board will convene a remote meeting on April 20, 2021 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**

**RESOLUTION**

**APPLICATION**

1. #13-2021 - SIMON, STACEY - 415 EUCLID AVENUE

**OTHER BUSINESS**

Comments from individual board members

**ADJOURNMENT**

06 April 2020

### Application to the Borough of Manasquan Planning Board

I purchased 415 Euclid about 3 years ago. I spent the first year, give or take, doing a significant remodel which included raising the house and adding a second story. Now I am working to add a deck in, what I consider, the backyard.

Since raising the house, there are 8 steep steps from the back door which go down to the backyard. The backyard, due to the construction and old house design, is part concrete slab, part dirt and rock and part old, unkept decking. I'd like to put a new deck up to reduce the risk of someone getting hurt either going down the stairs or tripping on the old, uneven surfaces. Not to mention to improve the appearance of the house as well as have a nice place to enjoy with my family.

My first permit application was denied as this is considered my side yard for zoning purposes. Despite my address being 415 Euclid my front door is on S. Potter and there is no entrance to my house on Euclid. Therefore, I consider this my backyard.

The deck I am looking to put up is simple and achieves my above objectives. The landing currently attached to the sliding back door will remain. Attached to this, a few steps down, will be a 24'x8' deck, 24" high, which will follow the current line of the concrete slab. This will attach to, 2 steps down, another deck 25'x10', 8" high which will replace the current old deck structure.

At its widest point, the deck will have an approximate set-back of 3'feet 9" inches the same as the current decking set-back. The only portion of the deck above 24" inches will be the current landing which was already approved by the town when the renovations and lift were completed. There are no grading changes or fill required.

My plans have been discussed and agreed with my neighbors at 419 Euclid, who are my immediate next-door neighbors and most impacted. I have also discussed with my neighbors at 425 Euclid, 11 S. Potter, 16 S. Potter and 25 S. Potter. Everyone is supportive given it will improve the safety and appearance of the property and the plans are simple and unassuming.

Thank you for your consideration on this matter. For your reference, please find attached:

1. Application to the Planning Board
2. Letter of Denial from Zoning Officer
3. 2020 Survey
4. Architectural Plans
5. Engineers Report
6. Example Affidavit of Service Letter (Certified Receipts)
7. Affidavit of Publication

Regards,

Stacey Simon

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544  
Fax 732-223-1300

EDWARD G. DONOVAN  
Mayor

CONSTRUCTION DEPARTMENT

FRANK DiROMA  
Supervisor of Code Enforcement

THOMAS F. FLARITY  
Municipal Administrator

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ALBERT "SANDY" RATZ  
Construction Official

APPLICATION TO THE PLANNING BOARD

Applicant's Name STACEY SIMON

Applicant's Address 415 EUCLID AVE

Telephone Number (Home and Cell) (732) 908-0920

Property Location 415 EUCLID AVE  
Block: 142 Lot 39 & 40

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 OCTOBER 7, 2020  
Zoning Permit Application Attached

Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks. SUBMITTED AS PART OF ORIGINAL APPLICATION

Is the Applicant the Landowner? YES

Does the Applicant own any adjoining land? NO

Are the property Taxes paid to date? YES

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

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

---

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

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

Signature of Applicant or Agent

*Stacy L Simon*

Date NOVEMBER 12, 2000

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

October 7, 2020

Stacey Simon  
415 Euclid Avenue  
Manasquan, NJ 08736

Re: Block: 142 Lot: 39,40 Zone: R-2

Dear Ms. Simon:

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

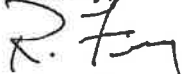
Remove the existing concrete patio and construct a ground level deck in the side yard per a survey/site plan prepared by Ronald Post on September 2, 2020.

