

MANASQUAN PLANNING BOARD MEETING AGENDA

DECEMBER 19, 2023 4:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on December 19, 2023 4:00 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

RESOLUTION

1. #33-2023 Setting 2024 Meeting Dates and Times

APPLICATION

2. #14-2023 Venner, Gary/Keinath Estate - 135 Second Avenue - Block 169.03 Lot 4 (carried from 11/16/23)
3. #19-2023 Reilly, William & Michelle - 75 Morris Avenue - (New Application) Block 71 Lot 112.03 - To Be Carried to January 9, 2024

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

AUG 21 2023

DPW _____ CONST _____
PD _____ OTHER _____

August 18, 2023

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

Re: Boro File No. MSPB-R2120
Variance – Keinath
Block 169.03, Lot 4
135 Second 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. Proposed Improvement Plan prepared by Thomas Bauer, RA, of the Melillo Bauer Carman, dated March 6, 2023.
2. Property Survey prepared by David Von Steenburg, PLS, dated November 7, 2022.

The property is located in the R-3 Single-Family Residential Zone with frontage on Second Avenue. With this application, the applicant proposes to construct a new raised front landing, rear deck, raised rear deck, rear patio, relocate the existing shed, and add a pergola and outdoor shower, as well as other plantings and site improvements. The application is deemed complete on April 18, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-3 Single Family Residential Zone.
2. The following use ('d') variance is required as part of this application:
 - a. Only one single family residential dwelling per lot is permitted, whereas three attached residential dwelling units exist and are proposed.
3. The following variances are required as part of this application:
 - a. Six on-site parking spaces are required for the three units, whereas approximately 4 conforming parking stalls are proposed in the driveway.
 - b. A minimum front yard setback of 25 feet is required, whereas a setback of 4.1 feet is proposed to the dwelling and 1 foot to the raised landing (5.2 feet exists).




Re: Boro File No. MSPB-R2120
Variance – Keinath
Block 169.03, Lot 4

August 18, 2023
Sheet 2

4. The following non-conformities exist on Lot 4 and are not proposed to be modified as part of this application:
 - a. A side yard setback of 5 feet is required, whereas a setback of 4 feet exists and is proposed (north).
5. The applicant should be prepared to indicate how the proposed reconfigured driveway will support the parking stalls for the three units as they will be stacked in the driveway.
6. The base flood elevation for the property is 9 (Zone AE). The existing finish floor elevation of the dwelling is 6.5.
7. The applicant should indicate if any new air conditioning units or a generator are proposed and if so, show their proposed locations and elevations on the plan.
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 coverage by more than 500 square feet.
9. It does not appear that any existing trees will be removed as part of the application.
10. Any curb and sidewalk must be replaced along Second 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
Thomas Bauer, RA
Melillo, Bauer, Carman, 200 Union Avenue, Brielle, NJ 08730
Gregory Vella, esq
2317 Route 34, Suite 1A, Manasquan, NJ 08736
David Scott Keinath
135 2nd Avenue, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0
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: David Scott Keinath Living Trust

*Applicant's Address: 135 2nd Ave, Manasquan, NJ 08736

*Telephone Number: Home: _____ Cell: 973-985-4061

*e-mail Address: grvenner@gmail.com

*Property Location: 135 2nd Ave, Manasquan, NJ 08736

*Block: 169.03 Lot: 4

*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: March 29, 2023
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

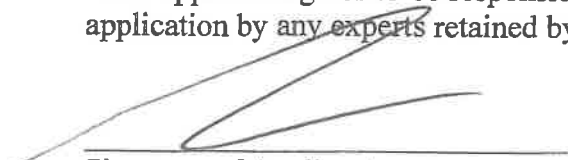
*Are the property taxes paid to date? Yes

*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

8-1-23

Date

06/2021 DAVID SCOTT Keinath, Trustee
AGENT W/ POWER OF ATTORNEY
ATTORNEY FOR APPLICANT

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

March 29, 2023

Gregory Vella, Esq.
2317 Route 34, Suite 1A
Manasquan, NJ 08736

Re: Block: 169.03 Lot: 4 Zone: R-3 Flood Zone: AE BFE: 9ft. DFE: 10ft.
135 Second Avenue

Dear Sir:

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

Construct a raised landing in the front yard, second floor rear deck, raised decks, paver patio, shed and pergola in the rear yard and other interior and exterior alterations and renovations.

