

**PLANNING BOARD ZOOM FEBRUARY 23, 2021 4PM AGENDA
CONDUCTED WITH ZOOM
FEBRUARY 23, 2021 4:00 PM – TUESDAY**

Join Zoom Meeting

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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 February 23, 2021 4:00 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. APPROVAL OF VOUCHERS
- [2.](#) ORDINANCE 2334-2 - STORMWATER REGULATIONS
- [3.](#) ORDINANCE #2337-21 SITE PLAN REGULATIONS

RESOLUTION

4. #26-2020 WEAVER, CYNTHIA, 131 THIRD AVENUE
5. #28-2020 PACCIONE, JOSEPH AND HOFFMAN, JASON 50 SOUTH STREET
6. #29-2020 SNITSKY, PAUL AND KELLY 551 BRIELLE ROAD
7. #30-2020 PARDIVILAM ARTYRI AND LESLIE 403 FIRST AVENUE
8. #31-2020 ROTH, DARLENE AND JARRETT - 193 THIRD AVENUE

APPLICATION

- [9.](#) #32-2020 GRANNICK BENJAMIN AND JENNA 104 LENAPE TRAIL
- [10.](#) #10-2021 WARE, MARY AND CHARLES 85 MCLEAN AVENUE
- [11.](#) #31-2019 VASILENKO, DAVID 43 TAYLOR AVENUE

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2334-21**

**AN ORDINANCE AMENDING CHAPTER 32,
SECTION 17 ENTITLED “STORMWATER
MANAGEMENT AND CONTROL” IN THE BOROUGH
OF MANASQUAN, MONMOUTH COUNTY, NEW
JERSEY.**

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Manasquan, as follows:

SECTION 1. The Borough Code of the Borough of Manasquan is hereby amended and supplemented so as to amend Chapter 32 entitled “Stormwater Management and Control” so as to repeal §32-17 in its entirety with the following in order to comply with the New Jersey Department of Environmental Protection (NJDEP) newly published Stormwater Management Rules.

§32-17. STORMWATER MANAGEMENT AND CONTROL

SECTION 1. Scope and Purpose:

A. Policy Statement

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

B. Purpose

The purpose of this ordinance is to establish minimum stormwater management requirements and controls for “major development,” as defined below in Section II.

C. Applicability

1. This ordinance shall be applicable to the following major developments:
 - a. Non-residential major developments; and
 - b. Aspects of residential major developments that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21.
2. This ordinance shall also be applicable to all major developments undertaken by Borough of Manasquan

D. Compatibility with Other Permit and Ordinance Requirements

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

SECTION 2. Definitions:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

“CAFRA Centers, Cores or Nodes” means those areas with boundaries incorporated by reference or revised by the Department in accordance with N.J.A.C. 7:7-13.16.

“CAFRA Planning Map” means the map used by the Department to identify the location of Coastal Planning Areas, CAFRA centers, CAFRA cores, and CAFRA nodes. The CAFRA Planning Map is available on the Department's Geographic Information System (GIS).

“Community basin” means an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, established in accordance with N.J.A.C. 7:8-4.2(c)14, that is designed and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual, or an alternate design, approved in accordance with N.J.A.C. 7:8-5.2(g), for an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond and that complies with the requirements of this chapter.

“Compaction” means the increase in soil bulk density.

“Contributory drainage area” means the area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

“Core” means a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

“County review agency” means an agency designated by the County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

1. A county planning agency or county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.
2. A county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

“Department” means the Department of Environmental Protection.

“Designated Center” means a State Development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

“Design engineer” means a person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlarge-enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*

In the case of development of agricultural land, development means: any activity that requires a State permit, any activity reviewed by the County

Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right to Farm Act , N.J.S.A 4:1C-1 et seq.

“Disturbance” means the placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.

“Drainage area” means a geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.

“Environmentally constrained area” means the following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

“Environmentally critical area” means an area or feature which is of significant environmental value, including but not limited to: stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department’s Landscape Project as approved by the Department’s Endangered and Nongame Species Program.

“Empowerment Neighborhoods” means neighborhoods designated by the Urban Coordinating Council “in consultation and conjunction with” the New Jersey Redevelopment Authority pursuant to N.J.S.A 55:19-69.

“Erosion” means the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

“Green infrastructure” means a stormwater management measure that manages stormwater close to its source by:

1. Treating stormwater runoff through infiltration into subsoil;
2. Treating stormwater runoff through filtration by vegetation or soil;
or
3. Storing stormwater runoff for reuse.

"HUC 14" or "hydrologic unit code 14" means an area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

“Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

“Infiltration” is the process by which water seeps into the soil from precipitation.

“Lead planning agency” means one or more public entities having stormwater management planning authority designated by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2, that serves as the primary representative of the committee.

“Major development” means an individual “development,” as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;
2. The creation of one-quarter acre or more of “regulated impervious surface” since February 2, 2004;
3. The creation of one-quarter acre or more of “regulated motor vehicle surface” since March 2, 2021 *{or the effective date of this ordinance, whichever is earlier}*; or

- 4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of “major development” but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered “major development.”

“Motor vehicle” means land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the purposes of this definition, motor vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

“Motor vehicle surface” means any pervious or impervious surface that is intended to be used by “motor vehicles” and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

“Municipality” means any city, borough, town, township, or village.

“New Jersey Stormwater Best Management Practices (BMP) Manual” or “BMP Manual” means the manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being capable of contributing to the achievement of the stormwater management standards specified in this chapter. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department’s determination as to the ability of that best management practice to contribute to compliance with the standards contained in this chapter. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the municipality, in accordance with Section IV.F. of this ordinance and N.J.A.C. 7:8-5.2(g), that the proposed measure and its design will contribute to achievement of the design and performance standards established by this chapter.

“Node” means an area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

“Nutrient” means a chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

“Person” means any individual, corporation, company, partnership, firm, association, political subdivision of this State and any state, interstate or Federal agency.

“Pollutant” means any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. §§ 2011 *et seq.*)), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, ground waters or surface waters of the State, or to a domestic treatment works. “Pollutant” includes both hazardous and nonhazardous pollutants.

“Recharge” means the amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

“Regulated impervious surface” means any of the following, alone or in combination:

- 1. A net increase of impervious surface;

- 2. The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a “new stormwater conveyance system” is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);
- 3. The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
- 4. The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased.

“Regulated motor vehicle surface” means any of the following, alone or in combination:

- 1. The total area of motor vehicle surface that is currently receiving water;
- 2. A net increase in motor vehicle surface; and/or quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

“Sediment” means solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

“Site” means the lot or lots upon which a major development is to occur or has occurred.

“Soil” means all unconsolidated mineral and organic material of any origin.

“State Development and Redevelopment Plan Metropolitan Planning Area (PA1)” means an area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the State’s future redevelopment and revitalization efforts.

“State Plan Policy Map” is defined as the geographic application of the State Development and Redevelopment Plan’s goals and statewide policies, and the official map of these goals and policies.

“Stormwater” means water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities, or conveyed by snow removal equipment.

“Stormwater management BMP” means an excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management BMP may either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

“Stormwater management measure” means any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

“Stormwater runoff” means water flow on the surface of the ground or in storm sewers, resulting from precipitation.

“Stormwater management planning agency” means a public body authorized by legislation to prepare stormwater management plans.

“Stormwater management planning area" means the geographic area for which a stormwater management planning agency is authorized to prepare stormwater management plans, or a specific portion of that area identified in a stormwater management plan prepared by that agency.

“Tidal Flood Hazard Area” means a flood hazard area in which the flood elevation resulting from the two-, 10-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood

hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

“Urban Coordinating Council Empowerment Neighborhood” means a neighborhood given priority access to State resources through the New Jersey Redevelopment Authority.

“Urban Enterprise Zones” means a zone designated by the New Jersey Enterprise Zone Authority pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et. seq.

“Urban Redevelopment Area” is defined as previously developed portions of areas:

- 1. Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;
- 2. Designated as CAFRA Centers, Cores or Nodes;
- 3. Designated as Urban Enterprise Zones; and
- 4. Designated as Urban Coordinating Council Empowerment Neighborhoods.

“Water control structure” means a structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the two-, 10-, or 100-year storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

“Waters of the State” means the ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

“Wetlands” or “wetland” means an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

SECTION 3. Design and Performance Standards for Stormwater Management Measures

- A. Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
 - 1. The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
 - 2. The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
- B. The standards in this ordinance apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with Department rules.

SECTION 4. Stormwater Management Requirements for Major Development

- A. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with Section X.
- B. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department's Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergi* (bog turtle).
- C. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section IV.P, Q and R:
 - 1. The construction of an underground utility line provided that the disturbed areas are revegetated upon completion;
 - 2. The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and
 - 3. The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- D. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section IV.O, P, Q and R may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:
 - 1. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
 - 2. The applicant demonstrates through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of Section IV.O, P, Q and R to the maximum extent practicable;
 - 3. The applicant demonstrates that, in order to meet the requirements of Section IV.O, P, Q and R, existing structures currently in use, such as homes and buildings, would need to be condemned; and
 - 4. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under IV.D.3 above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of Section IV.O, P, Q and R that were not achievable onsite.
- E. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management

Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in Section IV.O, P, Q and R. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater Best Management Practices to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the Department shall publish in the New Jersey Registers a notice of administrative change revising the applicable table. The most current version of the BMP Manual can be found on the Department's website at:

https://njstormwater.org/bmp_manual2.htm.

- F. Where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this ordinance the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.

Table 1
Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity

<u>Best Management Practice</u>	<u>Stormwater Runoff Quality TSS Removal Rate (percent)</u>	<u>Stormwater Runoff Quantity</u>	<u>Groundwater Recharge</u>	<u>Minimum Separation from Seasonal High Water Table (feet)</u>
Cistern	0	Yes	No	=
Dry Well ^(a)	0	No	Yes	2
Grass Swale	50 or less	No	No	2 ^(e) 1 ^(f)
Green Roof	0	Yes	No	=
Manufactured Treatment Device ^{(a) (g)}	50 or 80	No	No	Dependent upon the device
Pervious Paving System ^(a)	80	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Bioretention Basin ^(a)	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Infiltration Basin ^(a)	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60-80	No	No	=

(Notes corresponding to annotations ^(a) through ^(g) are found on Page D-15)

Table 2
Green Infrastructure BMPs for Stormwater Runoff Quantity (or for Groundwater Recharge and/or Stormwater Runoff Quality with a Waiver or Variance from N.J.A.C. 7:8-5.3)

<u>Best Management Practice</u>	<u>Stormwater Runoff Quality TSS Removal Rate (percent)</u>	<u>Stormwater Runoff Quantity</u>	<u>Groundwater Recharge</u>	<u>Minimum Separation from Seasonal High Water Table (feet)</u>
Bioretention System	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Infiltration Basin	80	Yes	Yes	2
Sand Filter ^(b)	80	Yes	Yes	2
Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond ^(d)	50-90	Yes	No	N/A

(Notes corresponding to annotations ^(b) through ^(d) are found on Page D-15)

Table 3 <u>BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity only with a Waiver or Variance from N.J.A.C. 7:8-5.3</u>				
<u>Best Management Practice</u>	<u>Stormwater Runoff Quality TSS Removal Rate (percent)</u>	<u>Stormwater Runoff Quantity</u>	<u>Groundwater Recharge</u>	<u>Minimum Separation from Seasonal High Water Table (feet)</u>
<u>Blue Roof</u>	<u>0</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Extended Detention Basin</u>	<u>40-60</u>	<u>Yes</u>	<u>No</u>	<u>1</u>
<u>Manufactured Treatment Device^(h)</u>	<u>50 or 80</u>	<u>No</u>	<u>No</u>	<u>Dependent upon the device</u>
<u>Sand Filter^(c)</u>	<u>80</u>	<u>Yes</u>	<u>No</u>	<u>1</u>
<u>Subsurface Gravel Wetland</u>	<u>90</u>	<u>No</u>	<u>No</u>	<u>1</u>
<u>Wet Pond</u>	<u>50-90</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>

Notes to Tables 1, 2, and 3:

- (a) subject to the applicable contributory drainage area limitation specified at Section IV.O.2;
- (b) designed to infiltrate into the subsoil;
- (c) designed with underdrains;
- (d) designed to maintain at least a 10-foot wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
- (e) designed with a slope of less than two percent;
- (f) designed with a slope of equal to or greater than two percent;
- (g) manufactured treatment devices that meet the definition of green infrastructure at Section II;
- (h) manufactured treatment devices that do not meet the definition of green infrastructure at Section II.

G. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the municipality. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department in accordance with Section VI.B. Alternative stormwater management measures may be used to satisfy the requirements at Section IV.O only if the measures meet the definition of green infrastructure at Section II. Alternative stormwater management measures that function in a similar manner to a BMP listed at Section O.2 are subject to the contributory drainage area limitation specified at Section O.2 for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at Section O.2 shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from Section IV.O.

H. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to

avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.

- I. Design standards for stormwater management measures are as follows:
 1. Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
 2. Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of Section VIII.C;
 3. Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement;
 4. Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at Section VIII; and
 5. The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of two and one-half inches in diameter.

- J. Manufactured treatment devices may be used to meet the requirements of this subchapter, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at Section II may be used only under the circumstances described at Section IV.O.4.

- K. Any application for a new agricultural development that meets the definition of major development at Section II shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at Sections IV.O, P, Q and R and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this subsection, "agricultural development" means land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.

- L. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV.P, Q and R shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.

- M. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Office of the Monmouth County Clerk. A form of deed notice shall be submitted to the municipality for approval prior to filing.

The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at

Section IV.O, P, Q and R and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to Section X.B.5. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.

N. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to Section IV of this ordinance and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be submitted to the municipality for approval and subsequently recorded with the Office of the Monmouth County Clerk and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with M above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality in accordance with M above.

O. Green Infrastructure Standards

1. This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
2. To satisfy the groundwater recharge and stormwater runoff quality standards at Section IV.P and Q, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at Section IV.F. and/or an alternative stormwater management measure approved in accordance with Section IV.G. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

<u>Best Management Practice</u>	<u>Maximum Contributory Drainage Area</u>
<u>Dry Well</u>	<u>1 acre</u>
<u>Manufactured Treatment Device</u>	<u>2.5 acres</u>
<u>Pervious Pavement Systems</u>	<u>Area of additional inflow cannot exceed three times the area occupied by the BMP</u>
<u>Small-scale Bioretention Systems</u>	<u>2.5 acres</u>
<u>Small-scale Infiltration Basin</u>	<u>2.5 acres</u>
<u>Small-scale Sand Filter</u>	<u>2.5 acres</u>

3. To satisfy the stormwater runoff quantity standards at Section IV.R, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with Section IV.G.
4. If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with Section IV.G may be used to meet the groundwater recharge,

stormwater runoff quality, and stormwater runoff quantity standards at Section IV.P, Q and R.

- 5. For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at Section IV.P, Q and R, unless the project is granted a waiver from strict compliance in accordance with Section IV.D.

P. Groundwater Recharge Standards

- 1. This subsection contains the minimum design and performance standards for groundwater recharge as follows:
- 2. The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at Section V, either:
 - i. Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or
 - ii. Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the 2-year storm is infiltrated.
- 3. This groundwater recharge requirement does not apply to projects within the “urban redevelopment area,” or to projects subject to 4 below.
- 4. The following types of stormwater shall not be recharged:
 - i. Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than “reportable quantities” as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
 - ii. Industrial stormwater exposed to “source material.” “Source material” means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

Q. Stormwater Runoff Quality Standards

- 1. This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.
- 2. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:

- i. Eighty percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.
 - ii. If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average.
- 3. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with 2 above, unless the major development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
- 4. The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 4, below. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.

Table 4 - Water Quality Design Storm Distribution

Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)
1	0.00166	41	0.1728	81	1.0906
2	0.00332	42	0.1796	82	1.0972
3	0.00498	43	0.1864	83	1.1038
4	0.00664	44	0.1932	84	1.1104
5	0.00830	45	0.2000	85	1.1170
6	0.00996	46	0.2117	86	1.1236
7	0.01162	47	0.2233	87	1.1302
8	0.01328	48	0.2350	88	1.1368
9	0.01494	49	0.2466	89	1.1434
10	0.01660	50	0.2583	90	1.1500
11	0.01828	51	0.2783	91	1.1550
12	0.01996	52	0.2983	92	1.1600
13	0.02164	53	0.3183	93	1.1650
14	0.02332	54	0.3383	94	1.1700
15	0.02500	55	0.3583	95	1.1750
16	0.03000	56	0.4116	96	1.1800
17	0.03500	57	0.4650	97	1.1850
18	0.04000	58	0.5183	98	1.1900
19	0.04500	59	0.5717	99	1.1950
20	0.05000	60	0.6250	100	1.2000
21	0.05500	61	0.6783	101	1.2050
22	0.06000	62	0.7317	102	1.2100
23	0.06500	63	0.7850	103	1.2150
24	0.07000	64	0.8384	104	1.2200
25	0.07500	65	0.8917	105	1.2250
26	0.08000	66	0.9117	106	1.2267
27	0.08500	67	0.9317	107	1.2284
28	0.09000	68	0.9517	108	1.2300
29	0.09500	69	0.9717	109	1.2317
30	0.10000	70	0.9917	110	1.2334
31	0.10660	71	1.0034	111	1.2351
32	0.11320	72	1.0150	112	1.2367
33	0.11980	73	1.0267	113	1.2384
34	0.12640	74	1.0383	114	1.2400
35	0.13300	75	1.0500	115	1.2417
36	0.13960	76	1.0568	116	1.2434
37	0.14620	77	1.0636	117	1.2450
38	0.15280	78	1.0704	118	1.2467
39	0.15940	79	1.0772	119	1.2483
40	0.16600	80	1.0840	120	1.2500

5. If more than one BMP in series is necessary to achieve the required 80 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (A \times B) / 100,$$

Where

R = total TSS Percent Load Removal from application of both BMPs,
and

A = the TSS Percent Removal Rate applicable to the first BMP

B = the TSS Percent Removal Rate applicable to the second BMP.

6. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in Section IV.P, Q and R.
7. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
8. The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and

certain upstream tributaries to Category One waters. A person shall not undertake a major development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.

- 9. Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this subsection to reduce the post-construction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.
- 10. This stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.

R. Stormwater Runoff Quantity Standards

- 1. This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
- 2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section V, complete one of the following:
 - i. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
 - ii. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
 - iii. Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or
 - iv. In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with 2.i, ii and iii above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure.
- 3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

SECTION 5. Calculation of Stormwater Runoff and Groundwater Recharge:

- A. Stormwater runoff shall be calculated in accordance with the following:
 - 1. The design engineer shall calculate runoff using one of the following methods:

- i. The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds* (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at:

https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

or at United States Department of Agriculture Natural Resources Conservation Service, 220 Davison Avenue, Somerset, New Jersey 08873; or

- ii. The Rational Method for peak flow and the Modified Rational Method for hydrograph computations. The rational and modified rational methods are described in "Appendix A-9 Modified Rational Method" in the Standards for Soil Erosion and Sediment Control in New Jersey, January 2014. This document is available from the State Soil Conservation Committee or any of the Soil Conservation Districts listed at N.J.A.C. 2:90-1.3(a)3. The location, address, and telephone number for each Soil Conservation District is available from the State Soil Conservation Committee, PO Box 330, Trenton, New Jersey 08625. The document is also available at:

<http://www.nj.gov/agriculture/divisions/anr/pdf/2014NJSoilErosionControlStandardsComplete.pdf>.

2. For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term "runoff coefficient" applies to both the NRCS methodology above at Section V.A.1.i and the Rational and Modified Rational Methods at Section V.A.1.ii. A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover have existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).
3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.
4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS *Technical Release 55 - Urban Hydrology for Small Watersheds* or other methods may be employed.
5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

B. Groundwater recharge may be calculated in accordance with the following:

The New Jersey Geological Survey Report GSR-32, A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the

methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at:

<https://www.nj.gov/dep/njgs/pricelst/greport/gsr32.pdf>

or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420 Mail Code 29-01, Trenton, New Jersey 08625-0420.

Section 6. Sources for Technical Guidance:

A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department’s website at:

http://www.nj.gov/dep/stormwater/bmp_manual2.htm.

1. Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.
2. Additional maintenance guidance is available on the Department’s website at:

https://www.njstormwater.org/maintenance_guidance.htm.

B. Submissions required for review by the Department should be mailed to:

The Division of Water Quality, New Jersey Department of Environmental Protection, Mail Code 401-02B, PO Box 420, Trenton, New Jersey 08625-0420.

Section 7. Solids and Floatable Materials Control Standards:

A. Site design features identified under Section IV.F above, or alternative designs in accordance with Section IV.G above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, “solid and floatable materials” means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section VII.A.2 below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
 - i. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
 - ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- iii. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.
2. The standard in A.1. above does not apply:
 - i. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;

- ii. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- iii. Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - a. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
 - b. A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- v. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

Section 8. Safety Standards for Stormwater Management Basins:

- A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.
- B. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in Section VIII.C.1, VIII.C.2, and VIII.C.3 for trash racks, overflow grates, and escape provisions at outlet structures.
- C. Requirements for Trash Racks, Overflow Grates and Escape Provisions
 - 1. A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the Stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:
 - i. The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;
 - ii. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
 - iii. The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
 - iv. The trash rack shall be constructed of rigid, durable, and corrosion resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.
 - 2. An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
 - i. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
 - ii. The overflow grate spacing shall be no less than two inches across the smallest dimension
 - iii. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.

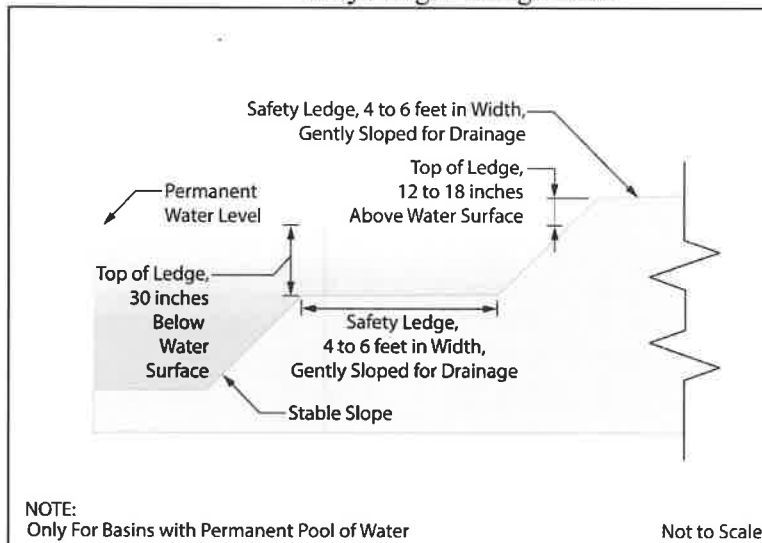
3. Stormwater management BMPs shall include escape provisions as follows:
 - i. If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to VIII.C, a free-standing outlet structure may be exempted from this requirement;
 - ii. Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See VIII.E for an illustration of safety ledges in a stormwater management BMP; and
 - iii. In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.