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

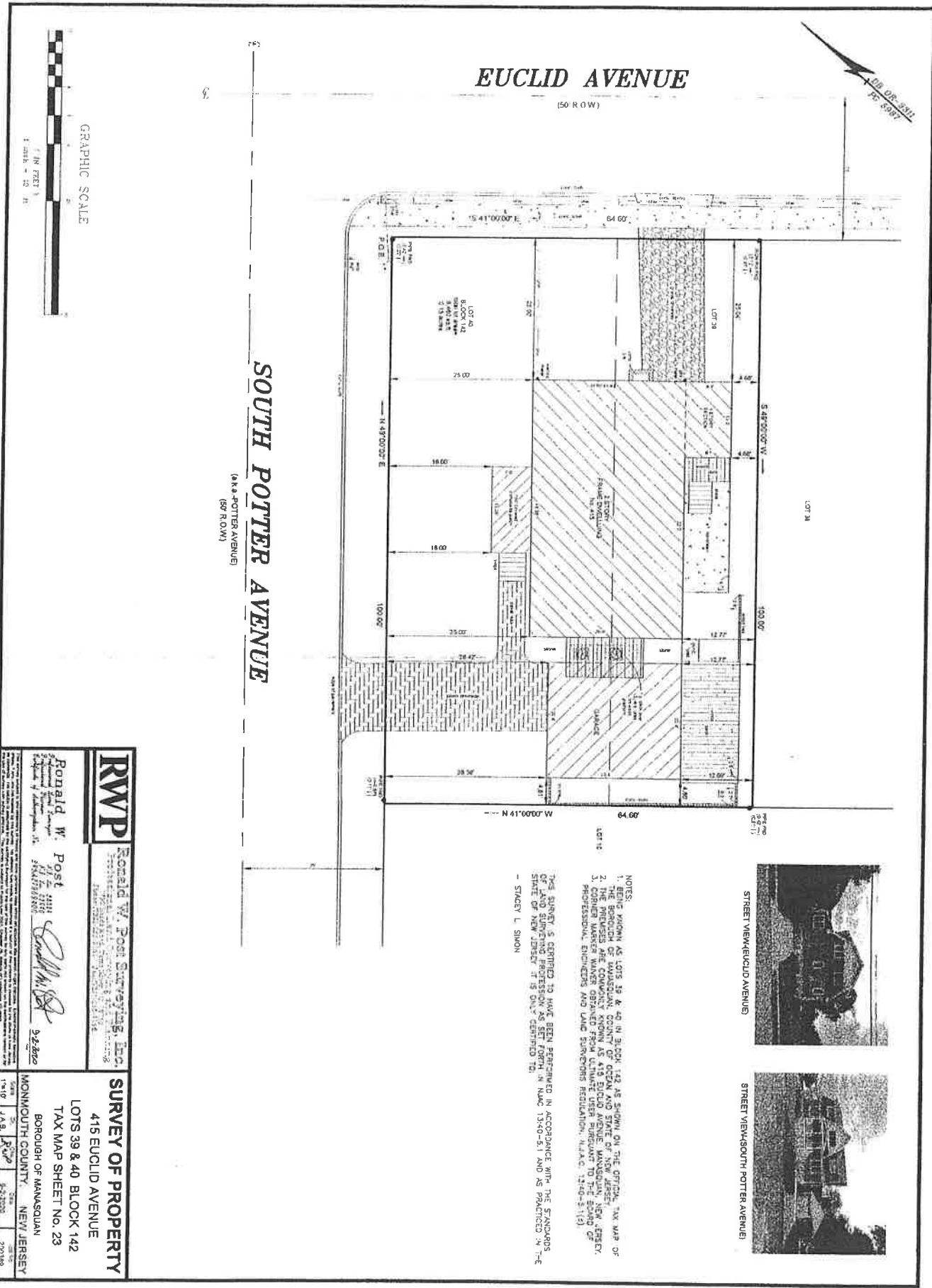
Section 35-11.81 – Prohibits locating a ground level deck in the side yard.

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

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer



**EUCLID AVENUE**

(50 ROW)

**SOUTH POTTER AVENUE**

(50 ROW)

GRAPHIC SCALE

1" = 20'

**RWP**

Ronald W. Post Surveying, Inc.  
 415 Euclid Avenue  
 Monmouth County, NJ 08852

Ronald W. Post  
 415 Euclid Avenue  
 Monmouth County, NJ 08852  
 948-8800

**SURVEY OF PROPERTY**

415 EUCLID AVENUE  
 LOTS 39 & 40 BLOCK 142  
 TAX MAP SHEET NO. 23  
 BOROUGH OF MANASQUAN  
 MONMOUTH COUNTY, NEW JERSEY