Survey prepared by David VonSteenburg on November 7, 2022. Conceptual plans prepared by Thomas Bauer on March 6, 2023.

Application denied for the following reason(s):

Section 35-5.4 – R-3 Zone – Permitted Use – Only one single family dwelling permitted
Three single family dwelling units existing

Section 35-9.4 – Front Setback – 25ft. Required
5.2ft. Existing
4.1ft. Proposed
1ft. Proposed to front landing

“ - Side Setback (Right) – 5ft. Required
4ft. Existing

Additional required documentation:

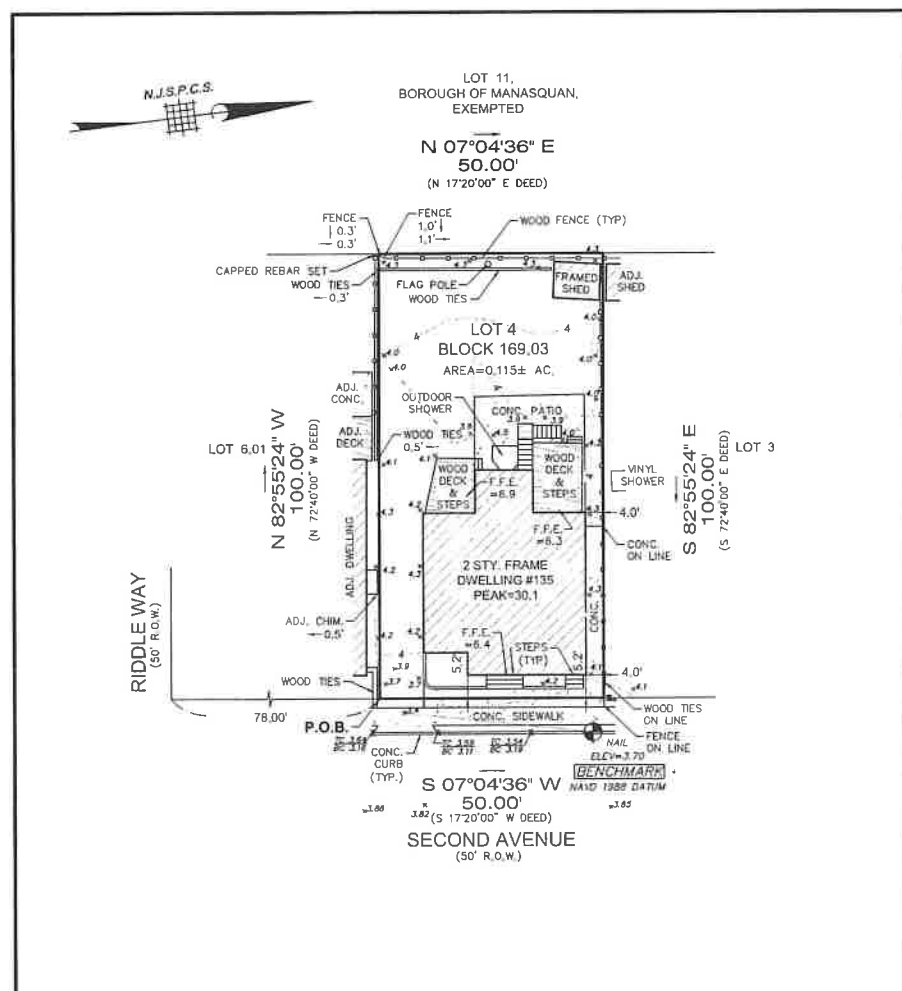
- Plot plan revised to show 6 onsite parking spaces.
- Plot plan revised to show location of any mechanical equipment.