D. Variance or Exemption from Safety Standard

A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the municipality that the variance or exemption will not constitute a threat to public safety.

E. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



Section 9. Requirements for a Site Development Stormwater Plan:

A. Submission of Site Development Stormwater Plan

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section IX.C below as part of the submission of the application for approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit 20 copies of the materials listed in the checklist for site development stormwater plans in accordance with Section IX.C of this ordinance.

B. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to determine if all of the checklist

requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

C. Submission of Site Development Stormwater Plan

The following information shall be required:

1. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

2. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

3. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

4. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Sections III through V are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

5. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

6. Calculations

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section IV of this ordinance.
- ii. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high-water table, then a soils report

shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

7. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section X.

8. Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section IX.C.1 through IX.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

SECTION 10. Maintenance and Repair:

A. Applicability

Projects subject to review as in Section I.C of this ordinance shall comply with the requirements of Section X.B and X.C.

B. General Maintenance

1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.
2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.
3. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
4. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
5. If the party responsible for maintenance identified under Section X.B.3 above is not a public agency, the maintenance plan and any future revisions based on Section X.B.7 below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
6. Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
7. The party responsible for maintenance identified under Section X.B.3 above shall perform all of the following requirements:

- i. maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders;
 - ii. evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
 - iii. retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by Section X.B.6 and B.7 above.
8. The requirements of Section X.B.3 and B.4 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.
9. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.
- C. Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53

SECTION 11. Penalties:

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall, upon conviction thereof in municipal court or any other court of competent jurisdiction, be punishable by imposition of the penalties set forth in Section I-5 (General Penalty) of Chapter 1 (General Provisions) of the Municipal Code.

Each instance of engaging in a separate regulated activity, in violation of this ordinance shall be deemed a separate offense.

In addition, Manasquan may institute civil action for injunctive or other relief to enforce the provision of this ordinance.

SECTION 12. Construction and Effective Date:

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2334-21 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 16th day of February, 2021 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 1st day of March, 2021. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.



Barbara Ilaria, RMC, CMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: February 16, 2021
Approved on Second Reading and Final Hearing: March 1, 2021

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2337-2021**

**ORDINANCE AMENDING CHAPTER 33 (SITE PLAN REGULATIONS)
SECTION 33-7 (APPLICABLE ZONES)**

WHEREAS, Pursuant to the revised General Ordinance of the Borough Code Chapter 33 Section 33-7 refers to Applicable Zones; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending Chapter 33, Section 33-7 to amend the applicable zones subject to site plan regulations; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 33, Section 33-7 refers to Applicable Zones subject to Site Plan design standards of the Revised General Ordinances of the Borough of Manasquan, is hereby amended as follows:

33-7: APPLICABLE ZONES

- A.) All Site Plan design standards as enumerated in this Chapter shall apply to the B-1 Business Zone; B-3 General Business Zone; O-Office Zone; I-Industrial Zone; and BR-1 Business Retail Zone properties with frontage on State Highway Route 71.

Section 2: Construction and Effective Date

- a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2337-21 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 16th day of February 2021 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at Borough Hall, 201 East Main Street, Manasquan, NJ 08736 at 7:00 p.m. on the 1st day of March 2021. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.


Barbara Ilaria, RMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 South
Suite 104
Manasquan, New Jersey 08736

Passed on First Reading and Introduction: February 16, 2021
Approved on Second Reading and Final Hearing: March 1, 2021


Edward Donovan
Mayor

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 732-223-13

Item 9.

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

October 14, 2020

Benjamin Grannick
104 Lenape Trail
Manasquan, NJ 08736

Re: Block: 10 Lot: 3, Zone: R-2

Dear Sir:

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

Construct a 21' x 6' covered front porch.

Survey/site plan prepared by Robert Smith on August 1, 2018. Conceptual plan prepared by the homeowner and dated October 14, 2020.

Application denied for the following reason(s):

Section 35-9.4 – Front Setback – 25ft. Required
24.7ft. Existing
18.7ft. Proposed

If you have any questions, please call me at 723-0544, ext. 25

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

POROUGH 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 Benjamin Grannick

Applicant's Address 104 Lenape Trail

Telephone Number 215-378-6346
(Home and Cell)

Property Location Zone R-2
Block: 10 Lot 3

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 10/14/20
Zoning Permit Application Attached


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 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 
Date _____

NOTE: NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

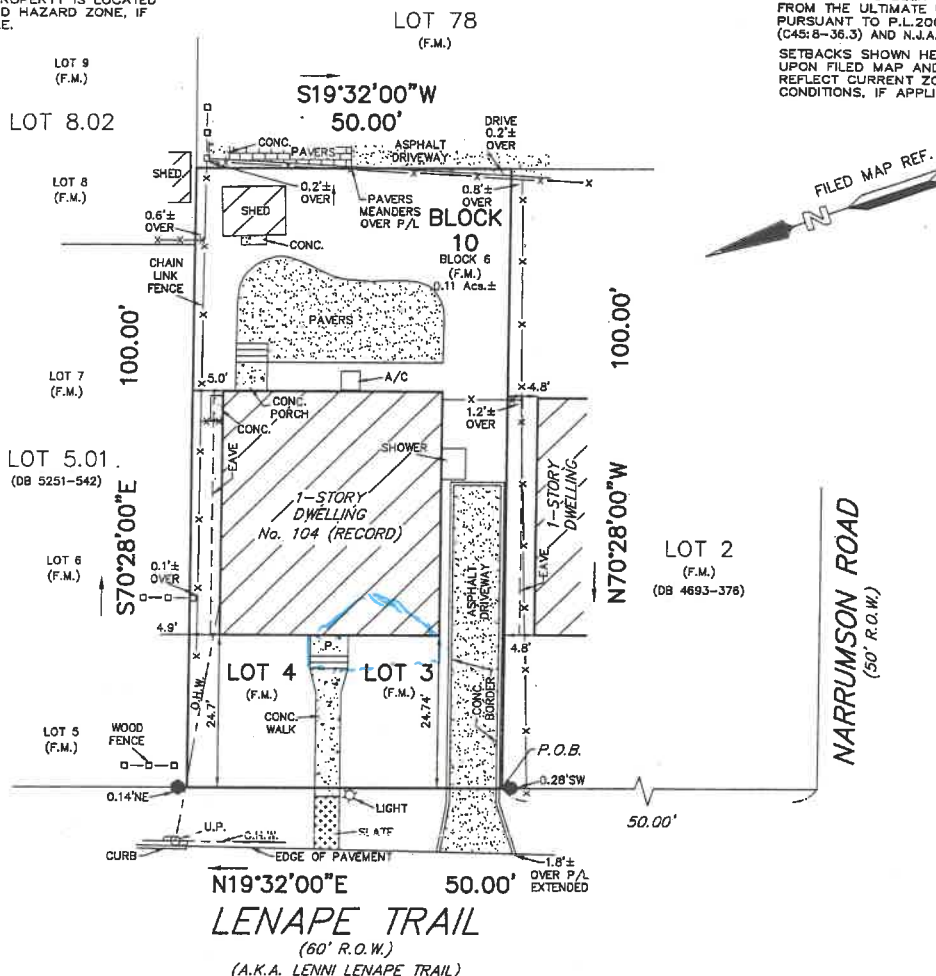
NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE, IF APPLICABLE.

THIS SURVEY IS NOT FOR CONSTRUCTION PURPOSES!

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

PROPERTY CORNERS TO BE SET UNLESS A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

SETBACKS SHOWN HEREIN BASED UPON FILED MAP AND MAY NOT REFLECT CURRENT ZONING CONDITIONS, IF APPLICABLE.



THIS SURVEY IS ONLY PREPARED FOR:

BENJAMIN GRANNICK & JENNA GRANNICK

ANCHOR TITLE AGENCY, LLC (A18-10249)
CHICAGO TITLE INSURANCE COMPANY

MANASQUAN BANK,
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

DEED DESCRIPTION:
BEING KNOWN AS LOTS 3 & 4 IN BLOCK 6 AS SHOWN ON A MAP ENTITLED, "MAP OF HILLS SECTION A, MANASQUAN SHORES, BOROUGH OF MANASQUAN & TOWNSHIP OF WALL, MONMOUTH COUNTY, N.J.," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON AUGUST 10, 1927 IN CASE No. 34, SHEET 6.

ALSO KNOWN AS LOTS 3 & 4 IN BLOCK 10 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

DEED REFERENCE(S):
DB 8801-7026

"TO ANY INSURER OF TITLE RELYING HEREON AND ANY PARTIES OF INTEREST HEREIN," IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS IN THE STATE OF NEW JERSEY UNDER MY SUPERVISION.

(EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE, TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON, THIS RESPONSIBILITY AND LIABILITY SHALL BE LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY AND SHALL BE LIMITED TO ONLY THE PARTIES OF INTEREST AS SHOWN ON THE CERTIFICATION HEREIN. IF THIS SURVEY IS USED IN CONJUNCTION WITH A SURVEY AFFIDAVIT FOR THE TRANSFER OF TITLE, ALL LIABILITY SHALL BE WAIVED AND ALL RIGHTS TO ALL PARTIES OF INTEREST SHALL BECOME NULL AND VOID. NO LIABILITY SHALL BE ASSUMED FOR ANY EASEMENTS, DEDICATIONS AND OR INSTRUMENTS NOT SUPPLIED PRIOR TO CLOSING. THE RIGHT SHALL BE RESERVED TO REVIEW ANY SUCH INSTRUMENTS AND TO MAKE SUCH EXCEPTIONS AND OR REVISIONS AS A REVIEW MAY WARRANT.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

LEGEND:

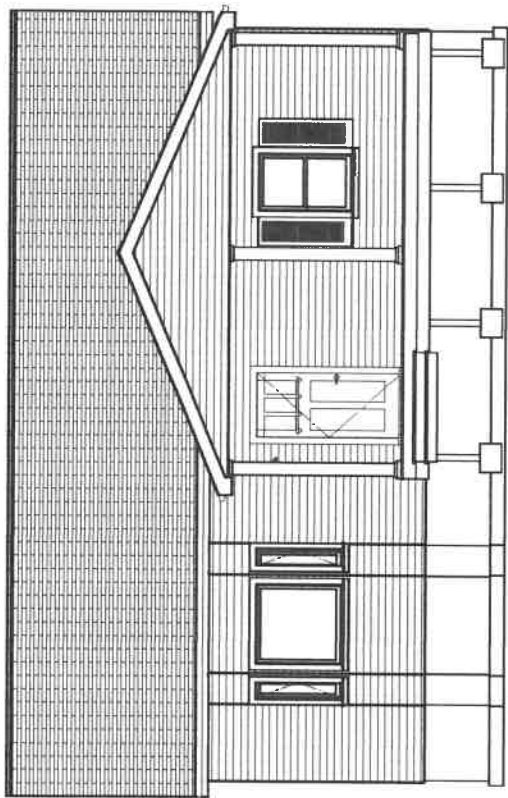
- - REBAR FOUND
- - SQUARE PIPE FOUND
- - MONUMENT FOUND

DATE	CERTS	REVISIONS
8/6/2018		

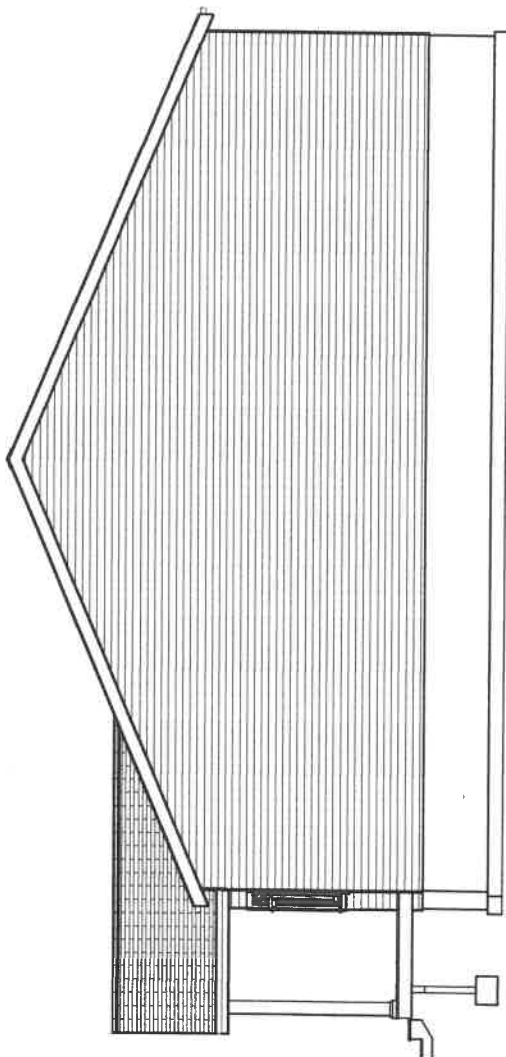
ROBERT W. SMITH, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 0A3334

PLAN OF SURVEY
SITUATE
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY
BLOCK 10 LOTS 3 & 4
SENECA SURVEY CO., INC.
SURVEYORS & PLANNERS
1470 ROUTE No. 88 WEST
BRICK, NEW JERSEY, 08724
CERTIFICATE # 24GA27973900
(732)840-8040 FAX (732)840-8044
EMAIL: SENECACO@COMCAST.NET
Survey date: 8/1/18 Drawn by: PK
Scale: 1" = 20' Proj. No.: 18-64793

NO.	DESCRIPTION	BY	DATE

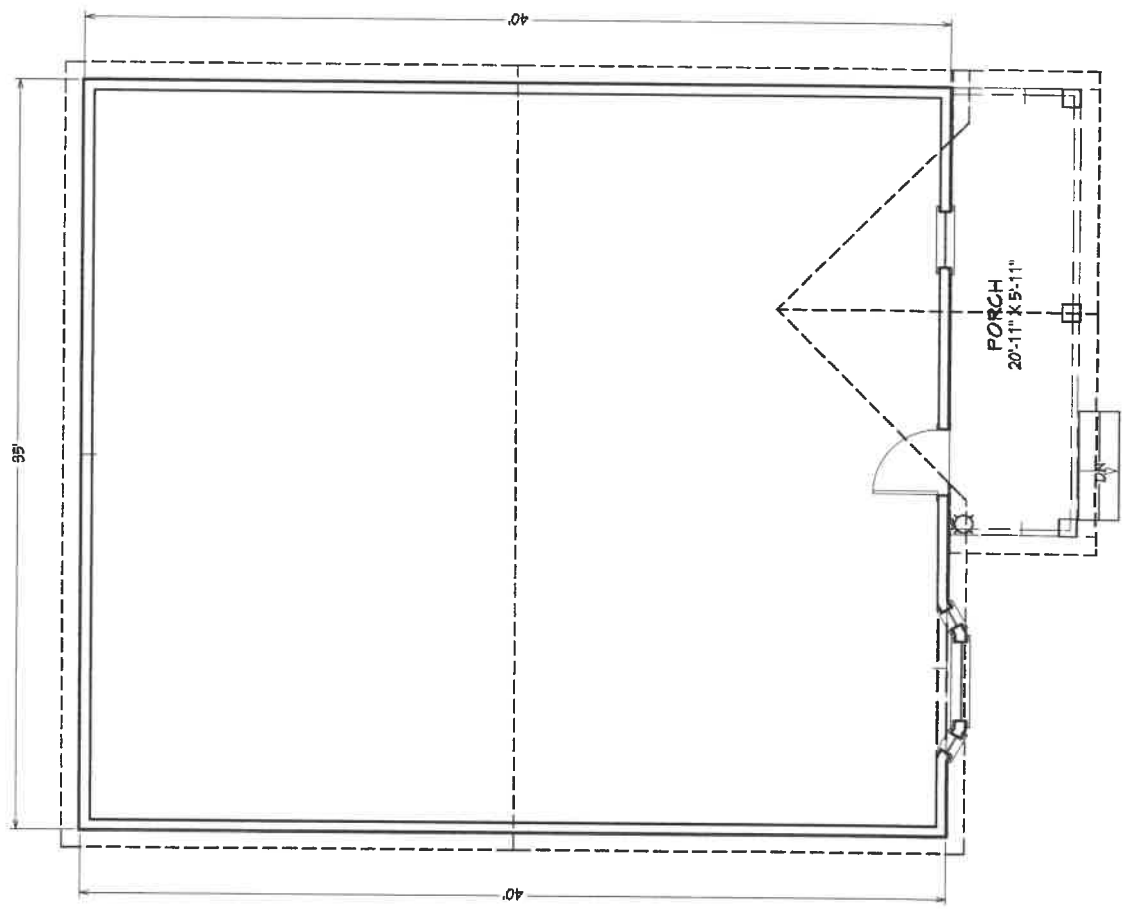


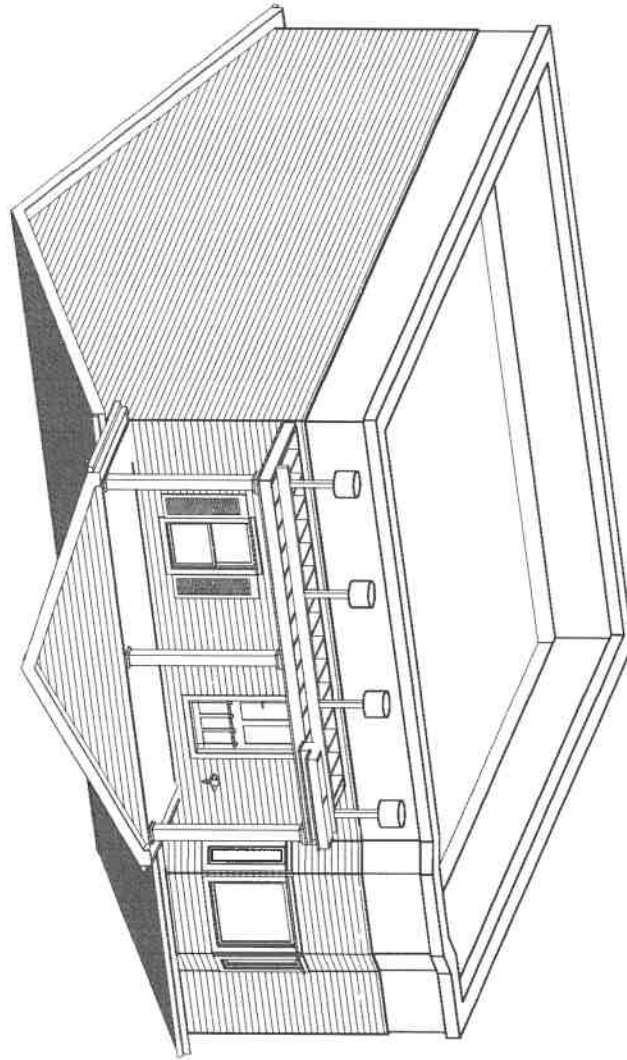
Elevation 1

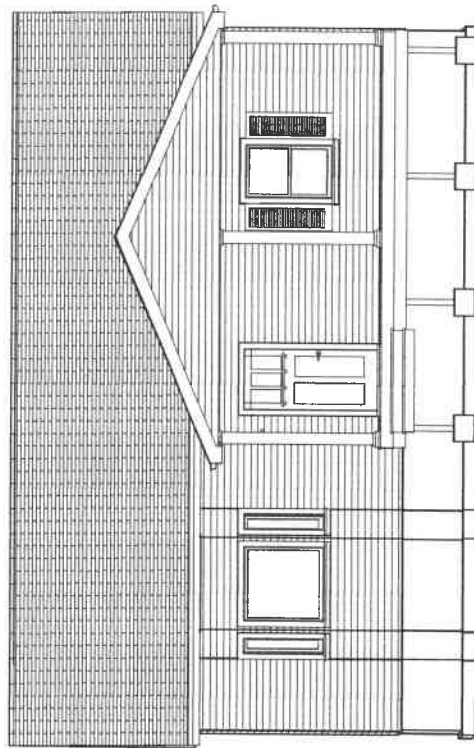


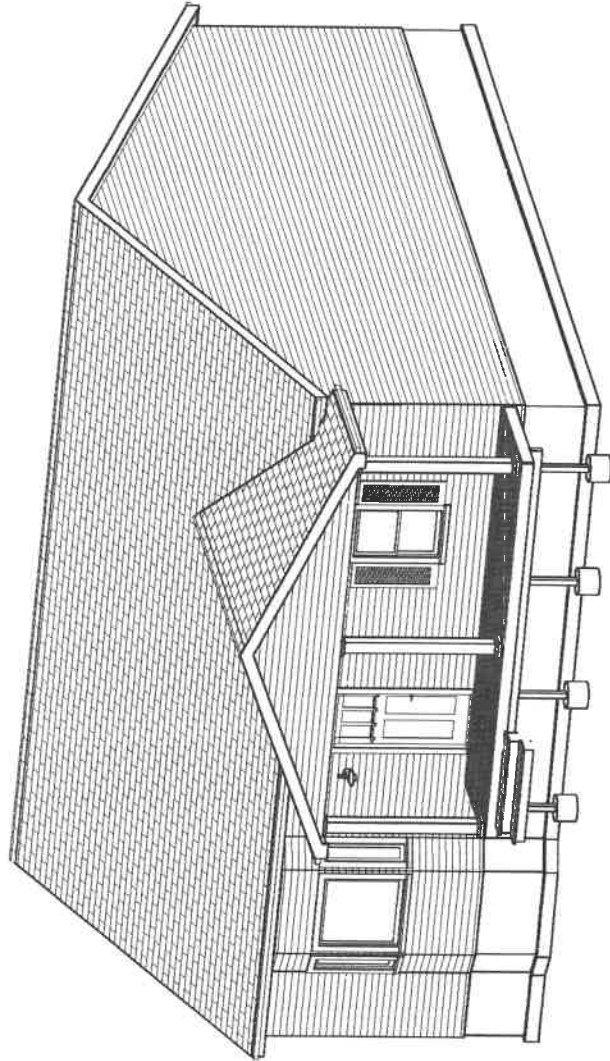
Elevation 2

NO.	DESCRIPTION	BY	DATE









December 10, 2020

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

Re: Boro File No. MSPB-R1390
Variance – Grannick
Block 10, Lot 3
104 Lenape Trail
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. Proposed Porch Elevations, not dated.
2. Plan of Survey shown the proposed porch, prepared by Robert Smith, Jr., P.L.S., of Seneca Survey Co., Inc., dated August 1, 2018.