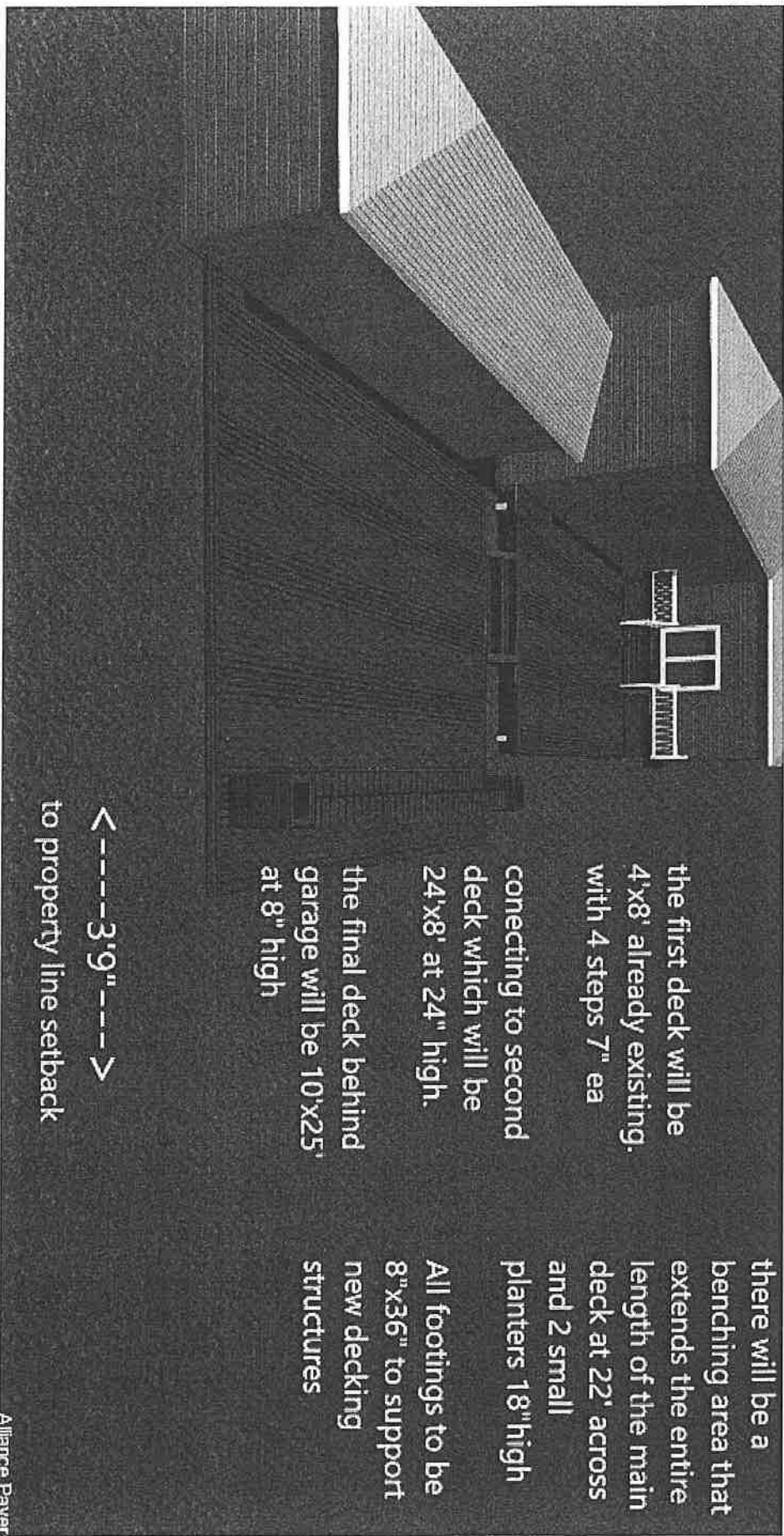
DATE	1/14/10
BY	J.A.B.
SCALE	5/8"=100'
NO.	200189

- NOTES:
1. BEING KNOWN AS LOTS 39 & 40 IN BLOCK 142 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MANASQUAN AND STATE OF NEW JERSEY.
  2. THE PREMISES ARE CURRENTLY OCCUPIED AS RESIDENTIAL.
  3. CORNER MARKER WAKES OBTAINED FROM ULTIMATE USER SUBJECT TO THE STANDARDS OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 17:26-5.1(2).

THIS SURVEY IS DEEMED TO HAVE BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR A PROFESSIONAL LAND SURVEYOR AS SET FORTH IN N.J.A.C. 17:26-5.1 AND AS PRACTICED IN THE STATE OF NEW JERSEY. I, THE SURVEYOR, HEREBY CERTIFY THIS.

— STACEY L. SIMON





the first deck will be 4'x8' already existing. with 4 steps 7" ea connecting to second deck which will be 24'x8' at 24" high. the final deck behind garage will be 10'x25' at 8" high

there will be a benching area that extends the entire length of the main deck at 22' across and 2 small planters 18"high All footings to be 8"x36" to support new decking structures

<-----3'9"----->  
to property line setback



February 3, 2021

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

Re: Boro File No. MSPB-R1440  
Variance – Simon  
Block 142, Lots 39 & 40  
415 Euclid 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. Survey of Property prepared by Ronald Post, P.L.S., of Ronald W. Post Surveying, Inc., dated September 2, 2020.
2. Deck Layout and Dimension Diagram, not dated.

The property is located in the R-2 Single-Family Residential Zone with frontage on Euclid Avenue and South Potter Avenue. With this application, the applicant proposes to construct a ground level deck in the area of the existing concrete patio and deck on the east side of the existing dwelling. The application is deemed complete as of February 3, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
  - a. Patios and ground level decks must be located in the rear yard, not exceed 8" in height from grade, and are not permitted within 5 feet of the side property line, whereas the proposed deck is to be located in the eastern side yard with a setback of approximately 2 feet. It also appears a portion of the deck will be approximately 24" above the surrounding grade.
3. The applicant should indicate the exact side yard setback to the proposed deck as it is not dimensioned on the plan.






Re: Boro File No. MSPB-R1440  
Variance – Simon  
Block 142, Lots 39 & 40

February 3, 2021  
Sheet 2

4. The applicant should indicate if any grading changes will be required for the proposed improvements and if any fill will be imported. If any significant grading changes are proposed, a grading plan, prepared by a licensed engineer, will be required.
5. The proposed lower portion of the deck does not appear to be elevated more than eight inches above the existing surrounding grade so as to be considered a ground level deck.

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  
Stacey Simon  
415 Euclid Avenue, Manasquan, NJ 08736