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 "Furey".

Richard Furey
Zoning/Code Enforcement Officer



PREPARED FOR: JESSICA VENNER AND PATTY KEINATH

NOTES:

- 1.) VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK.
- 2.) PROPERTY IS LOCATED IN FLOOD ZONE AE (EL B) AS SHOWN ON CURRENT FIRM #34025C0456F, DATED 9/25/2009.

IMPORTANT NOTES, PLEASE REVIEW

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/7/22 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GRADE ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, METEOROLOGICAL OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TOWNSHIP, ENVIRONMENTALLY SENSITIVE WILDLIFE, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- EXISTING DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLES TO TRACT SHOWN HEREON WAS OBTAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND PLAT MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 17:27-5.10(1))

DB 8337 PG. 997

MORGAN
engineering & surveying
www.morganengineeringllc.com

DJO

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 4 BLOCK 169.03
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20' Drawn By: Date: 11/7/22 Job # CAD File # Sheet #
AM 15-7921B 15-7921B 1 of 1



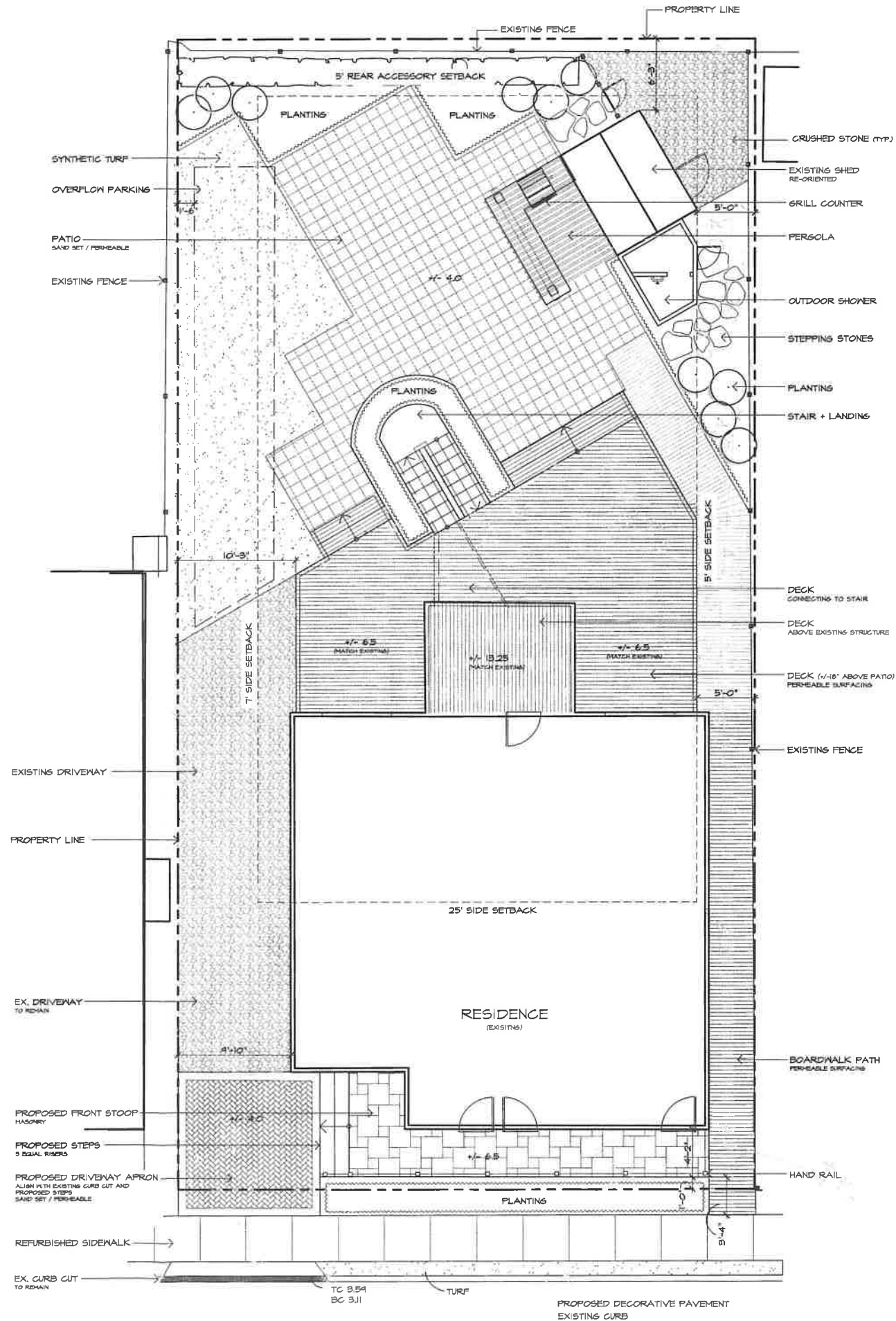
SCALE: 1"=20'