The property is located in the R-2 Residential Zone with frontage on Lenape Trail. With this application, the applicant is proposing to construct an approximately 20.9' x 5.9' covered front porch on the existing dwelling. The application is deemed complete as of December 10, 2020.

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 minimum front yard setback of 25 feet is required, whereas a setback of approximately 18.8 feet is proposed (24.74 feet exists). The applicant must indicate the exact setback variance requested from the front property line.
3. It appears that the existing finish floor elevation will match the elevation of the proposed front porch.
4. The applicant should indicate if there are any grading changes proposed as part of the application. If so, a revised grading plan must be provided.
5. The applicant should indicate if the existing housewalk will need to be modified as part of the application to meet the new porch steps.



Re: Boro File No. MSPB-R1390
Variance – Grannick
Block 10, Lot 3

December 10, 2020
Sheet 2

6. I suggest that the applicant consider stipulating that the front porch will not be enclosed at any time in the future.
7. All applicable building codes for the construction of the porch must be observed.

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
Benjamin Grannick
104 Lenape Trail, Manasquan, NJ 08736

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 Charles & Mary Ware

Applicant's Address 85 McLean Ave.

Telephone Number 732 223 9305 / 732 948 4621
(Home and Cell)

Property Location 85 McLean Ave
Block: 110 Lot 11

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 Dec. 14 2020
Zoning Permit Application Attached

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? Yes
(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 Charles A Ware

Date 01/04/2021

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-0544 Item 10.

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



December 14, 2020

Mary Ware
85 McLean Avenue
Manasquan, NJ 08736

Re: Block: 110 Lot: 11 Zone: R-1

Dear Ms. Ware:

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

Install a standby generator in the side yard per a survey/site plan prepared by Charles O'Malley on June 18, 2009.

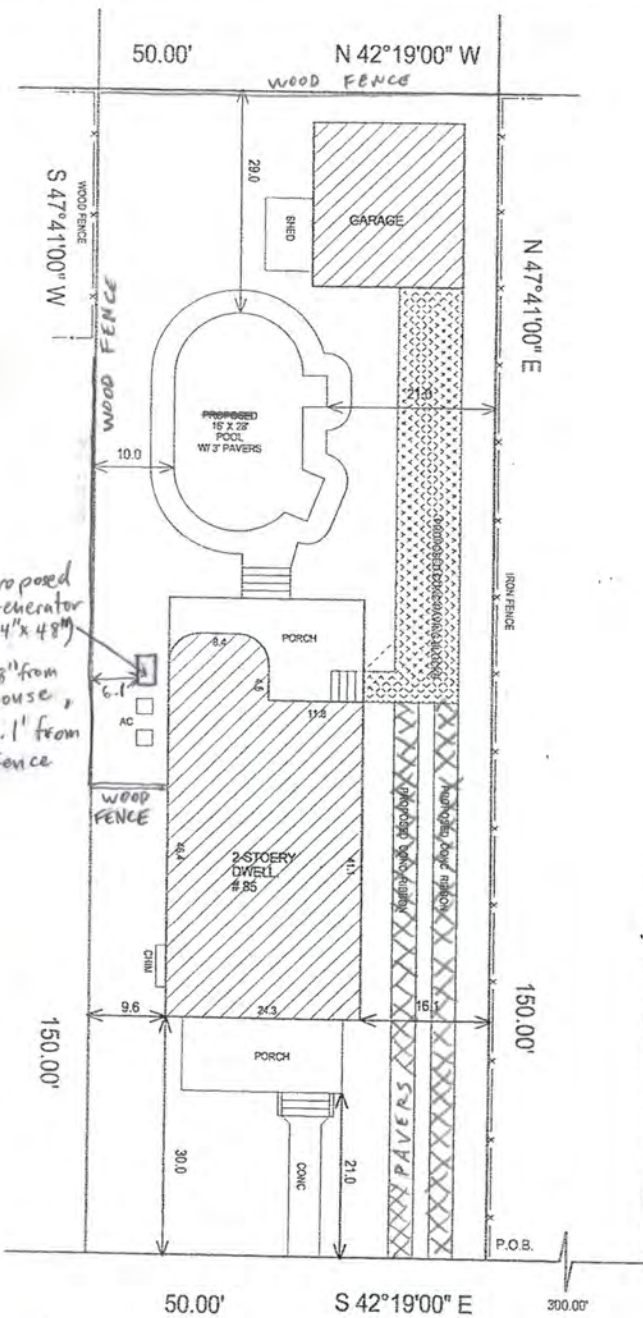
Application denied for the following reason(s):

Section 35-11.8i – Prohibits locating a standby generator 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



LOT AREA	7,500 SQ.
HOUSE	1099 SQ. FT.
FRONT PORCH	180 SQ. FT.
REAR PORCH	220 SQ. FT.
CONC RIBBON DRIVE	355 SQ. FT.
FRONT WALK & STEPS	96 SQ. FT.
GARAGE	404 SQ. FT.
SHED	57 SQ. FT.
LOT COVERAGE	2,411 SQ. FT. 32%

THIS SURVEY FOR:
CHARLES A. and MARY B. WARE

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 LOT 11 IN BLOCK 3 ON A MAP ENTITLED "PLAN No. 1, PLAN OF LOTS OF D.V. PERRINE" FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 16, 1913 AS CASE 34-14

Charles O'Malley
CHARLES O'MALLEY, P.L.S.
Professional Land Surveyor
New Jersey Lic. No. GS34871
908 Riverview Drive
Brielle, New Jersey 08730
(732) 223-3141

PLOT PLAN

LOT 11 BLOCK 110
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY

Drawn By C.O.M.	Chk'd By	File No. 02-7635A	Date 6/18/09	Scale 1"=20'
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12/12/11 ADD LOT COVERAGE INFORMATION
10/25/11 FINAL SURVEY
7/16/09 REVISE PER ZONING OFFICER

January 14, 2021

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

Re: Boro File No. MSPB-R1410
Variance – Ware
Block 110, Lot 11
85 McLean Avenue
R-1 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. Plot Plan prepared by Charles O'Maley, PLS, dated June 18, 2009, which has been modified to show the location of the proposed generator.

The property is located in the R-1 Single-Family Residential Zone with frontage on McLean Avenue. With this application, the applicant proposes to construct an emergency generator in the easterly side yard. The application is deemed complete as of January 14, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variance is required as part of this application:
 - a. A standby generator must be located in the rear yard and not project beyond the side building lines of the principal building, whereas the proposed generator is to be located within the side yard, outside the building envelope (setback 6.1 feet from the side property line).
 - b. The variance approval from 2009 included a variance approval for Lot Coverage, 37.7% where 35% is permitted. The applicant should indicate if there have been any modifications (including the installation of pavers) which may have modified this variance. The proposed generator pad is a minimal increase (8 square feet) but this would increase the coverage variance by 0.1% to 37.8%.


Re: Boro File No. MSPB-R1410
Variance – Ware
Block 110, Lot 11

January 14, 2021
Sheet 2

3. The generator must be screened from view of adjacent properties. The applicant should explain how the generator will be screened. There is an existing fence along this side property line.
4. The applicant should indicate if there are any proposed grading changes to the property as a result of the installation of the generator.
5. All necessary building permits must be obtained prior to construction.

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
Mary Ware
85 McLean Avenue, Manasquan, NJ 08736



Proposed generator pad location



Proposed generator has a setback of 6.1 ft, is located near the rear of the dwelling alongside existing air conditioning units, and is screened by existing wooden fence so that it is not visible from street or adjacent properties.

No grading changes to the property are required, and the generator pad increases the existing Lot Coverage of 32% by 8 square feet, or 0.1%, resulting in Lot Coverage of 32.1%.

APPLICATION TO THE PLANNING BOARD

SECTION I

Property Location: 85 Mclean Ave., Manasquan

Applicant: Charles & Mary Ware
(If a Corporation, attach list of principals)

Address: 85 Mclean Ave

Telephone 732-223-3567 ^{w 223-9305} ~~ext~~ 223-4455 Fax 732-223-8720

Section II – Type of Application (Please check)

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

Section III – Appeal of Zoning Officer’s Decision

Date of Denial: 6/30/09

Zoning Permit Application Attached.

Section IV

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

Section V – Miscellaneous

- 1. Is the Applicant the Landowner? YES
(Attached authorization)
- 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 the Board of Adjustment concerning this property? NO
(Attach copies)
- 5. Is there any deed restrictions, easements or covenants affecting the property?
NO (Attach copies)

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.

Charles A Ware
(Signature of Applicant or Agent)

Date: 7/7/09

PLANNING BOARD USE ONLY

Submitted: _____

Fees Paid: _____

Hearing Date: _____

Preliminary Approval: _____

Final Approval: _____

Denied: _____

Conditions of Approval: _____

GEORGE R. DEMPSEY, JR.
Mayor

COLLEEN SCIMECA
Municipal Clerk

JOHN T. TRENGROVE
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

Item 10.

June 30, 2009

Charles Ware
85 McLean Avenue
Manasquan, NJ 08736

Re: Block: 110 Lot: 11 Zone: R-1

Dear Sir:

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

Remove the existing rear deck and construct a two story rear addition and covered rear porch and other interior alterations and renovations per a survey/site plan prepared by Charles O'Malley on June 18, 2009 and building plans prepared by the homeowner on June 4, 2009.

Application denied for the following reason(s):

Section 35-9.4 - Front Setback – 25ft. Required
21ft. Existing

“ - Building Coverage – 25% Permitted
19.9% Existing
25.5% Proposed

“ - Lot Coverage – 35% Permitted
37.6% Existing
43.1% Proposed

Section 35-5.2b – Accessory Building – Rear Setback – 5ft. Required
3.5ft. Existing

“ “ - Side Setback (Right) – 5ft. Required
4.5ft. Existing

Additional required documentation:

- Site plan revised to show zoning criteria
- Site plan revised to show location of any mechanical equipment.
- Site plan revised to show building height as measured from top of curb.
- Site plan revised to show any trees that are going to be removed.

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

Sincerely,

Richard Furey
Zoning Officer

July 29, 2009

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

Re: T&M File No. MSPB-R1020
Variance Application – Ware
Block 110, Lot 11 – R-1 Residential Zone
85 McClean Avenue, Manasquan, NJ

Dear Ms. Salerno:

As per your request, we 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. Plot plan prepared by Charles O'Malley, P.L.S., dated July 17, 2009.
2. Plan entitled "Proposed Addition and Renovation to: Ware Residence," dated June 4, 2009.

The property contains 7,500 s.f. and is located in the R-1 single-family residential zone with frontage on McClean Avenue. With this application, the applicant proposes to construct a two-story addition on the rear of the existing dwelling which will also include a first floor and second floor deck.

The following are our comments regarding this application:

1. Zoning -

- 1.1 The proposed residential use is permitted in the R-1 single family residential zone.
- 1.2 The application requires the following "c" (Bulk) variances:
 - a) A minimum front yard setback of 25 feet is required, where 21 feet is existing.
 - b) The maximum building coverage of 25 percent is permitted, where 25.5 percent is proposed.
 - c) The maximum lot coverage of 35 percent is permitted, where a coverage of 43.1 percent is proposed.
 - d) An accessory rear yard setback of 5 feet is required where 3.5 feet is existing.
 - e) An accessory side setback of 5 feet is required where 4.5 feet is existing.

Le: Mary Salerno, Secretary
Manasquan Borough Planning Board
Re: T&M File No. MSPB-R1020
Variance Application – Ware
Block 110, Lot 11 – R-1 Residential Zone
85 McClean Avenue, Manasquan, NJ

1.3 As the applicant is requesting variances for building coverage and lot coverage, they should be prepared to discuss the possibility of removing any existing building coverage; possibly, the shed adjacent to the garage, and replacing any impervious coverage such as front walkway with pavers to lessen the required variance.

2. Miscellaneous –

- 2.1 The proposed air conditioning unit has been shown behind the proposed addition. Any screening should be shown.
- 2.2 The applicant must comply with the Borough's Stormwater Management Ordinance, including but not limited to submittal of a plan demonstrating compliance with the provisions of the Ordinance prior to the issuance of a construction permit.
- 2.3 The plot plan should be revised to show the required variances and exact percentages for building and lot coverage.
- 2.4 The plot plan should indicate any trees which are to be removed on the property.
- 2.5 It is recommended the curb, sidewalk, and apron along the lot frontage be replaced as necessary.

Should you have any questions or require anything additional, please contact me.

Very truly yours,



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

CJR:ADY:jp

cc: Geoffrey S. Cramer, Planning Board Attorney
Charles Ware, 85 McClean Avenue, Manasquan, NJ 08736
Charles O'Malley, P.L.S., 908 Riverview Drive, Brielle, NJ 08730

BOROUGH OF MANASQUAN

PLANNING BOARD

RESOLUTION NO. 15-2009

RE: APPLICATION OF CHARLES & MARY WARE SEEKING APPROVAL TO CONSTRUCT A TWO STORY REAR ADDITION TOGETHER WITH A COVERED FIRST FLOOR REAR PORCH AND A PARTIALLY COVERED SECOND FLOOR REAR PORCH ON THE EXISTING SINGLE FAMILY DWELLING KNOWN AS 85 McCLEAN AVENUE AND FOR OTHER INTERIOR RENOVATIONS AND ALTERATIONS AND FOR APPROVAL OF BULK VARIANCES FROM THE ZONING REQUIREMENTS OF THE BOROUGH OF MANASQUAN ZONING ORDINANCE

WHEREAS, Charles & Mary Ware have applied to the Borough of Manasquan Planning Board seeking approval to construct a two story rear addition on to their existing dwelling known as 85 McClean Avenue (and also referenced on the Borough of Manasquan Tax Map as Lot 11 in Block 110), together with the construction of a covered rear deck off the first story and a partially covered second floor rear deck, together with other interior alterations and renovations associated with that development; and

WHEREAS, the Planning Board has conducted a public hearing on August 4, 2009, with reference to the application made with respect to Applicant's property, at which time all interested parties, neighbors and objectors were provided an opportunity to be heard; and

WHEREAS, the members of the Planning Board have reviewed the testimony received from the Applicant Charles Ware, from the Board Engineer Albert D. Yodakis, together with the written denial of the application issued by the Zoning Officer dated June 30, 2009, as well as the report of the Technical Review Committee dated July 28, 2009; and

WHEREAS, the Planning Board makes the following findings of fact and determination based upon the testimony received, the reports reviewed, the stipulations made by Applicant and favorable statements received from neighboring property owners during the course of the August 4, 2009 public hearing:

1. The property is located in the R-1 Residential Zone and, on the date of the hearing, that property contained an existing two story dwelling and detached garage. The lot has frontage on McClean Avenue. The lot contains 7,500 square feet and the minimum lot size in the R-1 Zone is

7,000 square feet. The lot is conforming for the R-1 Zone but the garage accessory structure located upon the lot is non-conforming.

2. Both the Applicant Charles Ware and the Board Engineer, Albert D. Yodakis, were sworn and provided testimony with respect to the development application.

3. The Applicants have provided to the Board a survey of the property entitled "Plot Plan Lot 11 Block 110 Borough of Manasquan Monmouth County New Jersey", dated July 17, 2009, prepared by Charles O'Malley. Additionally, the Applicants have provided to the Board a set of construction drawings and elevations consisting of seven separate sheets. Those drawings are entitled "Proposed Addition & Renovation To: Ware Residence 85 McClean Ave, Manasquan, N.J.", dated June 4, 2009, prepared by Charles A. Ware.

3. The following bulk variances are required in connection with the subject development application:

- A. A variance from the minimum front yard setback (25 feet required, 21 feet existing).
- B. A variance from the maximum building coverage (25% permitted, 25.5% proposed).
- C. A variance from the maximum lot coverage (35% permitted, 43.1% proposed).
- D. A variance from the accessory building rear yard setback with respect to the existing garage (5 feet required, 3.5 feet existing).
- E. A variance from the accessory building right side setback for the existing garage (5 feet required, 4.5 feet existing).

4. Applicant Charles Ware had marked for identification as Exhibit A-1 three separate sheets with respect to lot coverage calculations. Applicant seeks to retain the current appearance and look of the existing house as much as practicable. Exhibit A-1 addresses the need for a variance from the maximum lot coverage requirement of the Zoning Ordinance. The ordinance permits a maximum lot coverage of 35%. The Exhibit A-1 demonstrates that the improvements proposed by Applicant will result in a lot coverage of 37.7%. The Applicant will be utilizing more pavers consistent with the information disclosed in Exhibit A-1. The Board takes administrative notice of the fact that existing lot coverage is 37.6% and therefore the increase in that lot coverage is very

small. Applicant **stipulates** that he will replace the curbing, the sidewalk and the apron along the McClean Avenue frontage. Applicant further **stipulates** that the air-conditioning unit will be relocated to the side yard but will be located not less than five feet from the side property line. Additionally, Applicant **stipulates** that the air-conditioning will be screened by a wood fence. As a consequence of the testimony provided by Applicant with respect to the reduced lot coverage, the Board Engineer noted that there would not be a need for drywells with respect to the subject development proposal.

5. Applicant during the course of his testimony **stipulated** that neither of the porches proposed off the rear of the dwelling will be enclosed and furthermore that no trees are being removed.

6. No objectors appeared with respect to the development application. In fact, residents Tom Bateman and John Tischio spoke in favor of the application. Mr. Bateman noted that the cedar siding proposed by Applicant is particularly attractive.

7. The Board determines from its review of the construction drawings prepared by Applicant that the improvements proposed to be made will greatly enhance the aesthetics of the property and that those aesthetic improvements outweigh any detriments that might otherwise be associated with relief requested from the front yard, building coverage and lot coverage requirements of the Zoning Ordinance. Applicant proposes no changes with respect to the detached non-conforming garage structure and this resolution provides no relief with respect to that structure. The Board determines that the grant of the variance relief in the context of the subject development application can be made without substantial detriment to the public good and that the variance relief accorded will not substantially impair the intent and purpose of the Zoning Plan and Zoning Ordinance of the Borough of Manasquan.

NOW, THEREFORE, BE IT RESOLVED by the Manasquan Planning Board that the application of Charles & Mary Ware for variance relief with respect to property known as Lot 11 in Block 110 for construction of a two story addition at the rear of Applicant's existing dwelling, which addition will include a covered first floor deck and a partially covered second floor deck, both decks to be unenclosed, from the required maximum lot coverage (37.7%) as well as variance relief requested with respect to the minimum front yard setback and from the accessory rear and side yard

setback requirements of the Zoning Ordinance, be and the same is hereby granted, subject, however, to Applicant's compliance with each of the stipulations hereinbefore contained as well as with each of the following conditions:

1. All construction shall be consistent with the construction plans that have been prepared and references. The Applicant shall comply with all other bulk requirements of the current Zoning Ordinance of the Borough of Manasquan, except to the extent that specific relief was requested by Applicant and accorded by this Resolution.

2. The making by the Applicants of appropriate contribution to the Affordable Housing Trust Fund as determined by the Tax Office.

3. All fees due to the Borough of Manasquan and its engaged professionals, including but not limited to payments for all professional engineering services (inclusive of inspections) and no Certificate of Occupancy shall be issued with respect to the subject property by the construction official until all terms and conditions of this resolution have been satisfied.

4. The replacement of the curbing, sidewalk and apron along the lot frontage.

5. Revision of the site plan to show that no trees will be removed from the property.

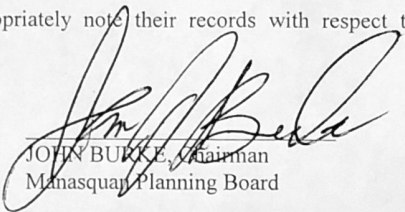
6. At the conclusion of all construction with respect to the subject improvements and prior to the issuance of any final certificate of occupancy therefore, the Applicant shall provide a final as-built survey with respect to the property, showing the completed principal structure and improvements thereto and all front, rear and side yard setback distances, as well as building and impervious lot coverage calculations with respect to the property.

BE IT FURTHER RESOLVED that in the event that the Applicants (or their successor in interest) shall seek to modify the plot plan or construction plans on the basis for which development approval has been granted by this Resolution, then and in any such event, the Applicants (or the Applicant's successor in interest) shall appear before the Technical Review Committee for the purpose of obtaining a favorable recommendation to the Planning Board with respect to the modification of this development approval. The Applicants (or their successor) shall pay an application modification fee together with all professional fees that may be incurred by the Planning Board or by its Technical Review Committee with respect to the approval of the design modification requested.

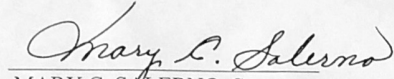
BE IT FURTHER RESOLVED that the variance(s) approved shall expire within nine

months calculated from the 45th day following the date that written notice of the Planning board's action is published in the Coast Star or the Asbury Park Press. In the event that construction, alteration or use has not been commenced within the aforementioned time period, applicant may request and obtain at no additional cost a single one time only nine month extension within which to commence construction, alteration or use provided, however, that the request therefore shall be made in writing to the Planning Board Secretary before the initial expiration date hereinbefore stated.

BE IT LASTLY RESOLVED that a copy of this Resolution be immediately provided by the Planning Board's Secretary to the Zoning Officer, to the Construction Official, to the Planning Board's Professional Engineer and to the Tax Office and to the Water and Sewer Department, in order that said officials and departments may appropriately note their records with respect to the development approval herein accorded.


JOHN BURKE, Chairman
Manasquan Planning Board

I certify that the foregoing resolution is a true copy adopted at the meeting of the Manasquan Planning Board held on September 15, 2009.


MARY C. SALERNO, Secretary
Manasquan Planning Board

Do Not Scale The Drawings

The contractor is to field verify all dimensions prior to start of any work or construction.

OWNERSHIP OF THE DOCUMENTS: The Documents, Designs, Details, and Ideas incorporated herein, are instruments of professional service and are the exclusive property of BLDG Architecture, LLC. These Documents, Designs, Details, and Ideas are not to be used, copied or reproduced in whole or in part without the written consent and approval of BLDG Architecture, LLC. These documents have been reviewed with the client prior to being signed and sealed by BLDG Architecture, LLC to insure conformance with clients scope of work.