| Zoning Requirements Zone R-3 Residential | | | | |
|--|---------------|----------|----------|------------------------------------|
| | Allowed | Existing | Proposed | Notes |
| Minimum Lot Requirement | 3,400 SF min. | 5,003 | 5,003 SF | No change |
| Frontage | 40 FT. | 50 | 50 FT. | No change |
| Front setback | 25 FT. | 5.2 | 1 FT | Combined front stoop |
| Rear setback (principal building) | 20 FT. | 41.5 | 41.5 FT | No change |
| Side setback (principal) | 5 FT. | 4 | 4 FT. | No change/ Existing non conformity |
| Side setback (principal) | 7 FT. | 9.8 | 9.8 FT. | No change |
| Side + rear setback (accessory) | 5 FT. | 0.58 | 5 FT. | Ex. shed to be relocated |
| Maximum building coverage | 35% | 1,751 | 1,343 | 1,517 SF |

| Building Coverage Table | | | | |
|---------------------------|---------|----------|----------|-------|
| | Allowed | Existing | Proposed | Notes |
| Maximum Building Coverage | 35% | 1,751 SF | | |
| Residence (existing) | | 1,263 SF | | |
| Shed (existing) | | 80 SF | | |
| Combined front stoops | | 174 SF | | |

| Lot Coverage Coverage Table | | | | |
|-----------------------------|---------|------------|----------|-------|
| | Allowed | Existing | Proposed | Notes |
| Maximum Lot Coverage | 50% | 2,501.5 SF | | |
| Proposed building coverage | | | 1,517 SF | |
| Impervious synthetic turf | | | 442 SF | |
| Grill counter | | | 39 SF | |

| | | | | | |
|---------------------------------|---------------|-----------------|-------------------------------------|---------------|-----------------|
| Total building coverage: | 30.32% | 1,517 SF | Total Proposed Lot Coverage: | 39.94% | 1,998 SF |
|---------------------------------|---------------|-----------------|-------------------------------------|---------------|-----------------|



2 PROPOSED IMPROVEMENTS

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

SITE PLAN

KEINATH VENNER RESIDENCE
MANASQUAN, NEW JERSEY

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

730 Union Avenue • 275 Newark Avenue
Bloomfield, NJ 07003 Jersey City, NJ 07310
732-528-0664
www.mbcldesign.com
NJCA No. 214H00001700