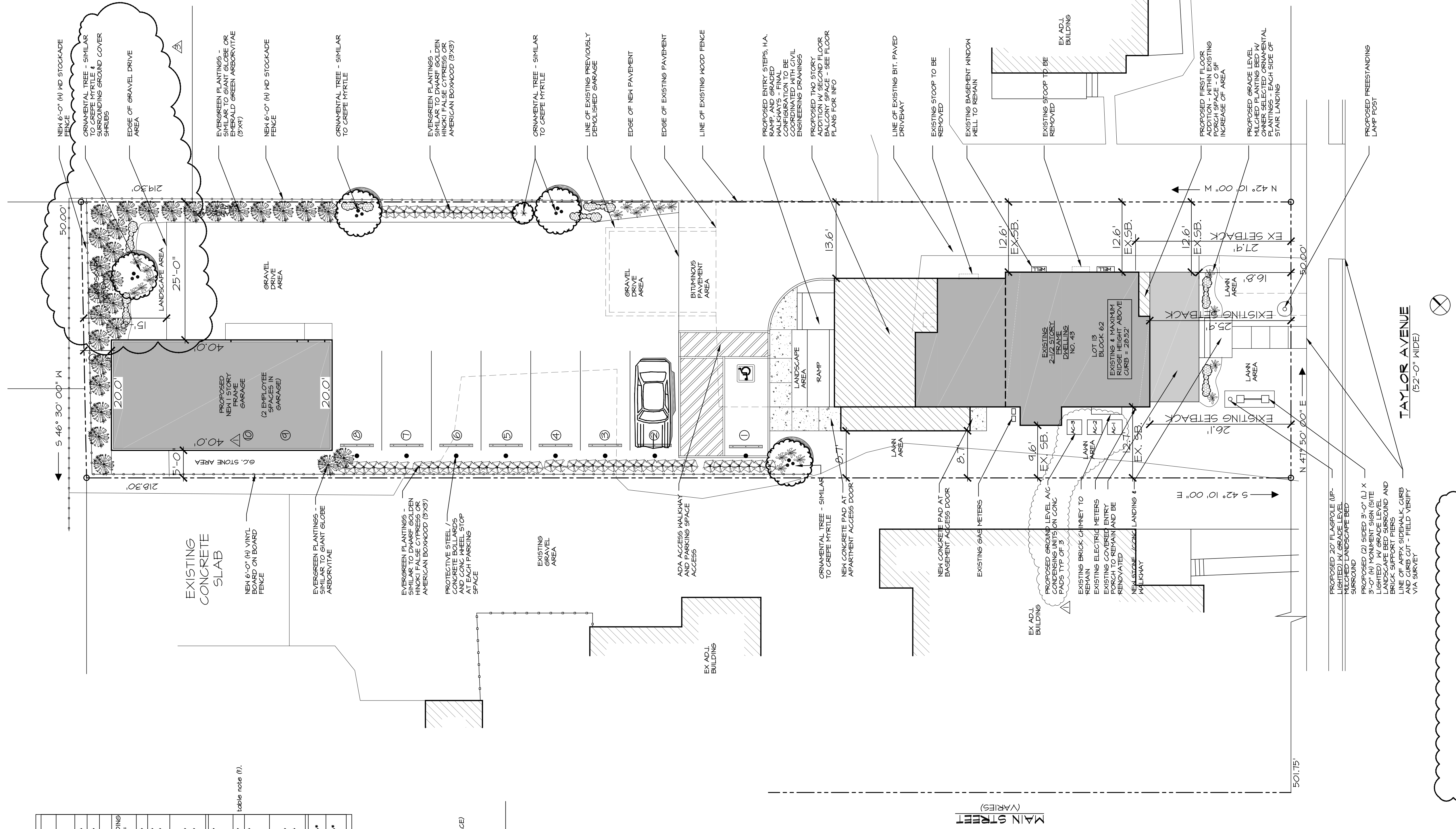
ZONING SCHEDULE	REQUIRED BY CODE	EXISTING	PROPOSED	ZONE 10 MANASSAAN	STATUS
MIN. LOT AREA	5000 SF	10494.41 SF EXISTING	NO CHANGE	NO CHANGE	CONFORMING
MIN. LOT FRONTAGE	50'-0"	50'-0" EXISTING	NO CHANGE	NO CHANGE	CONFORMING
MIN FRONT SETBACK	25'-0"	26.9' BUILDING 16.6' COV PORCH	NO CHANGE	NO CHANGE	CONF - BUILDING EX NON CONF - PORCH
MIN REAR SETBACK	20'-0"	47'-14" EXISTING	47'-15" T	NO CHANGE	CONFORMING
MIN SIDE SETBACK	15'-0" (corner) 15'-0"	12.6' EXISTING (S-W SIDE) 12.6' EXISTING (N-E SIDE)	12.6' NO CHANGE	12.6' NO CHANGE	CONFORMING
MAXIMUM BUILDING HEIGHT STORIES HEIGHT	2.5 STORIES 35'-0"	2.5 STORIES 28.52' +/-	NO CHANGE	NO CHANGE	CONFORMING
MIN FRONT SETBACK	25'-0"	104.20' PREVIOUSLY EX	115.14' PROPOSED	115.14' PROPOSED	CONFORMING
MIN REAR SETBACK	5'-0"	94.66' PREVIOUSLY EX	5'-0' PROPOSED	5'-0' PROPOSED	CONFORMING
MIN SIDE SETBACK	5'-0"	4.65' PREVIOUSLY EX	5'-0' PROPOSED	5'-0' PROPOSED	CONFORMING
MAXIMUM BUILDING HEIGHT STORIES HEIGHT	1 STORIES 15'-0"	1 STORY PRESUMED UNKNOWN	1 STORY PROPOSED 13.0' PROPOSED MAX	1 STORY PROPOSED 13.0' PROPOSED MAX	CONFORMING
MAX BUILDING COVERAGE	30% OR 3221.4 SF	31.12% OR 1226 SF**	32.21% OR 1250.8 SF**	32.21% OR 1250.8 SF**	CONFORMING*
MAX LOT COVERAGE	60% OR 6543.9 SF	31.12% OR 1226 SF**	32.21% OR 1250.8 SF**	32.21% OR 1250.8 SF**	CONFORMING*

NOTE: THIS PROJECT INCLUDES THE CONVERSION OF AN EXISTING TWO FAMILY RESIDENCE INTO A MIXED USE BUILDING WHICH IS TO INCLUDE A FIRST FLOOR PROFESSIONAL OFFICE USE WITH A SECOND FLOOR PROFESSIONAL OFFICE AND A NEW GARAGE ACCESSORY BUILDING WITH 1 OFFICE + 1 DWELLING UNIT.

PARKING REQUIREMENTS:
PROVIDE 2 PARKING SPACES PER DWELLING UNIT.
PER ZONING ORDINANCE PROVIDE 1 SPACE PER 300 SF OF GFA FOR EMPLOYEE AND PATRON USE AREAS.
NUMBER OF DWELLING UNITS = 1 X 2 SPACES / UNIT = 2 SPACES REQUIRED
AREA OF GFA FOR EMPLOYEE AND PATRONS = 1236.4 / 300 SF PER SPACE = 2.45 SPACES REQUIRED
TOTAL SPACES REQUIRED = 5 TOTAL SPACES PROVIDED = 10 1/2 IN GARAGE + 1 OFF-STREET + 1 HA. PARKING SPACE)

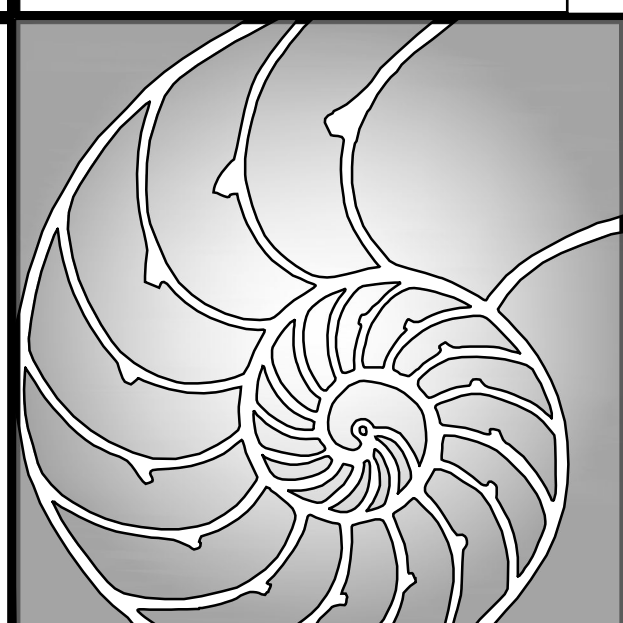
EXISTING PROPOSED
EXISTING COVERAGE PROPOSED COVERAGE

* REFER TO CIVIL ENGINEERING DRAWINGS BY OTHERS FOR ADDITIONAL ZONING TABLE INFORMATION AND FOR LOT COVERAGE CALCULATIONS AND SUMMARIES



NOTE: THIS IS NOT A SURVEY. ARCHITECTURAL SITE PLAN IS BASED ON A SURVEY PREPARED BY DAVIS AND DAVIS ENGINEERS, PROFESSIONAL ENGINEERS & LAND SURVEYORS, WALL, N.J. DATED FEBRUARY 4, 2014

CONCEPT ARCH SITE PLAN
SCALE: 1" = 10'-0"



B.L.D.G.
Architecture, LLC

611 UNION AVE, BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08130
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A.
N.J. Architect No. A117862
N.Y. Architect No. 033641-1
NCARB Reg. No. 662271
CERT OF AUTH. No. 21AC00061000

Original Raised Seal
Signature _____
Date 1/13/2020

Revisions	By	Date
client review	DL	9.1.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
move gar & civ	DL	1/13/2020
coord landscape buffer	DL	1.25.2020

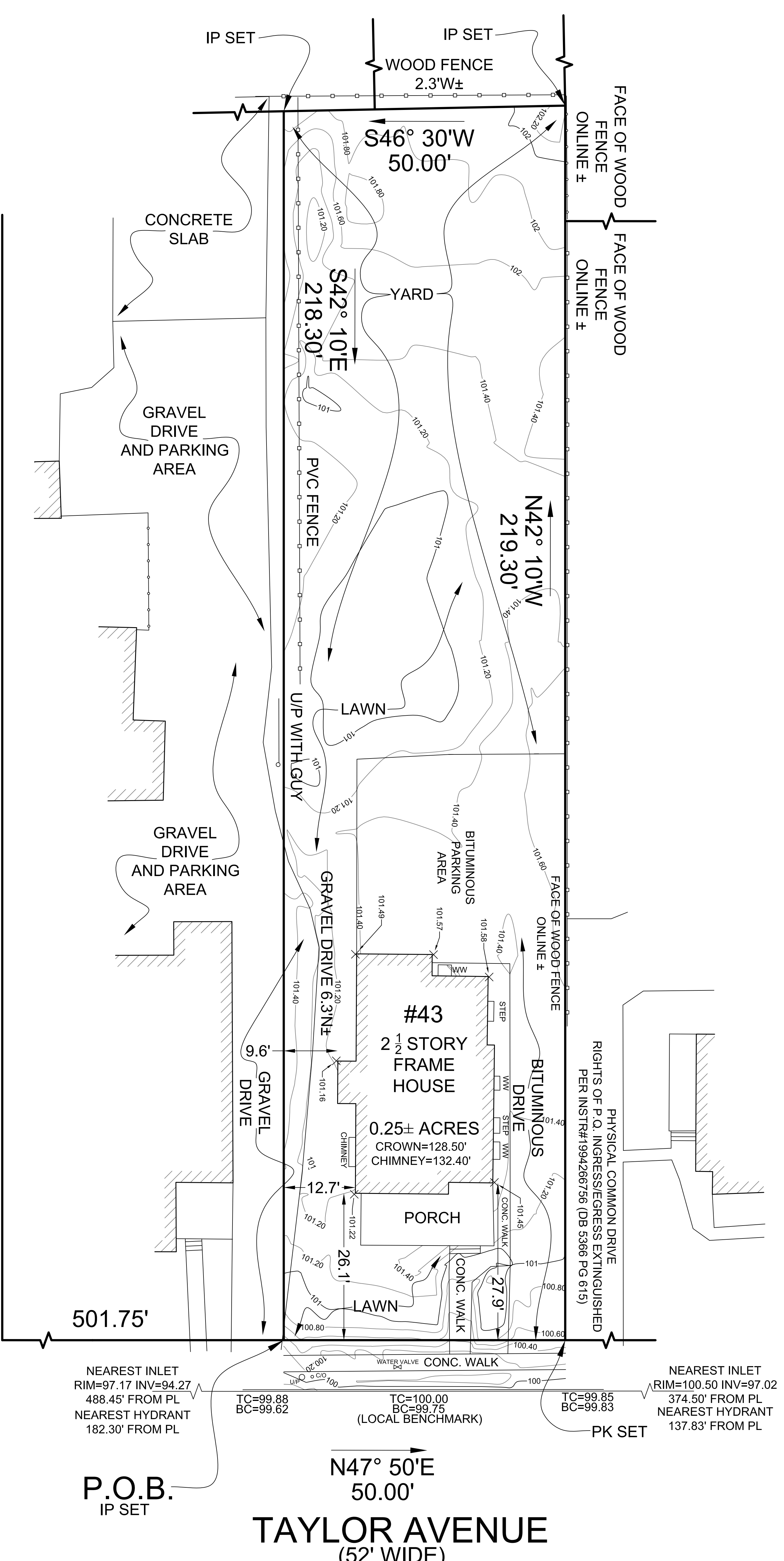
Addition and Alterations for
43 Taylor Avenue
Lot: 13 Block: 62
Manasquan
New Jersey

Project
Sheet Title
CONCEPT SITE PLAN

Scale AS NOTED
Drawn By DL
Chk'd by DL

Sheet No.
ASP1.0
1 OF 6

Project No.
19-013



PLAN VIEW

MAIN STREET (WIDTH VARIES)

SURVEY DESCRIPTION:

THIS SURVEY IS A RECONSTRUCTION OF PARTS OF LAND, SURVEYED, LAINC AND BENDS IN THE BOROUGH OF MANASSAS, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF TAYLOR AVENUE, SAID POINT BEING DISTANT 501.75 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE NORTHWESTERLY LINE OF TAYLOR AVENUE WITH THE NORTHWESTERLY LINE OF MAIN STREET AND FROM SAID POINT RUNNING THENCE:
1. NORTH 42 DEGREES 50 MINUTES EAST ALONG THE NORTHWESTERLY LINE OF TAYLOR AVENUE, A DISTANCE OF 50.00 FEET; THENCE;
2. SOUTH 42 DEGREES 10 MINUTES WEST, A DISTANCE OF 218.30 FEET TO A POINT IN THE NORTHWESTERLY LINE OF TAYLOR AVENUE
3. SOUTH 42 DEGREES 10 MINUTES WEST, A DISTANCE OF 218.30 FEET TO A POINT IN THE NORTHWESTERLY LINE OF TAYLOR AVENUE
4. FROM THE POINT AND "FACE OF BEGINNING."

NOTES:

1. THE REPRESENTATION IS MADE ONLY TO INDICATE THE LOCATION AND DISTANCE OF POINTS AND TO BE USED AS A GUIDE TO THE LOCATION OF POINTS. THE REPRESENTATION IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A FIELD SURVEY.
2. THE SURVEY DESCRIPTION IS BASED UPON THE RECORDS OF THE COUNTY CLERK'S OFFICE OF MONMOUTH COUNTY, NEW JERSEY, AS OF FEBRUARY 24, 1987, AS SET FORTH ON PG. 623.
3. THE SURVEY DESCRIPTION IS BASED UPON THE RECORDS OF THE COUNTY CLERK'S OFFICE OF MONMOUTH COUNTY, NEW JERSEY, AS OF FEBRUARY 24, 1987, AS SET FORTH ON PG. 623.
4. THE SURVEY DESCRIPTION IS BASED UPON THE RECORDS OF THE COUNTY CLERK'S OFFICE OF MONMOUTH COUNTY, NEW JERSEY, AS OF FEBRUARY 24, 1987, AS SET FORTH ON PG. 623.
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17. THE SURVEY DESCRIPTION IS BASED UPON THE RECORDS OF THE COUNTY CLERK'S OFFICE OF MONMOUTH COUNTY, NEW JERSEY, AS OF FEBRUARY 24, 1987, AS SET FORTH ON PG. 623.
18. THE SURVEY DESCRIPTION IS BASED UPON THE RECORDS OF THE COUNTY CLERK'S OFFICE OF MONMOUTH COUNTY, NEW JERSEY, AS OF FEBRUARY 24, 1987, AS SET FORTH ON PG. 623.
19. THE SURVEY DESCRIPTION IS BASED UPON THE RECORDS OF THE COUNTY CLERK'S OFFICE OF MONMOUTH COUNTY, NEW JERSEY, AS OF FEBRUARY 24, 1987, AS SET FORTH ON PG. 623.
20. THE SURVEY DESCRIPTION IS BASED UPON THE RECORDS OF THE COUNTY CLERK'S OFFICE OF MONMOUTH COUNTY, NEW JERSEY, AS OF FEBRUARY 24, 1987, AS SET FORTH ON PG. 623.

PD
Engineers

DAVID J. VASILENKO AND GAIL B. VASILENKO, HUSBAND AND WIFE
PROFESSIONAL ENGINEERS & LAND SURVEYORS
N.J. STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
NO. 2415 RIVER ROAD, SUITE 200
MILLSBORO, NJ 08264
PHONE: (609) 666-0755

DAVID J. VASILENKO AND GAIL B. VASILENKO, HUSBAND AND WIFE
PROFESSIONAL ENGINEERS & LAND SURVEYORS
NO. 2415 RIVER ROAD, SUITE 200
MILLSBORO, NJ 08264
PHONE: (609) 666-0755

DATE: 07/19/19
DRAWN BY: DAV
CHECKED BY: DAV
SCALE: AS SHOWN

PRELIMINARY
FOR REVIEW AND APPROVAL
BY THE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
STATE OF NEW JERSEY

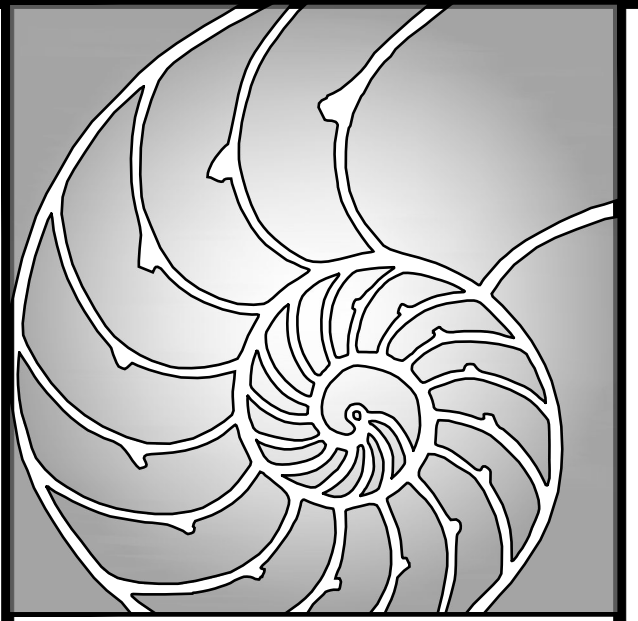
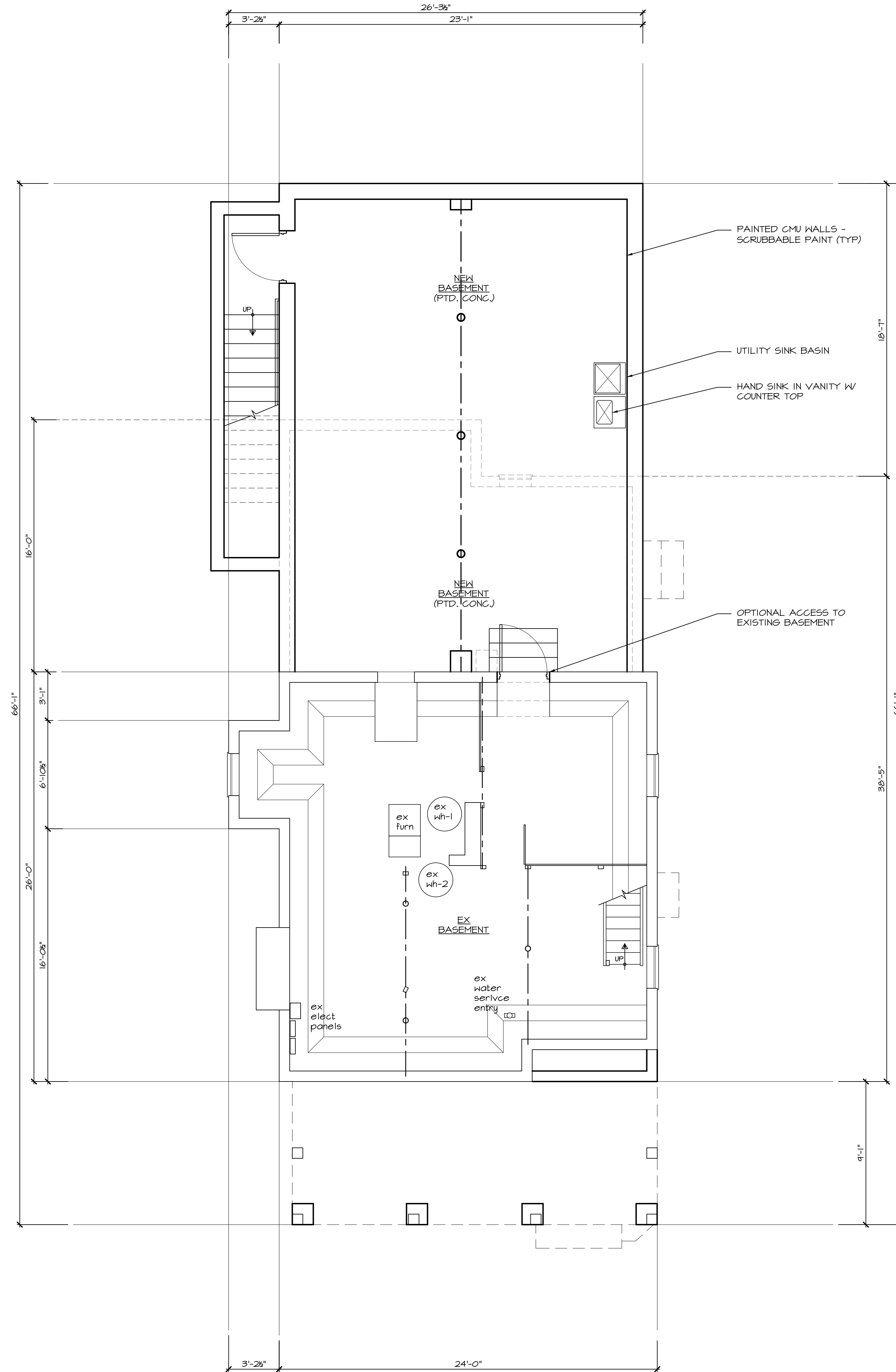
SHEET 1 OF 1

Do Not Scale The Drawings

The contractor is to field verify all dimensions prior to start of any work or construction.