THOMAS B. BAUER
NEW JERSEY
LANDSCAPE ARCHITECT
NJ REGISTERED LANDSCAPE ARCHITECT
63333217

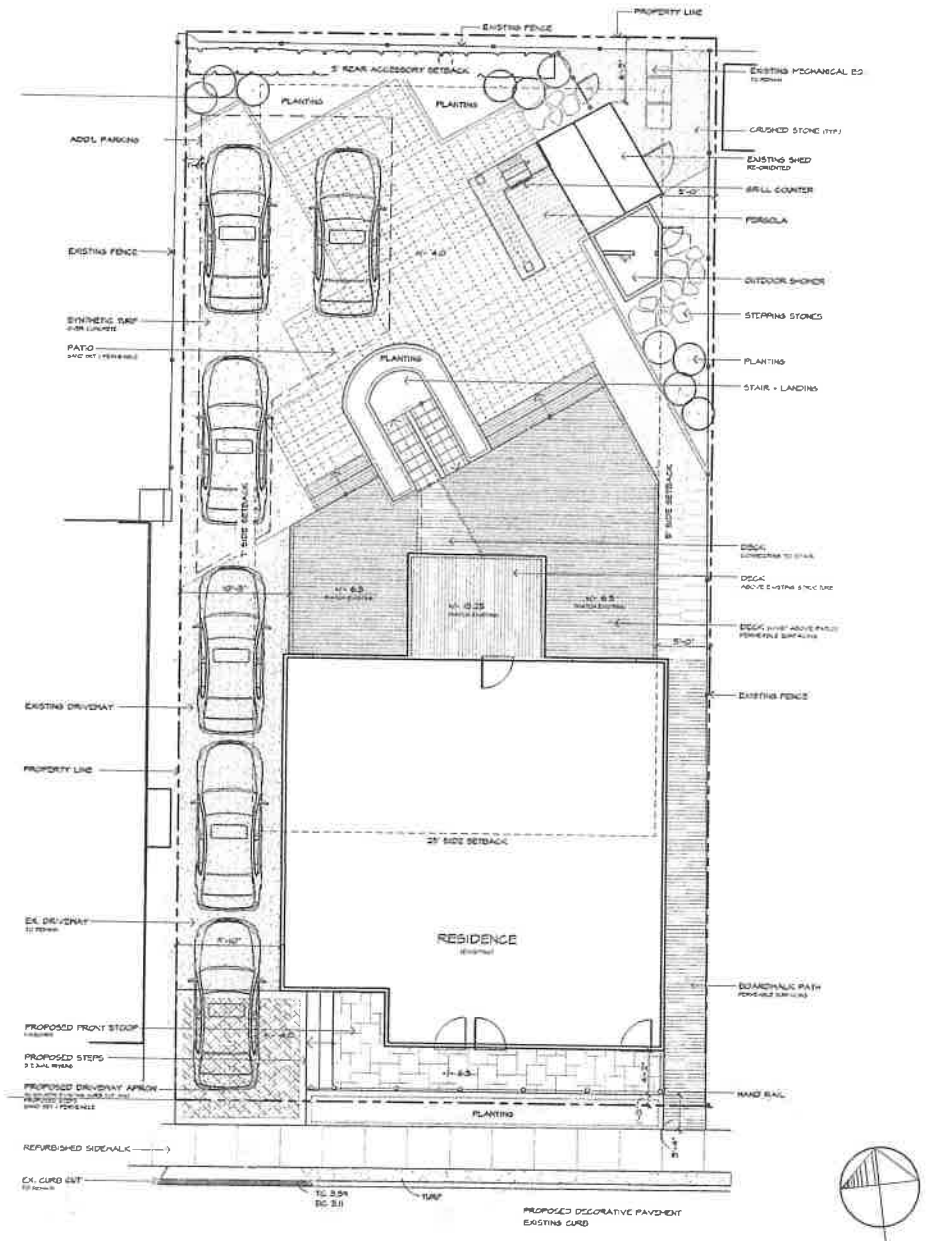
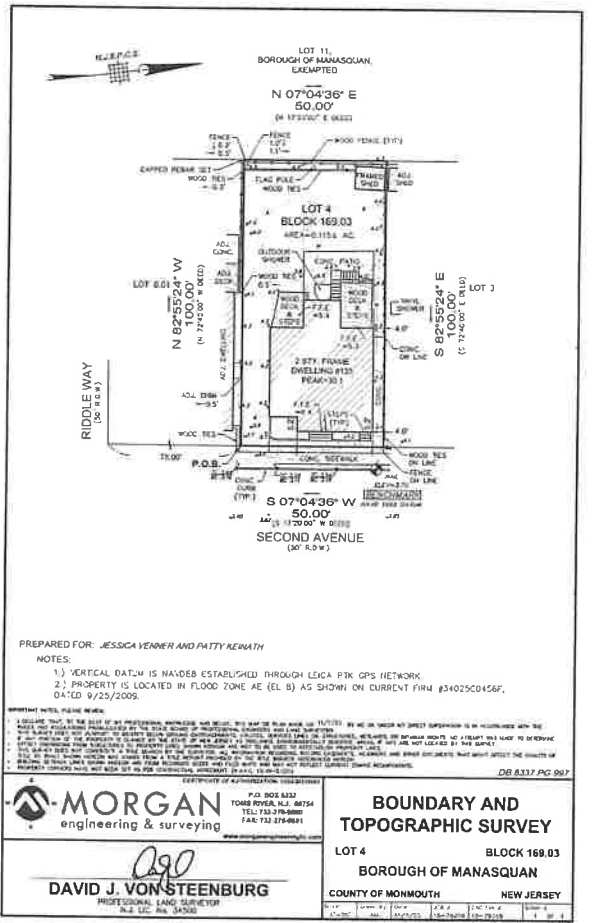
| | | | | | |
|-----------------|----------|-----------------|-----|----------|--------|
| NO. | DATE | BY | NO. | DATE | BY |
| 1 | 03/06/22 | TJS/GN | 2 | 03/06/22 | TJS/GN |
| SCALE: AS NOTED | | JOB NO.: 22-169 | | | |