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FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"



B.L.D.G
Architecture, LLC

611 UNION AVE., BUILDING 3, STE 14
BRIELLE, NEW JERSEY 08130
TEL: 1.732.223.1135
EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A.
N.J. Architect No. A117862
N.Y. Architect No. 033641-1
N.C.A.R.B. Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature _____ Date 9.9.19

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62
Manasquan

New Jersey

Project

Sheet Title
Foundation / Basement Plan

Scale AS NOTED	Drawn By DL
	Chk'd By DL

Sheet No.

A1.0

2 OF 6

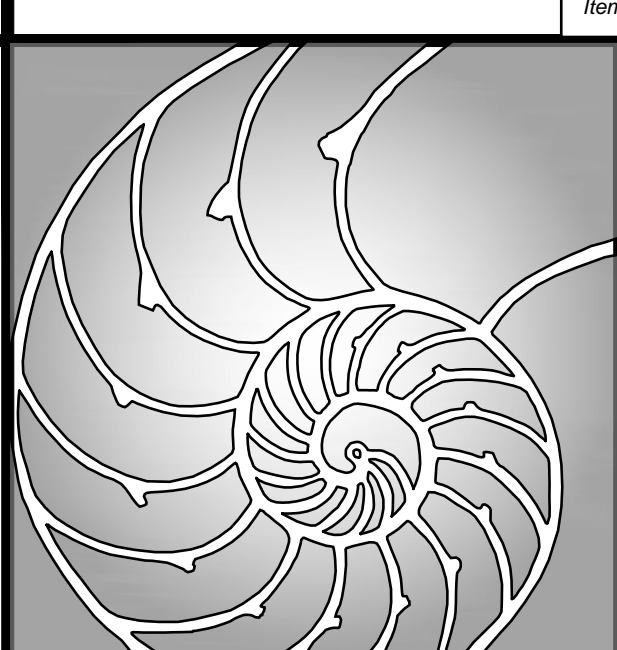
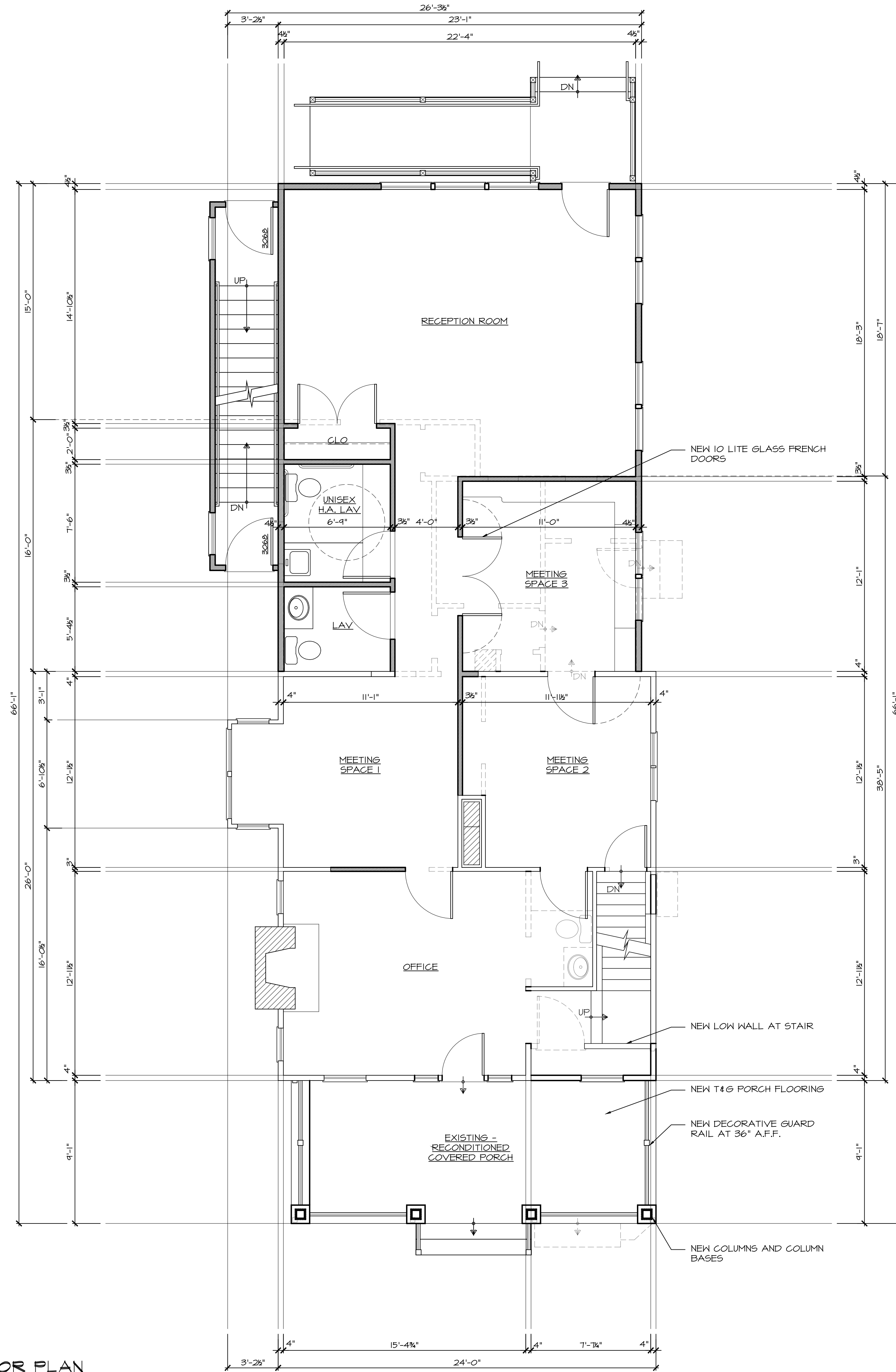
Project No.
19-013

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



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Original Raised Seal

Signature _____ 9.9.19
Date

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project

Sheet Title

First Floor Plan

Scale

AS NOTED

Drawn By

DL

Chk'd By

DL

Sheet No.

A1.1

3 OF 6

Project No.

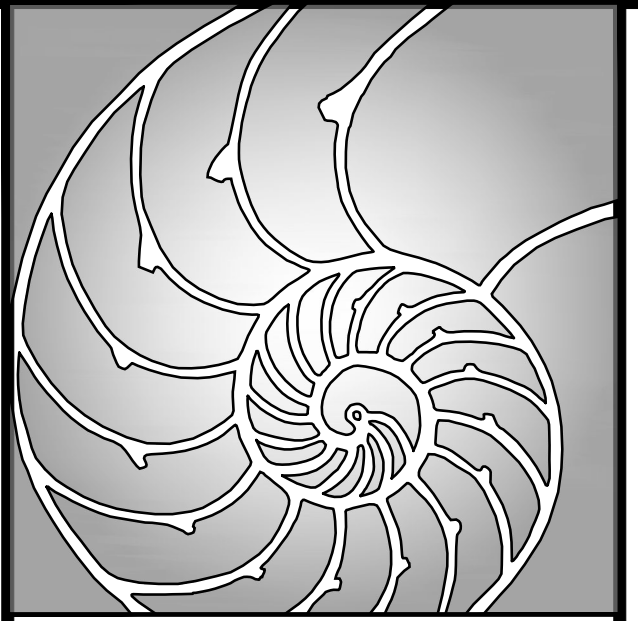
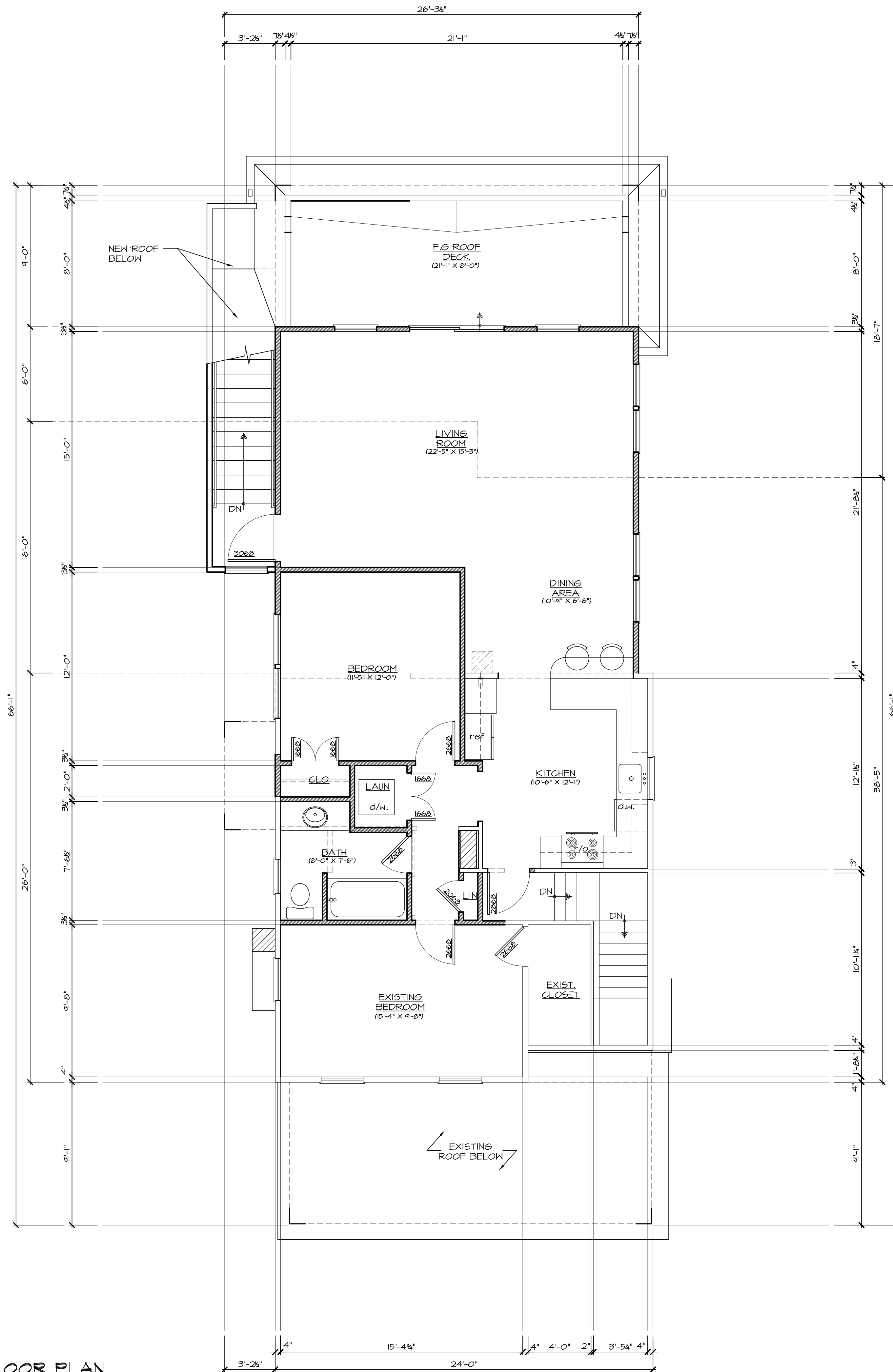
19-013

Do Not Scale The Drawings

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



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N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature _____ 9.9.19 Date

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project

Sheet Title
Second Floor Plan

Scale AS NOTED	Drawn By DL
	CHK'd By DL

Sheet No.
A1.2
4 OF 6

Project No.
19-013

Do Not Scale The Drawings
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1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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 N.Y. Architect No. 033641-1
 NCARB Reg. No. 66227
 CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature _____ 9.9.19
 Date

Project Date
 August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62
 Manasquan
 New Jersey

Project
 Sheet Title
 Elevations

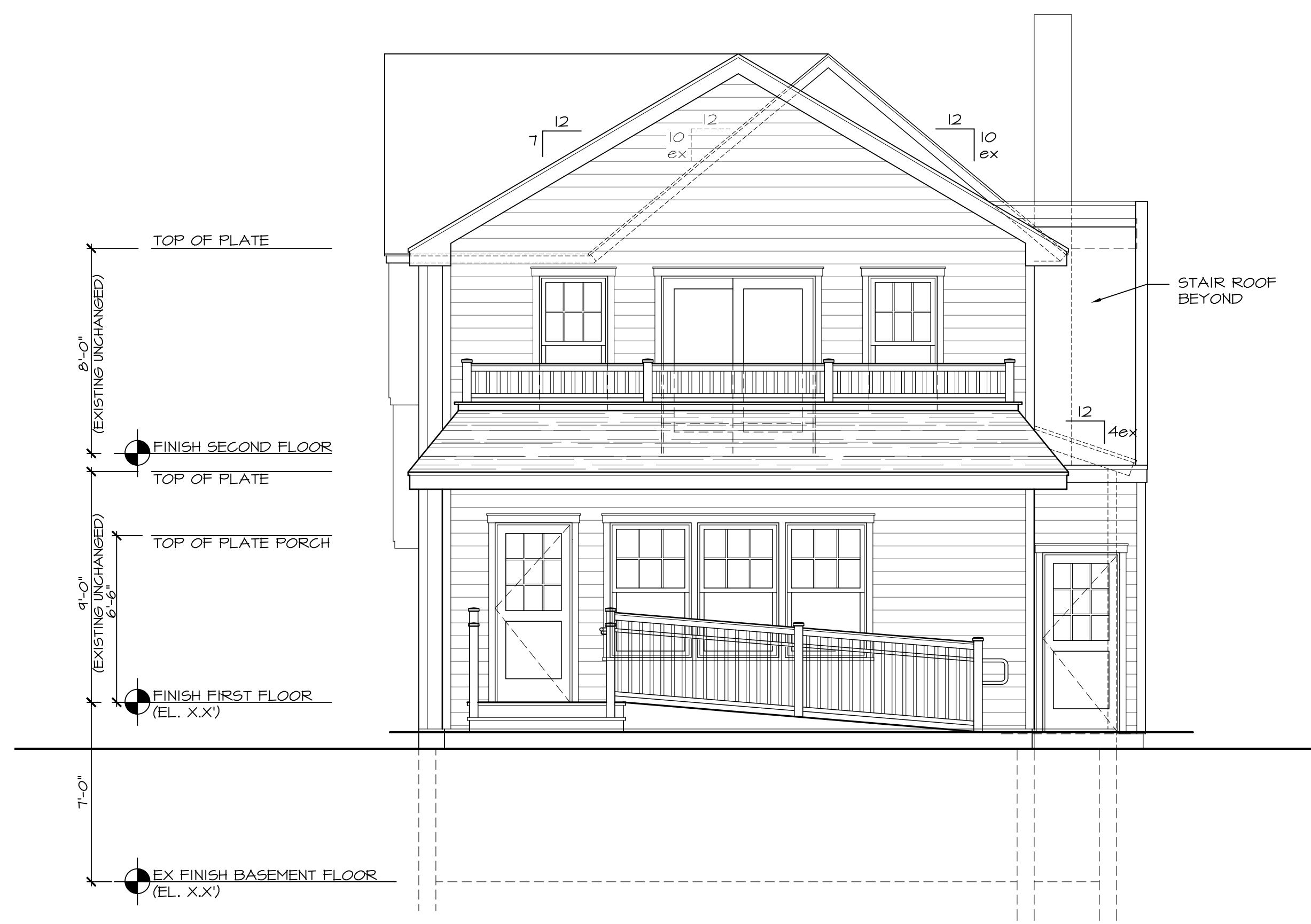
Scale	AS NOTED	Drawn By	DL
		CHK'd By	DL

Sheet No.
A2.0

5 OF 6

Project No.
 19-013

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1 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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 CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature _____ 9.9.19
 Date

Project Date
 August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for
43 Taylor Avenue
 Lot: 13 Block: 62
 Manasquan
 New Jersey

Project
 Sheet Title
 Elevations

Scale AS NOTED	Drawn By DL
	Chk'd By DL

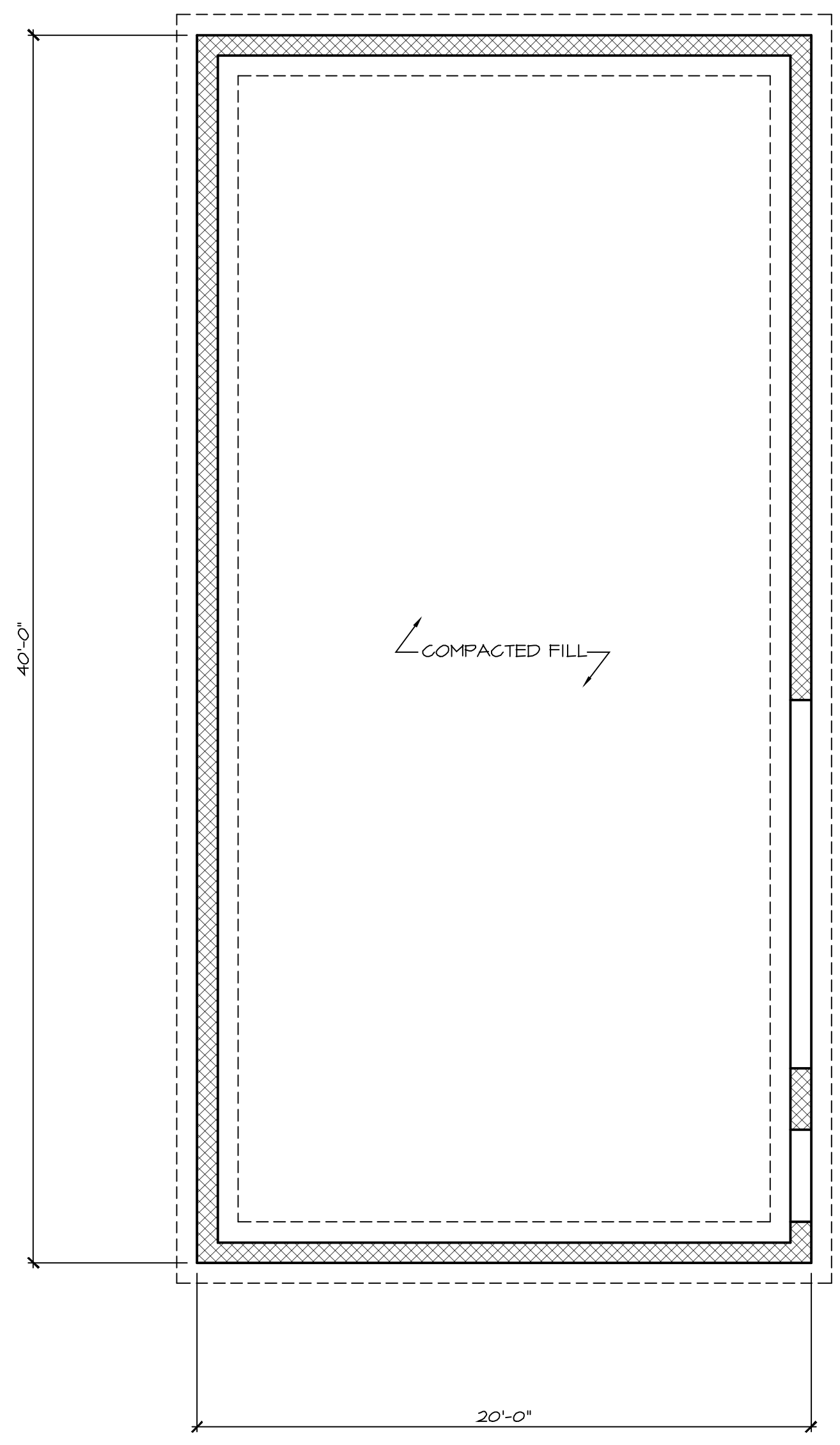
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Project No.
 19-013

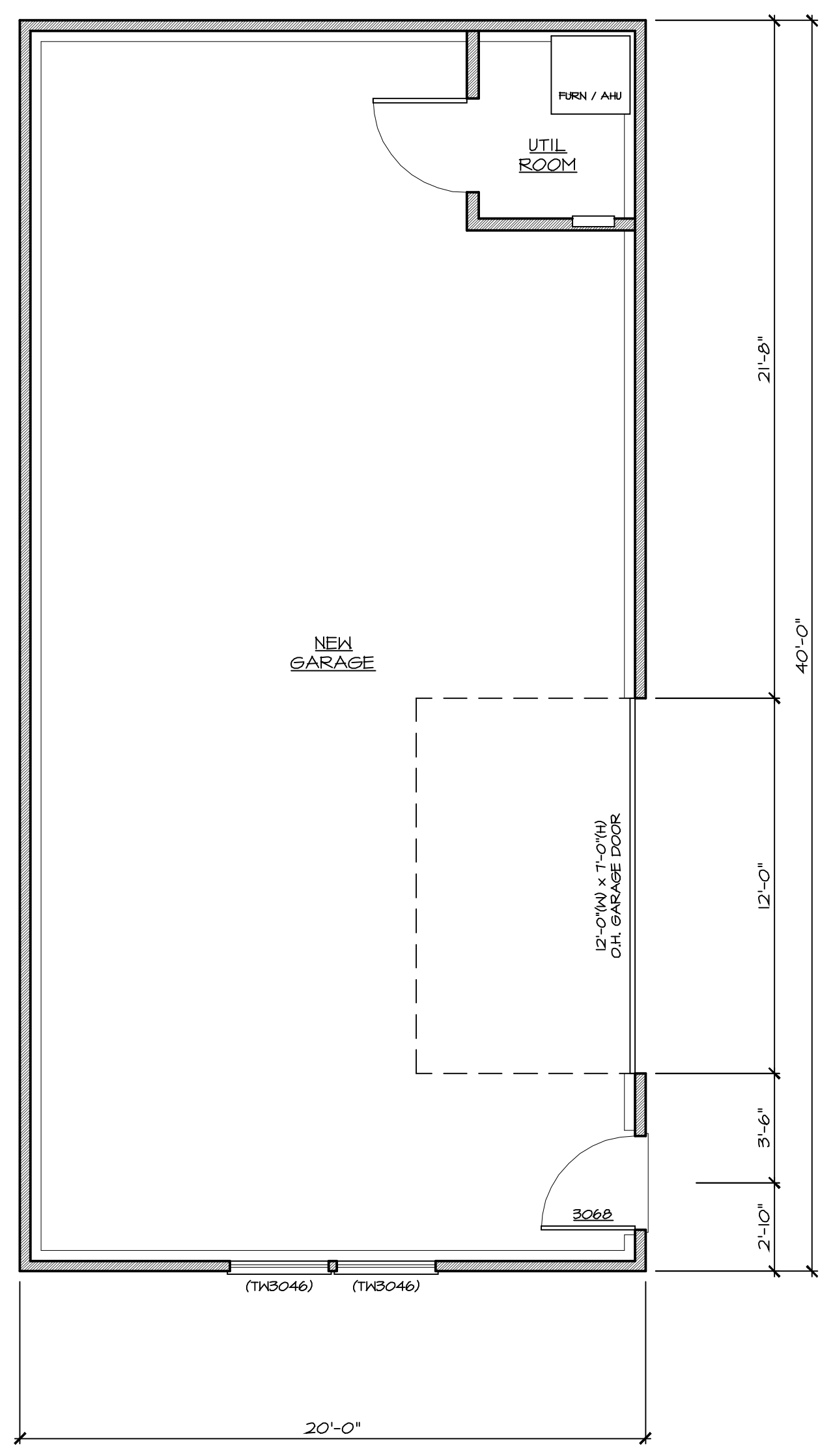
Do Not Scale The Drawings

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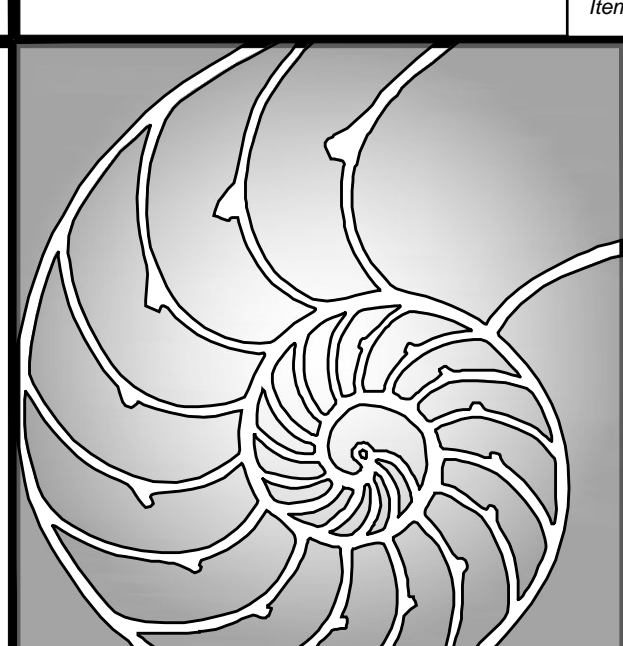
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1 GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



B.L.D.G
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N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal
Signature _____ 9.9.19 Date

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

New Detached Garage for
43 Taylor Avenue
Manasquan
Lot: 13 Block: 62
New Jersey

Project	
Sheet Title Garage Floor Plans	
Scale AS NOTED	Drawn By DL
	Chk'd By DL

Sheet No.
G1.0
1 OF 2

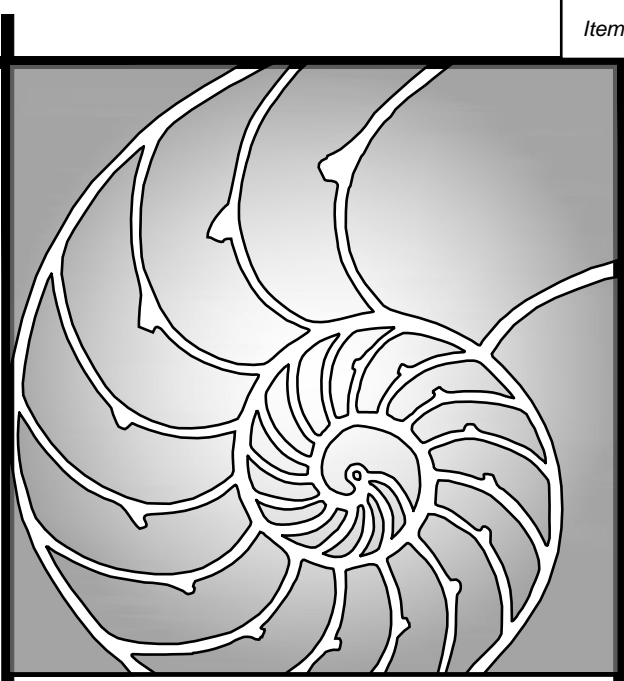
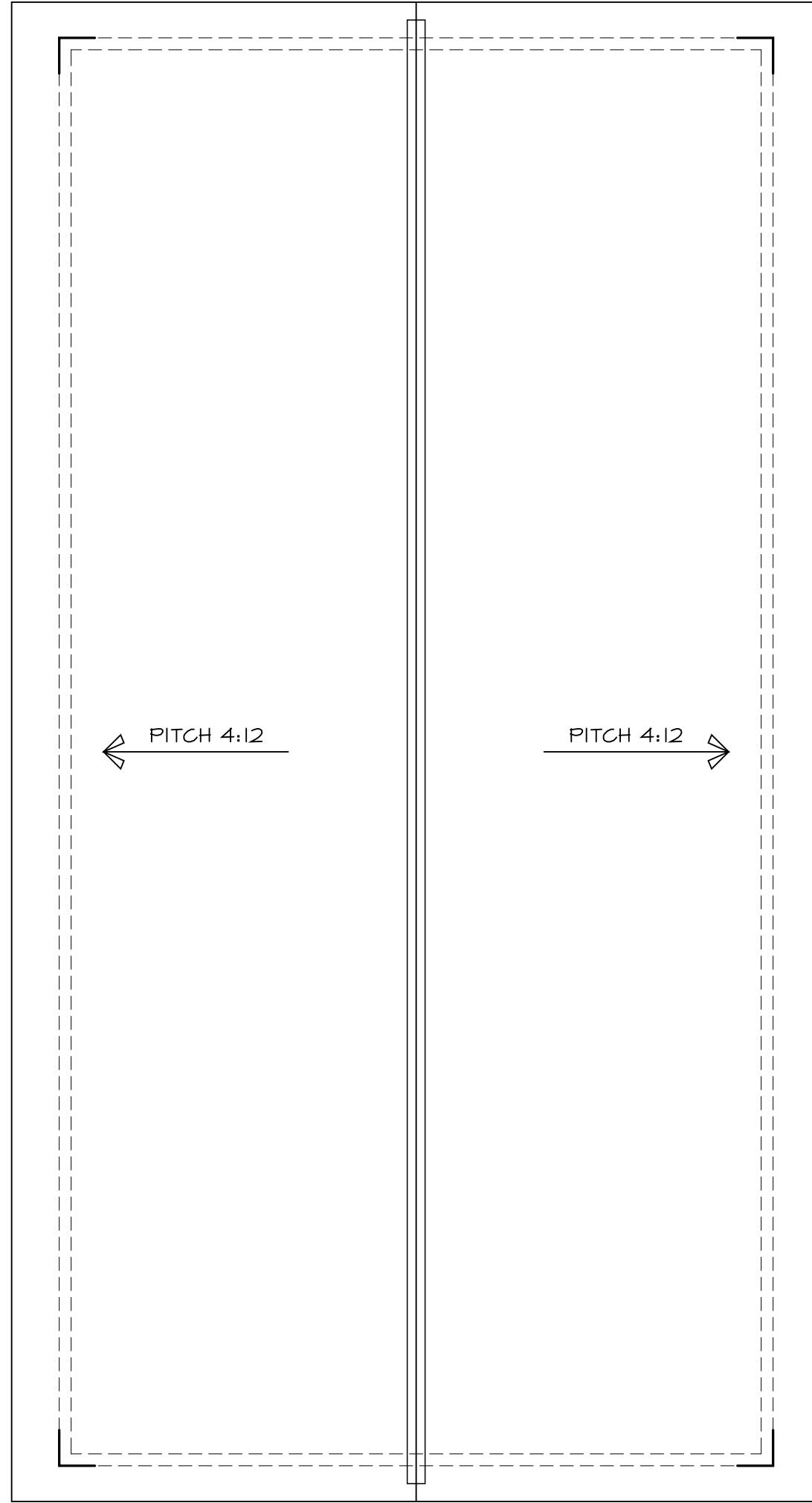
Project No.
19-013

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1 GARAGE ROOF PLAN
G1.1 SCALE: 1/4" = 1'-0"



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CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature _____ Date 9.9.19

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

New Detached Garage for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project

Sheet Title
Garage Floor Plans

Scale AS NOTED	Drawn By DL
	CHK'd By DL

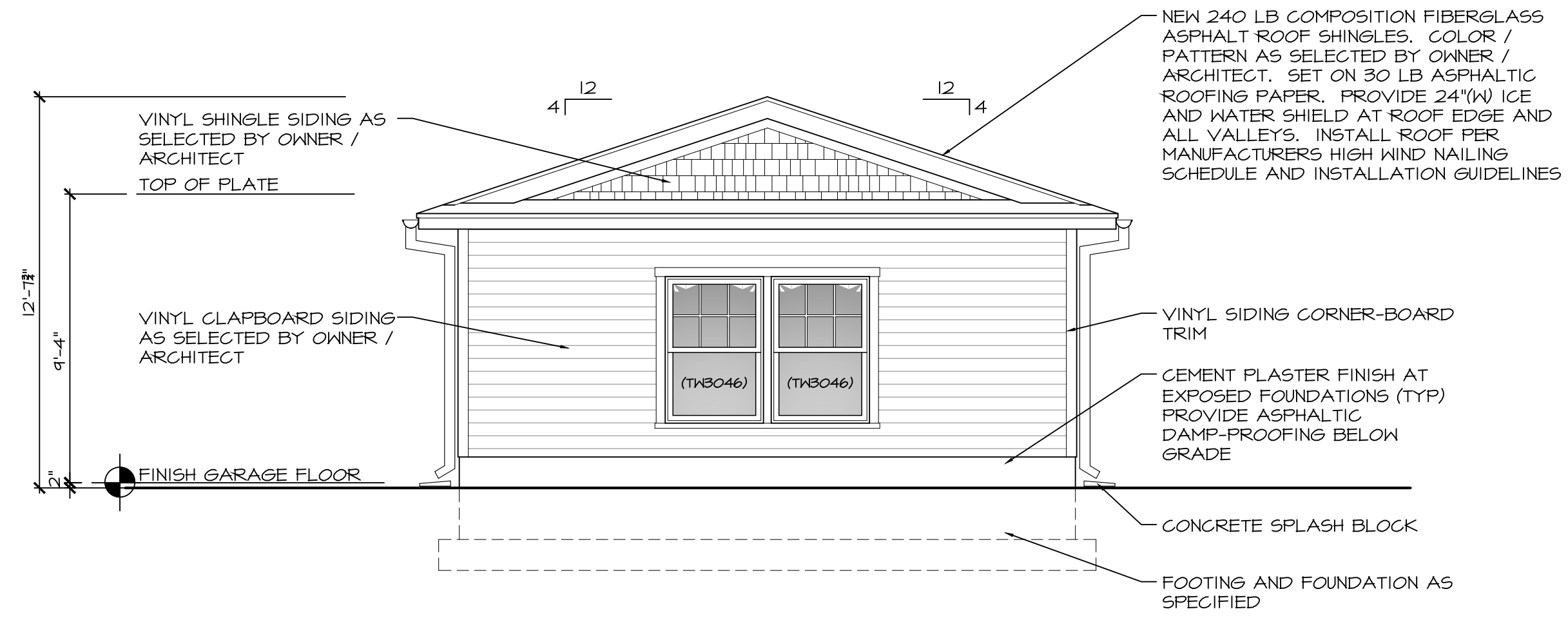
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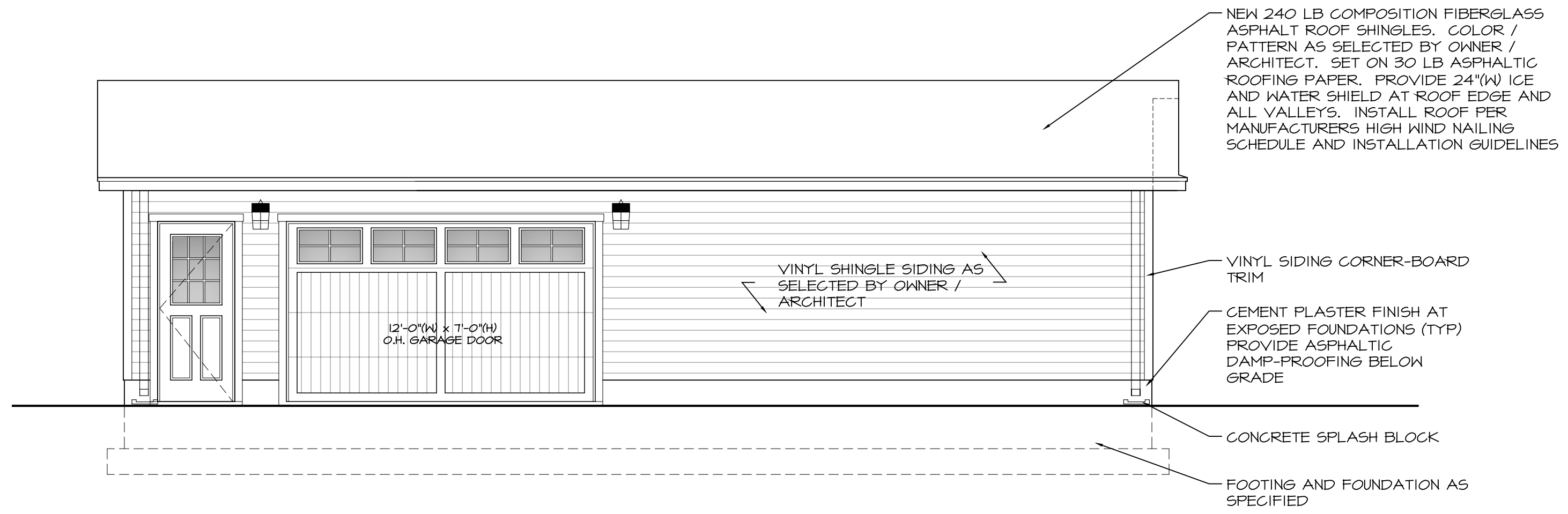
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Project No.
19-013

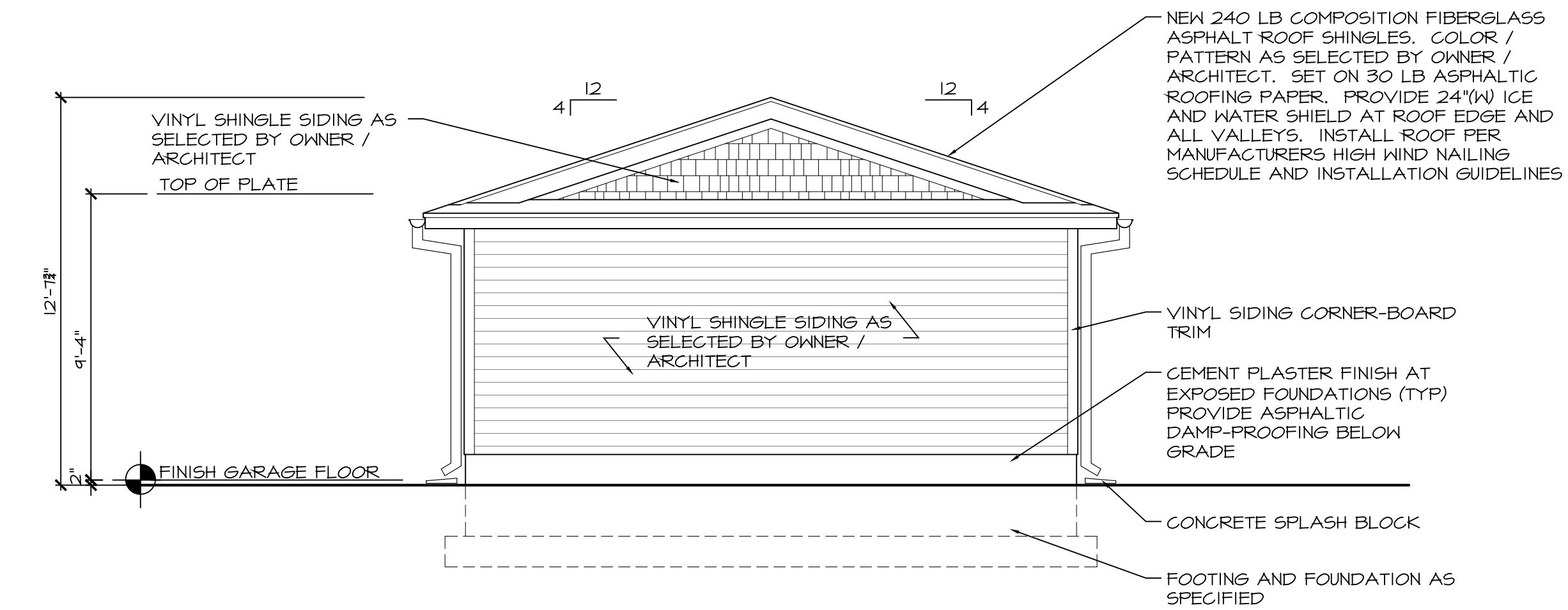
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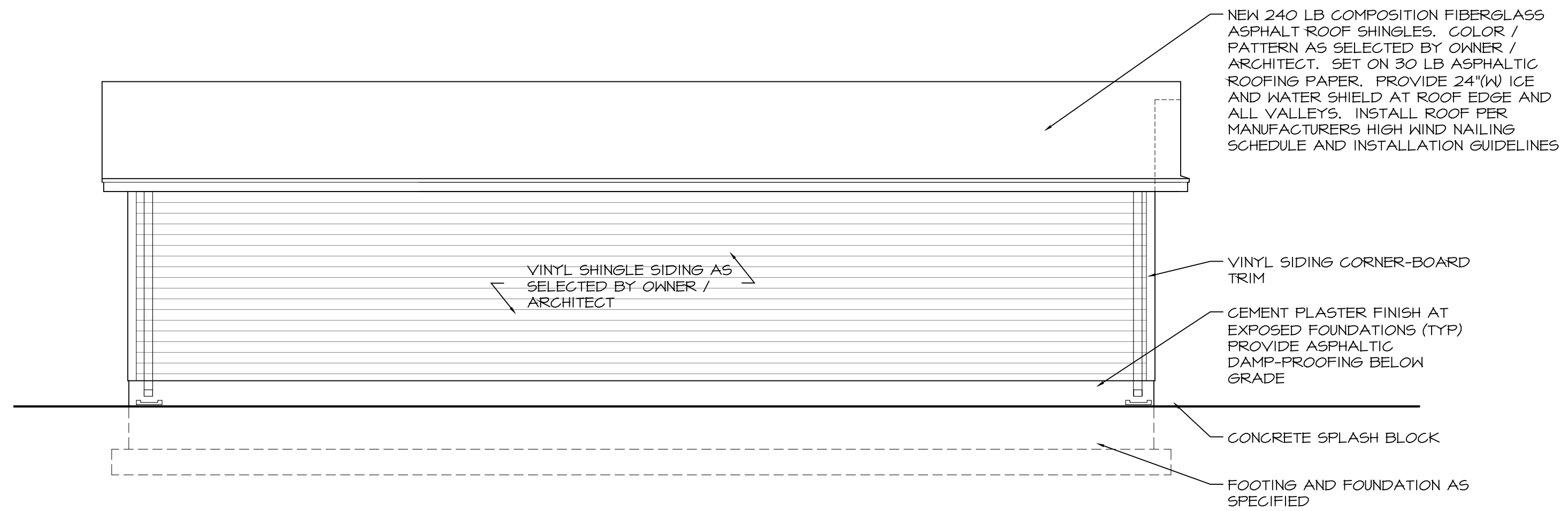
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



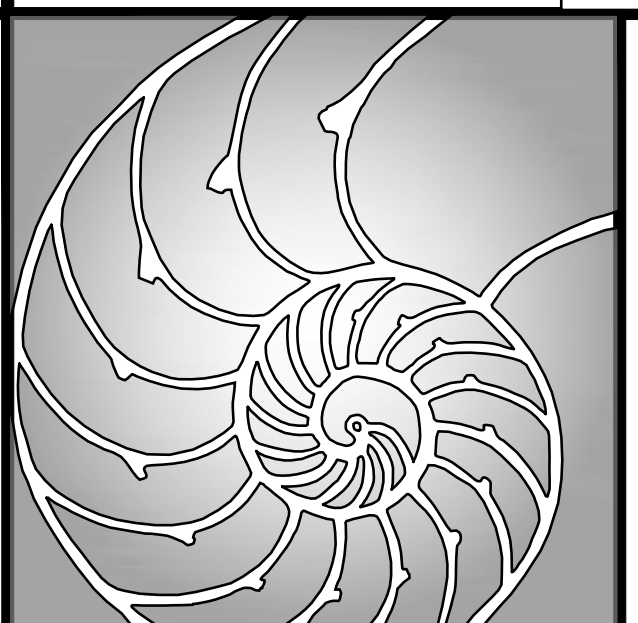
4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature _____ 9.9.19 Date

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

New Detached Garage for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project

Sheet Title
Garage Elevations

Scale	Drawn By
AS NOTED	DL
	CHK'd By
	DL

Sheet No.

G2.0

2 OF 2

Project No.
19-013

MANASQUAN, NEW JERSEY

BOROUGH OF MANASQUAN PLANNING BOARD

TO: PROPERTY OWNER

PLEASE TAKE NOTICE that the Manasquan Planning Board will convene a remote meeting on the 7th. day of July 2020, at 7:00 p.m. on the appeal or application of the undersigned for approval on Bulk and Use Variances and any other relief for property located in the **O Zone (Office Zone)** and known as 43 Taylor Avenue, Manasquan, New Jersey also known as Block :62 Lot: 13 on the Borough Tax Map as to permit the applicant to convert the existing two family dwelling into an office use on the first floor and a residential use on the second floor, construct a two story rear addition, detached garage in the rear yard and other interior alterations and renovations.