DRAWING NO.

L-1

7

Item 2.



2 PROPOSED IMPROVEMENTS

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

SITE PLAN
KENATH VENNIR RESIDENCE
MANASQUAN, NEW JERSEY

MBC
MELLO-SABER-CARMAN
LANDSCAPE ARCHITECTURE

PHYSICAL E-BAUER
REGISTERED LANDSCAPE ARCHITECT

1' = 48" (48x48)
1" = 1' (12x12)
1" = 2' (24x24)
1" = 4' (48x48)
1" = 8' (96x96)
1" = 16' (192x192)
1" = 32' (384x384)
1" = 64' (768x768)
1" = 128' (1536x1536)

1'-1

1 SURVEY
L-1

SCALE: 1"=20'

Zoning Requirements Zone R-3 Residential

| | Allowed | Existing | Proposed | Notes |
|-----------------------------------|---------------|----------|----------|-----------------------------------|
| Minimum Lot Requirement | 3,400 SF min. | 5,003 | 5,003 SF | No change |
| Front setback | 50 FT. | 50 | 50 FT. | No change |
| Side setback | 25 FT. | 5.3 | 1 FT. | Combined front stoop |
| Rear setback (principal building) | 20 FT. | 41.5 | 41.5 FT. | No change |
| Side setback (principal) | 5 FT. | 4 | 4 FT. | No change/Existing non-conformity |
| Side setback (accessory) | 7 FT. | 9.8 | 9.8 FT. | No change |
| Side + rear setback (accessory) | 5 FT. | 0.58 | 5 FT. | Ex. shed to be relocated |
| Maximum building coverage | 35% | 1.751 | 1.517 SF | |

Building Coverage Table

| | Allowed | Existing | Proposed |
|---------------------------|---------|----------|----------|
| Maximum Building Coverage | 35% | 1.751 SF | 1.517 SF |
| Residence (existing) | | 8,023 SF | 442 SF |
| Shed (existing) | | 80 SF | |
| Combined front stoops | | 174 SF | 28 SF |

Lot Coverage Coverage Table

| | Allowed | Existing | Proposed |
|----------------------------|---------|------------|----------|
| Maximum Lot Coverage | 50% | 2,501.5 SF | 1,998 SF |
| Proposed building coverage | | | 442 SF |
| Impervious synthetic turf | | | 28 SF |
| Grill counter | | | 28 SF |

Total building coverage: 30.32% 1,517 sf
 Total Proposed Lot Coverage: 39.94% 1,998 SF



CONCEPTUAL PERSPECTIVE VIEW
Keinath-Venner Residence
Manasquan, New Jersey
DATE: 2023.03.06