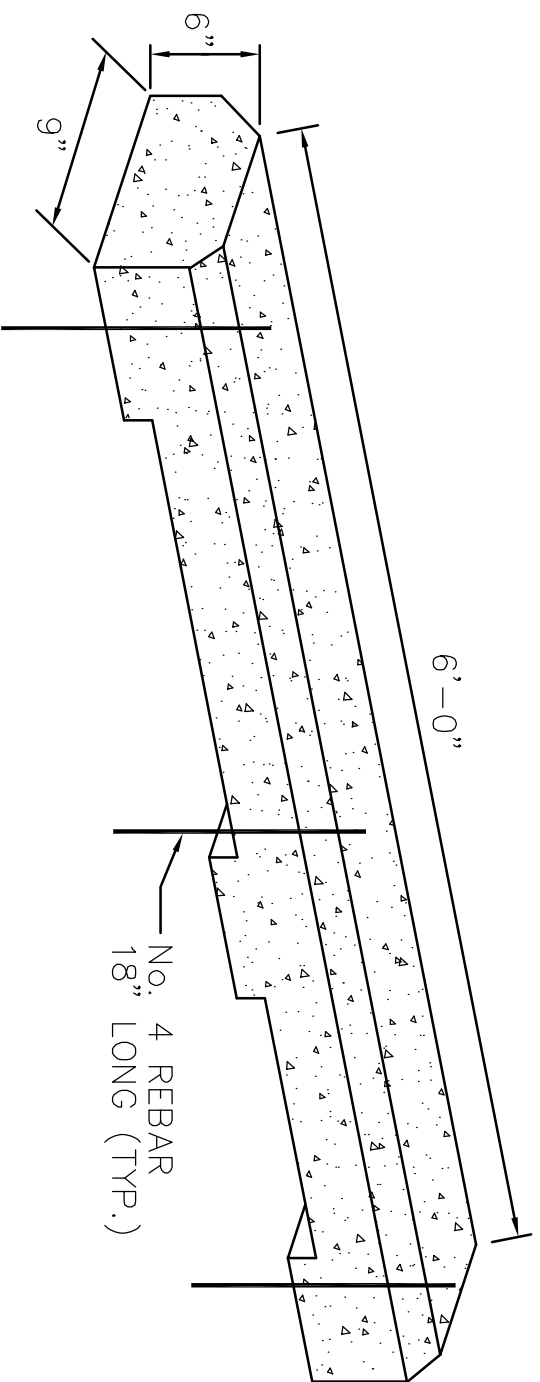
The Applicant requests relief from the Zoning Ordinances of the Borough of Manasquan including the following: **Section 35-5.12- Office Zone** - Permitted use - Office use or single family dwelling. Office use on the first floor and single family dwelling on the second floor proposed; **Section 35-9.4 - Front Setback**-25 ft. required, 16.67 ft. Existing & proposed; **Section 35-5.2b3 - Accessory Building** (garage) - Building coverage - 600s.f. Permitted - 800s.f. Proposed; **Section 35-13.2 - Aisle Width** - 24ft. Required, 10ft. Existing; **Section 35-7.73** - Requires that the driveway must be setback a minimum of 1 ft. from side property line. Applicant seeks any and all other variances or waivers which the Board may deem necessary in connection with the processing and approval of the application.

(The Board has previously advertised the said meeting, but within notice is being re-advertised so as to publicize the remote nature of the same.) Due to Coronavirus/COVID-19 Borough and State Directives, the said meeting will be 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 Board Secretary, or an Agent thereof in our case Greg Love will be physically managing/operating/organizing the remote meeting, from a safe location in Manasquan, but per prevailing Coronavirus Regulations Public access to the Municipal Building is not currently permitted).

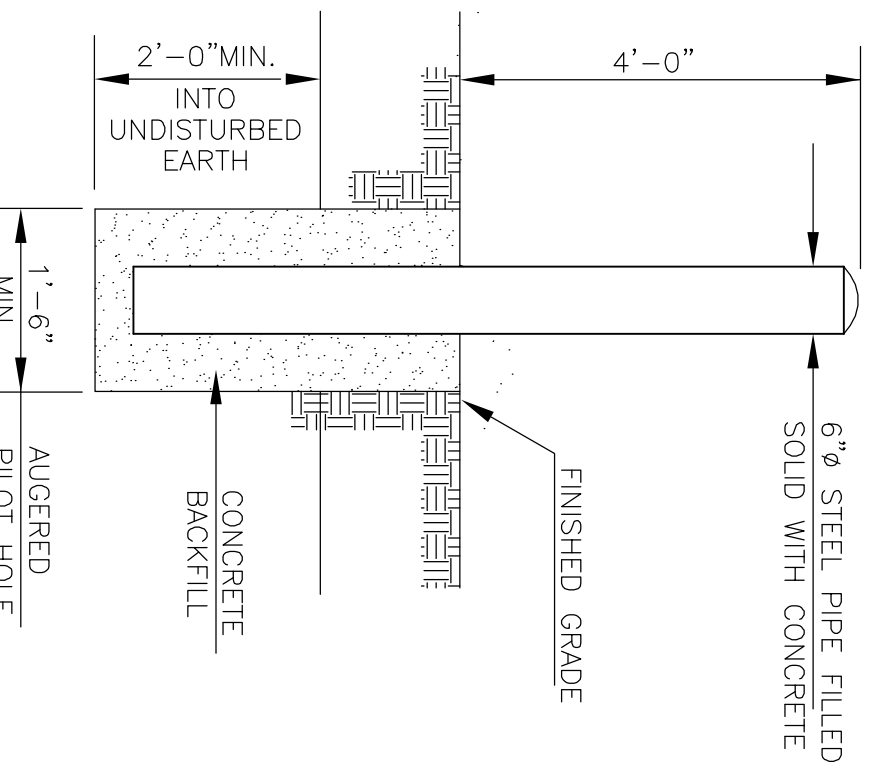
Members of the Public are welcome to, and encouraged to participate by observing/participating in the remote meeting. The meeting will be held via Zoom. You can access the meeting through the Zoom App via a smartphone or tablet, via a special link on your computer, or by telephone. For anyone interested in observing and/or otherwise participating in the remote web-meeting, the instructions/directions are as follows:

To join the Zoom Meeting go to:
<https://zoom.us/j2610095007?pwd=d01aMV1rY0h1NVFGd25RcGpyZS83QT09>

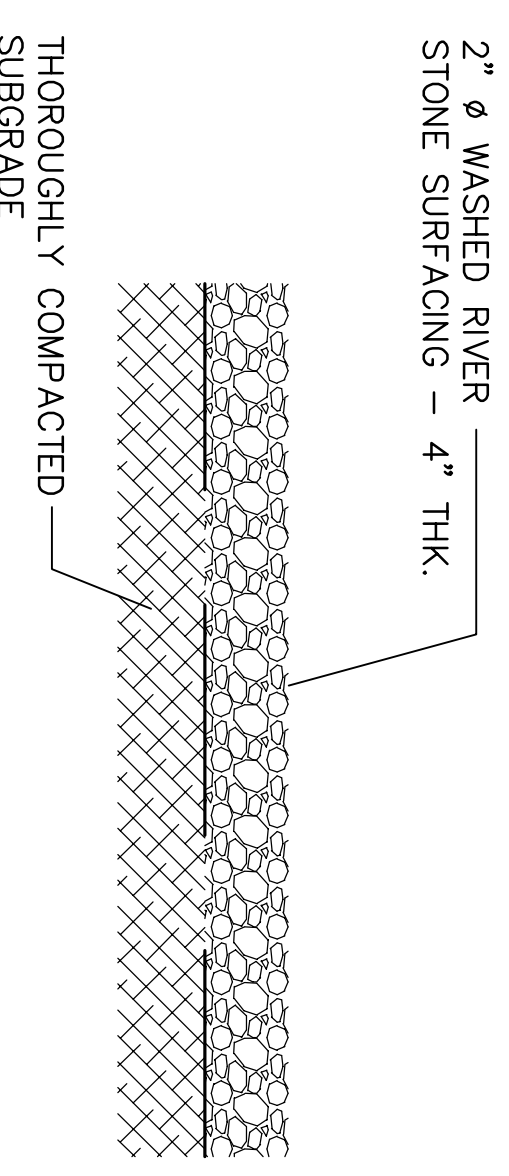
DAVID VASILENKO
GAIL VASILENKO
Applicants



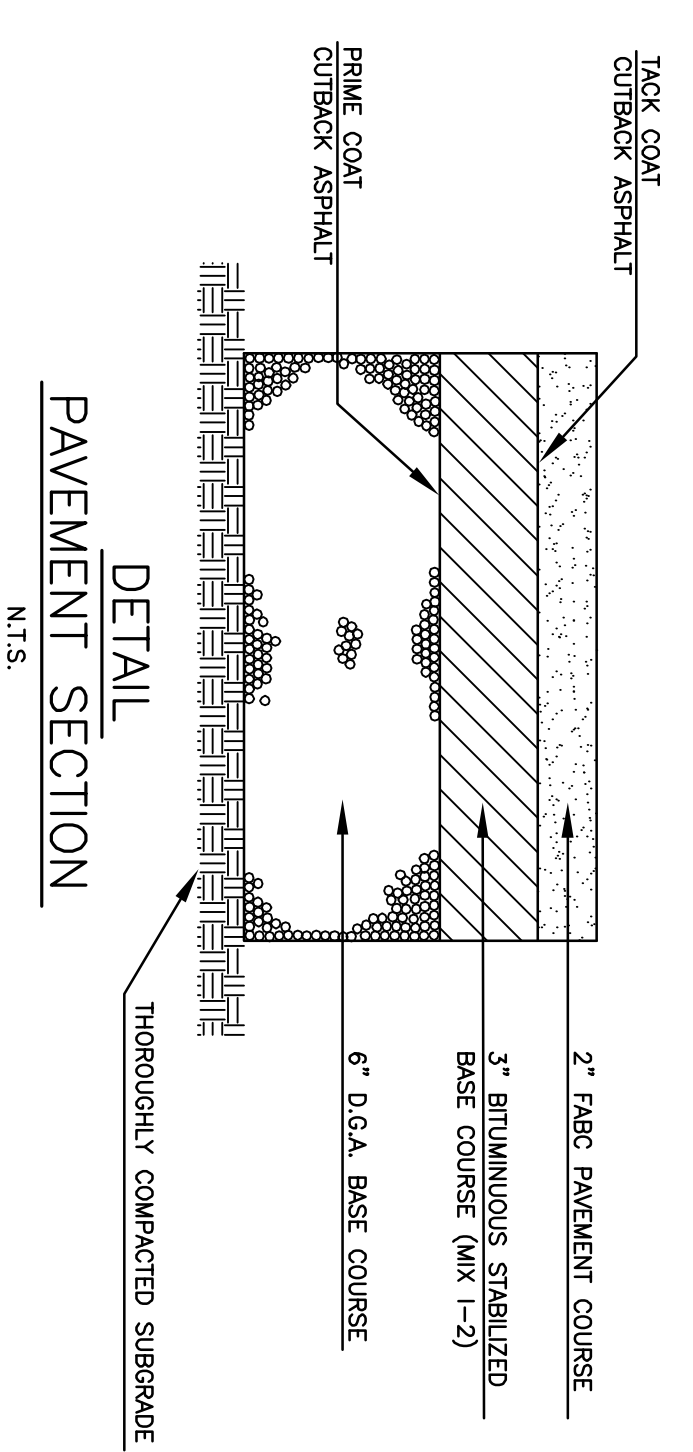
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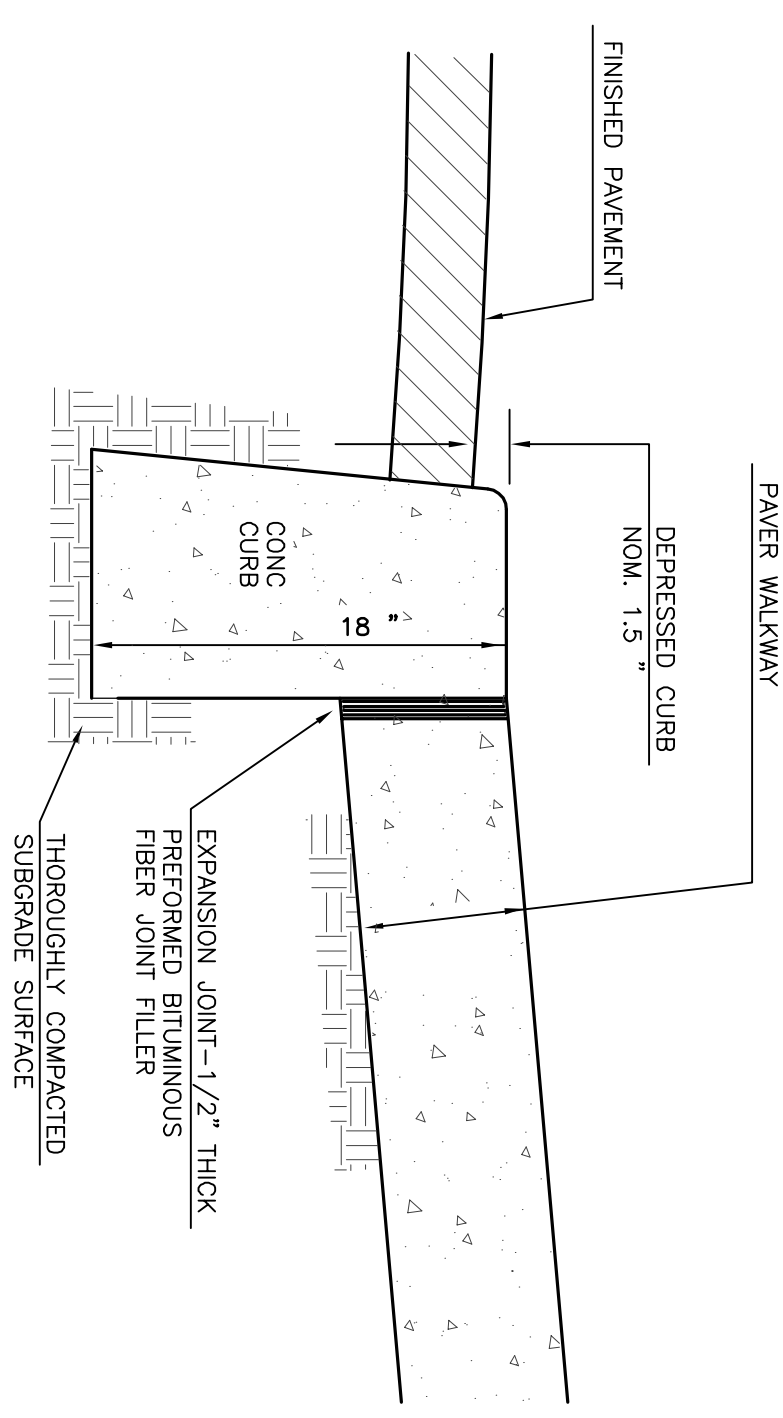
**DETAIL:
PROTECTIVE BOLLARD**
N.T.S.



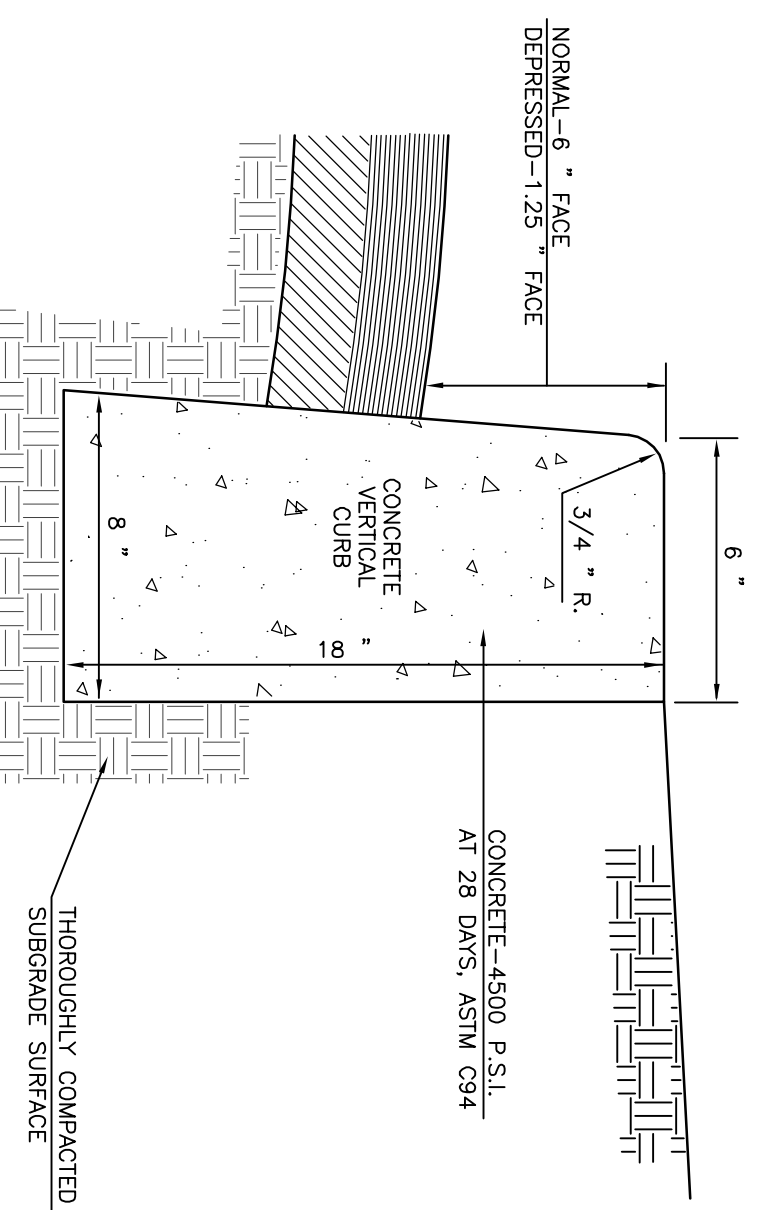
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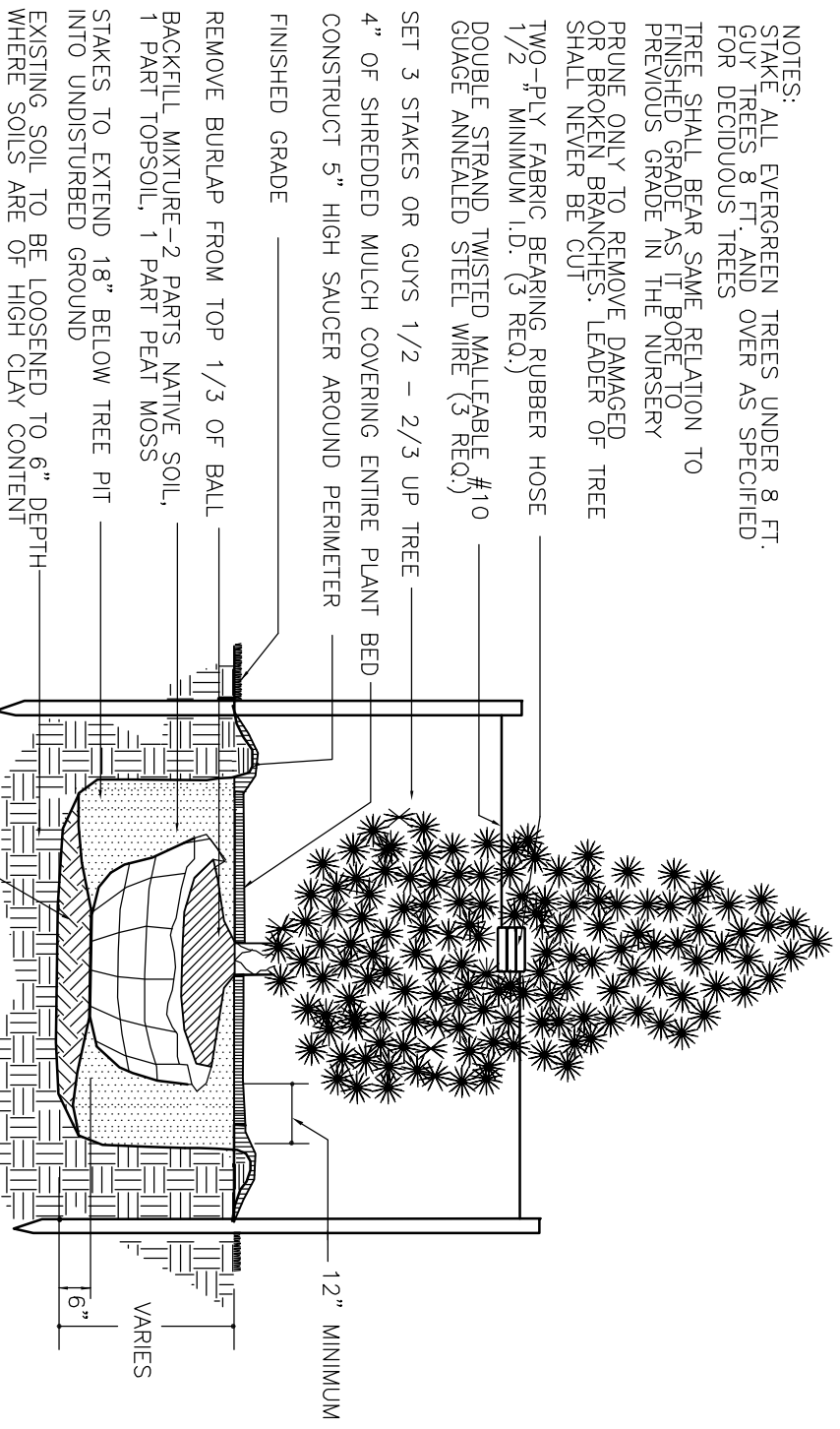
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PAVEMENT SECTION**
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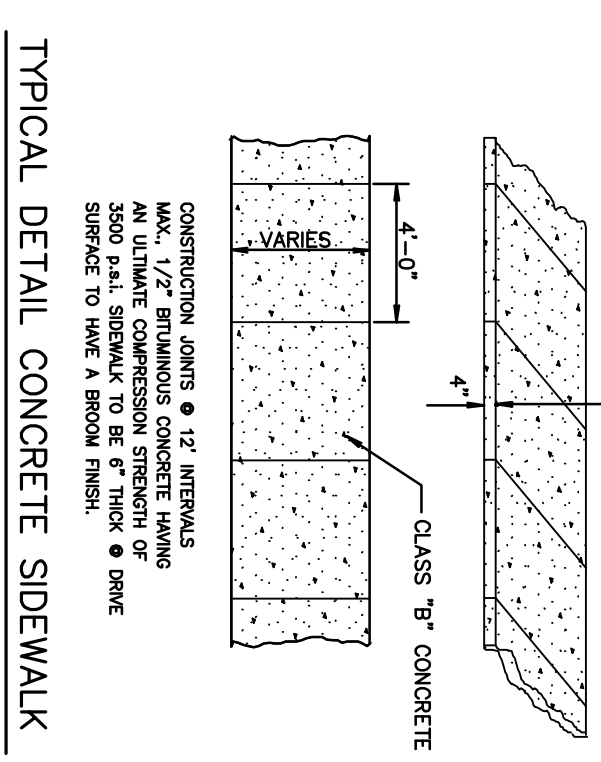
**DETAIL:
CONCRETE DRIVEWAY & APRON**
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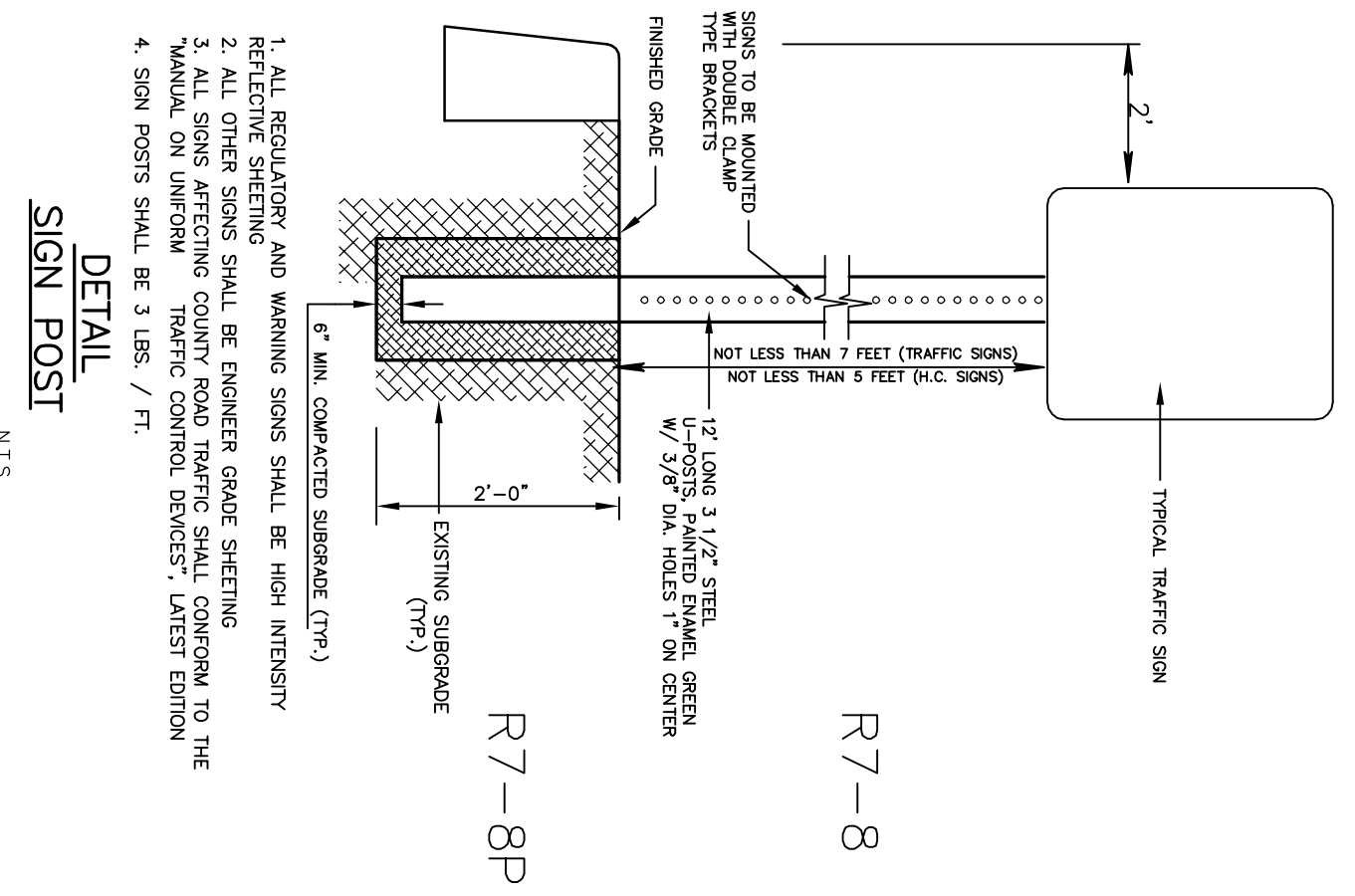
**DETAIL:
CONCRETE VERTICAL CURB**
N.T.S.



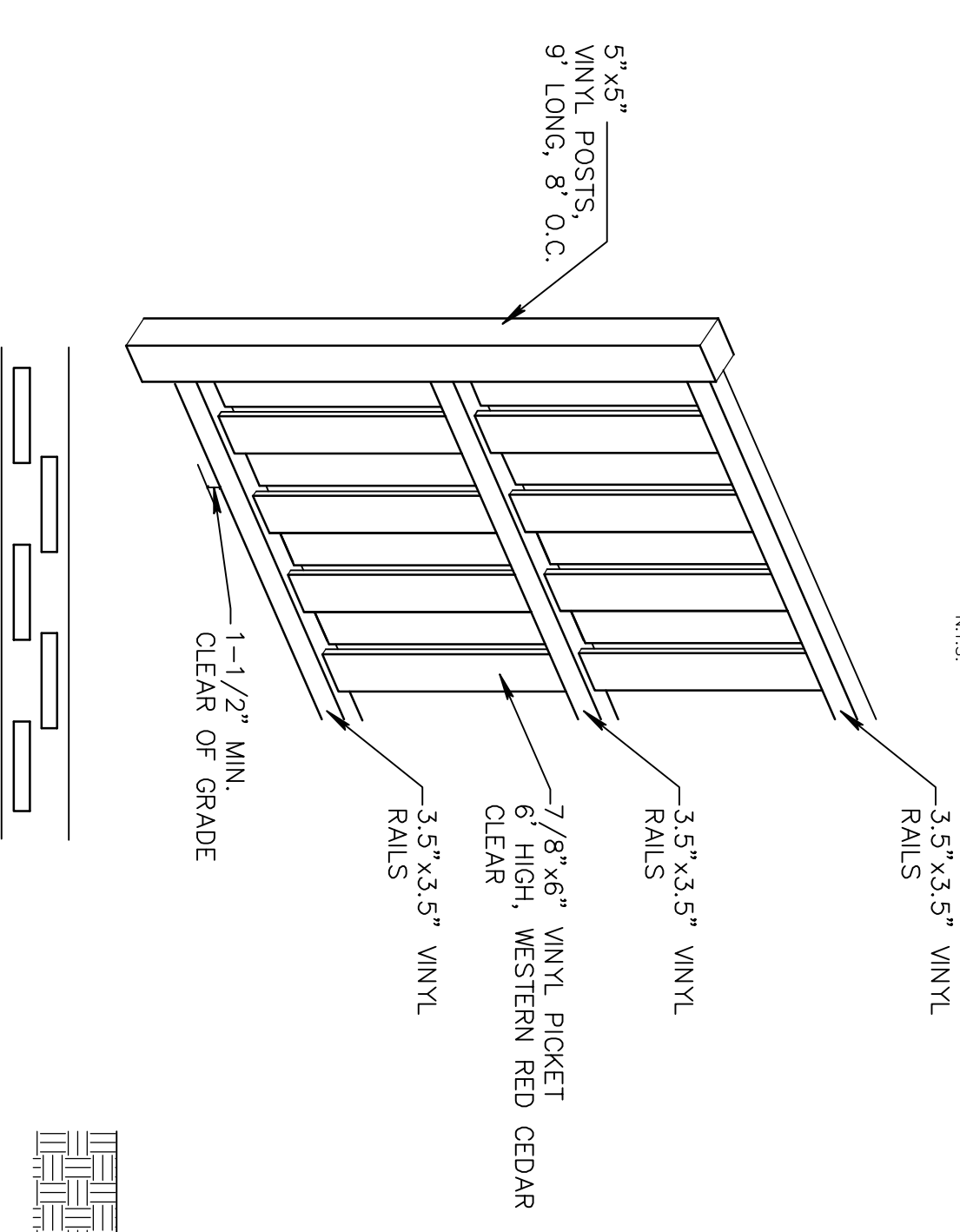
EVERGREEN TREE PLANTING DETAIL
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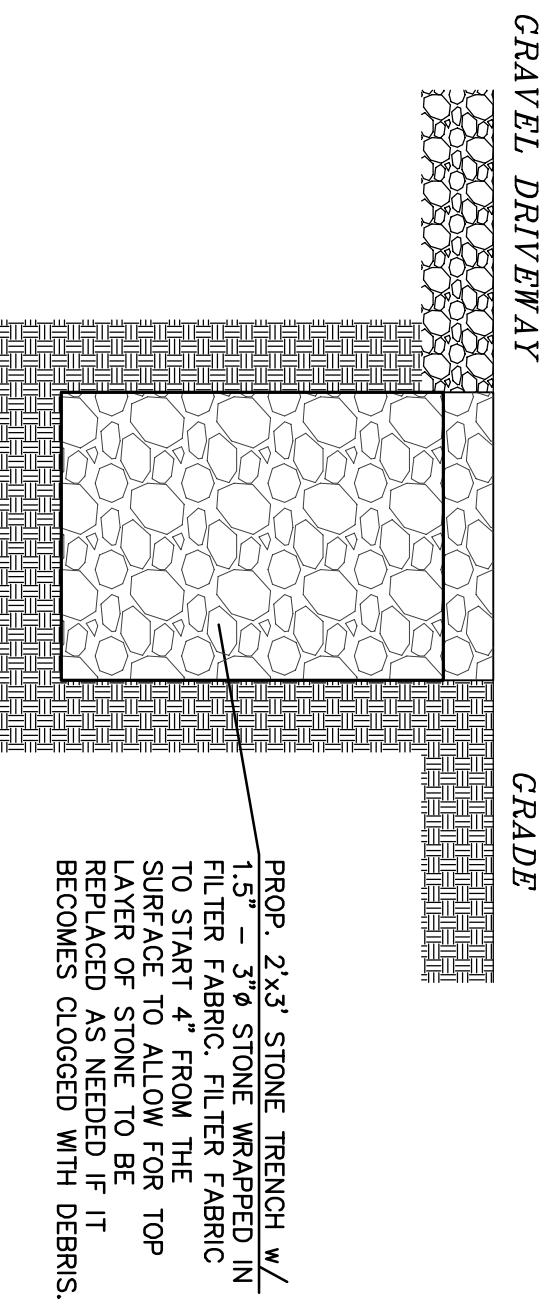
TYPICAL DETAIL: CONCRETE SIDEWALK
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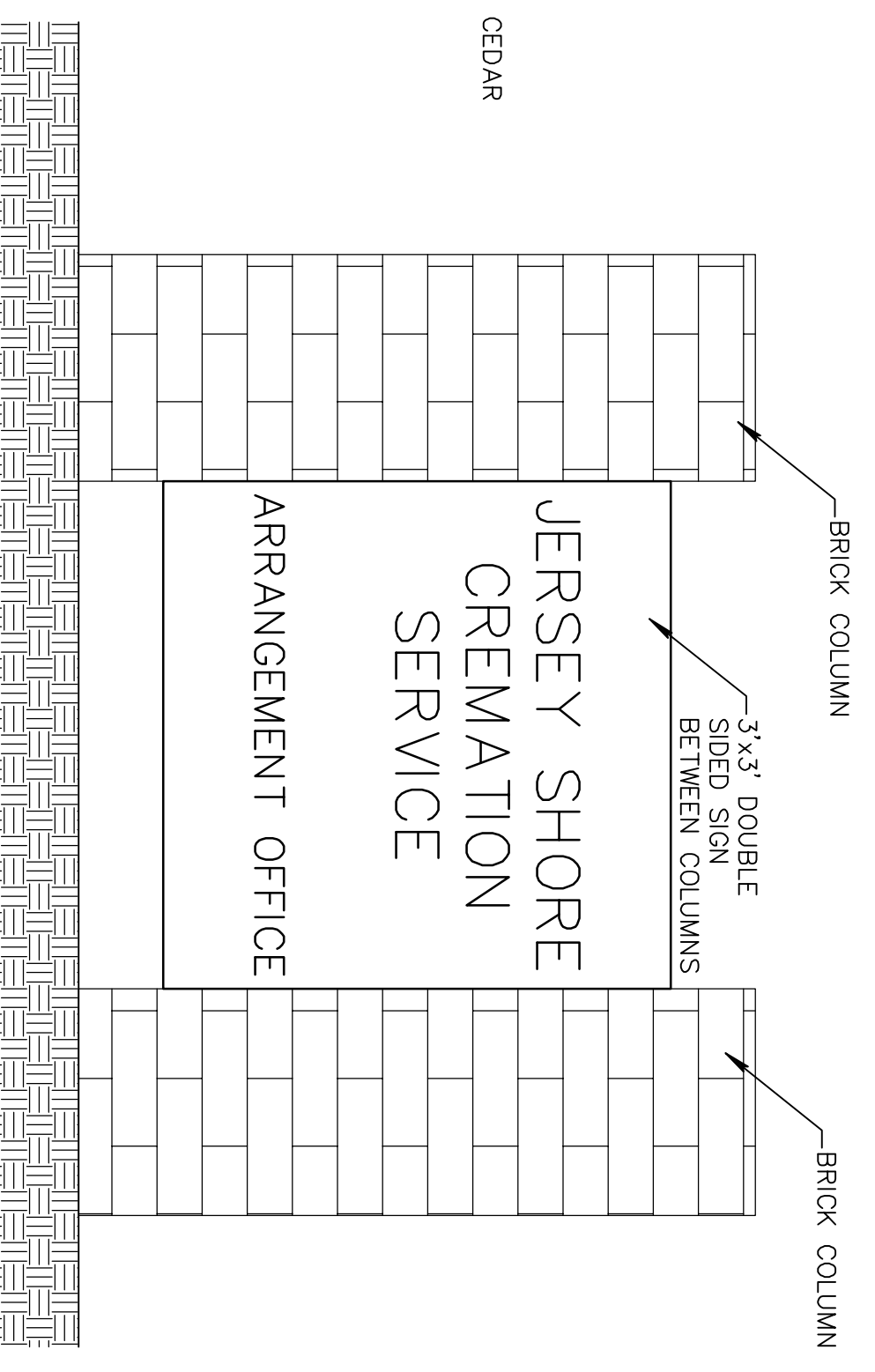
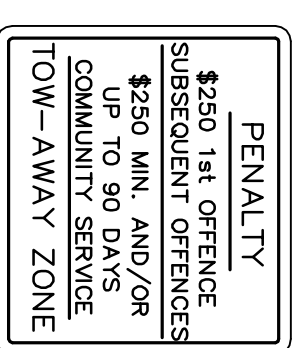
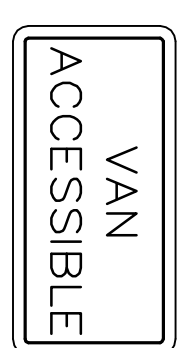
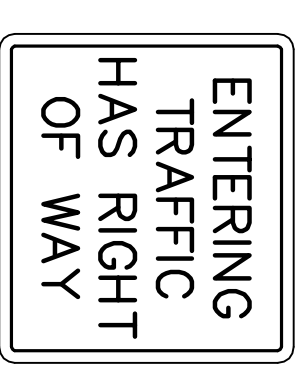
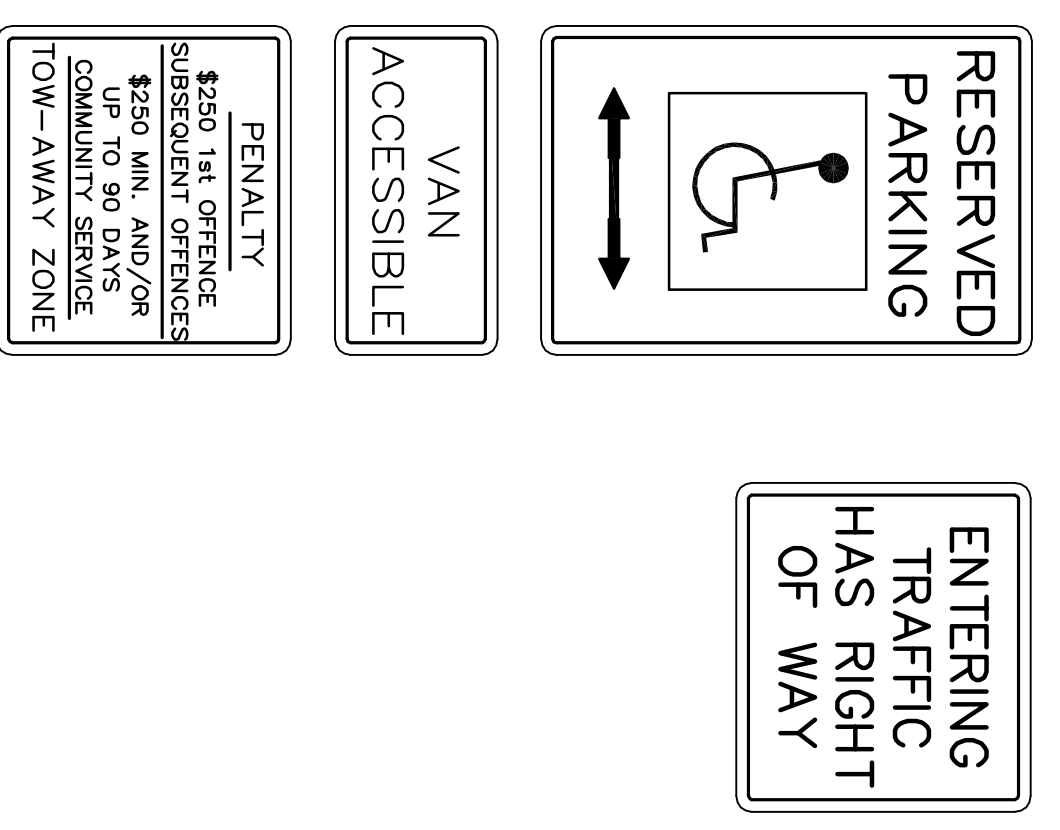
**DETAIL:
SIGN POST**
N.T.S.



DETAIL - VINYL BOARD ON BOARD FENCE
N.T.S.



**DETAIL:
PERIMETER STONE TRENCH DRAIN**
N.T.S.



**DETAIL:
FREESTANDING SIGN**
N.T.S.

VASILENKO PRELIMINARY & FINAL SITE PLAN

DETAILS

BLOCK 62 - LOT 13
BOROUGH OF MANASQUAN,
MONMOUTH COUNTY, N.J.

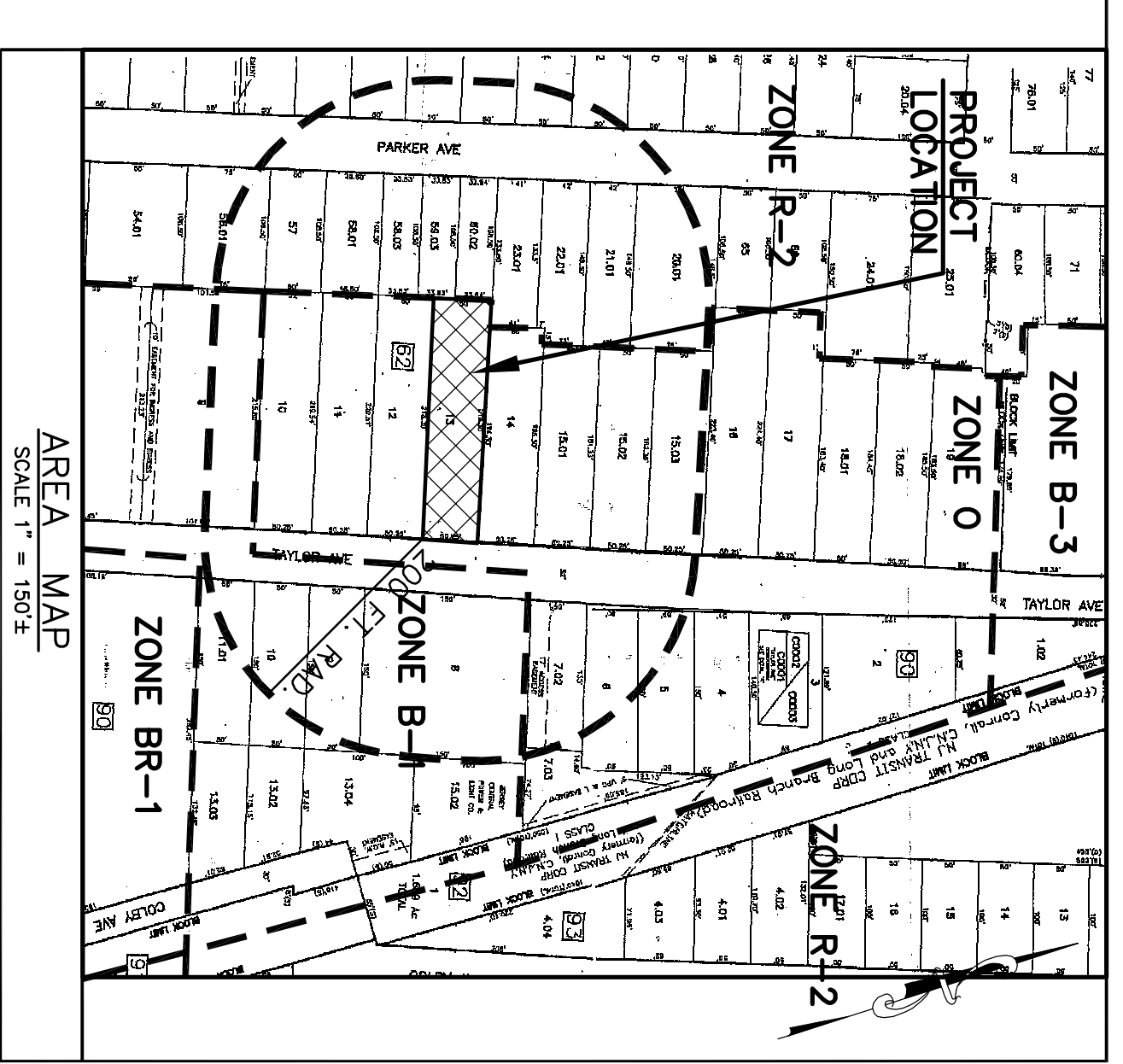
R.C. ASSOCIATES
Consulting, Inc.

Valley Park Professional Center
2517 Route 35 Building J Suite 102
Monmouth, New Jersey, 08726
Ph. 732-528-0141 • Fax 732-528-1060

RAY CARPENTER P.E.

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

C.A. #246A28108800
DRN BY: WAW
DATE: 1/9/20
SCALE: AS SHOWN
JOB #: 2019.194
SHEET: 2 OF 2

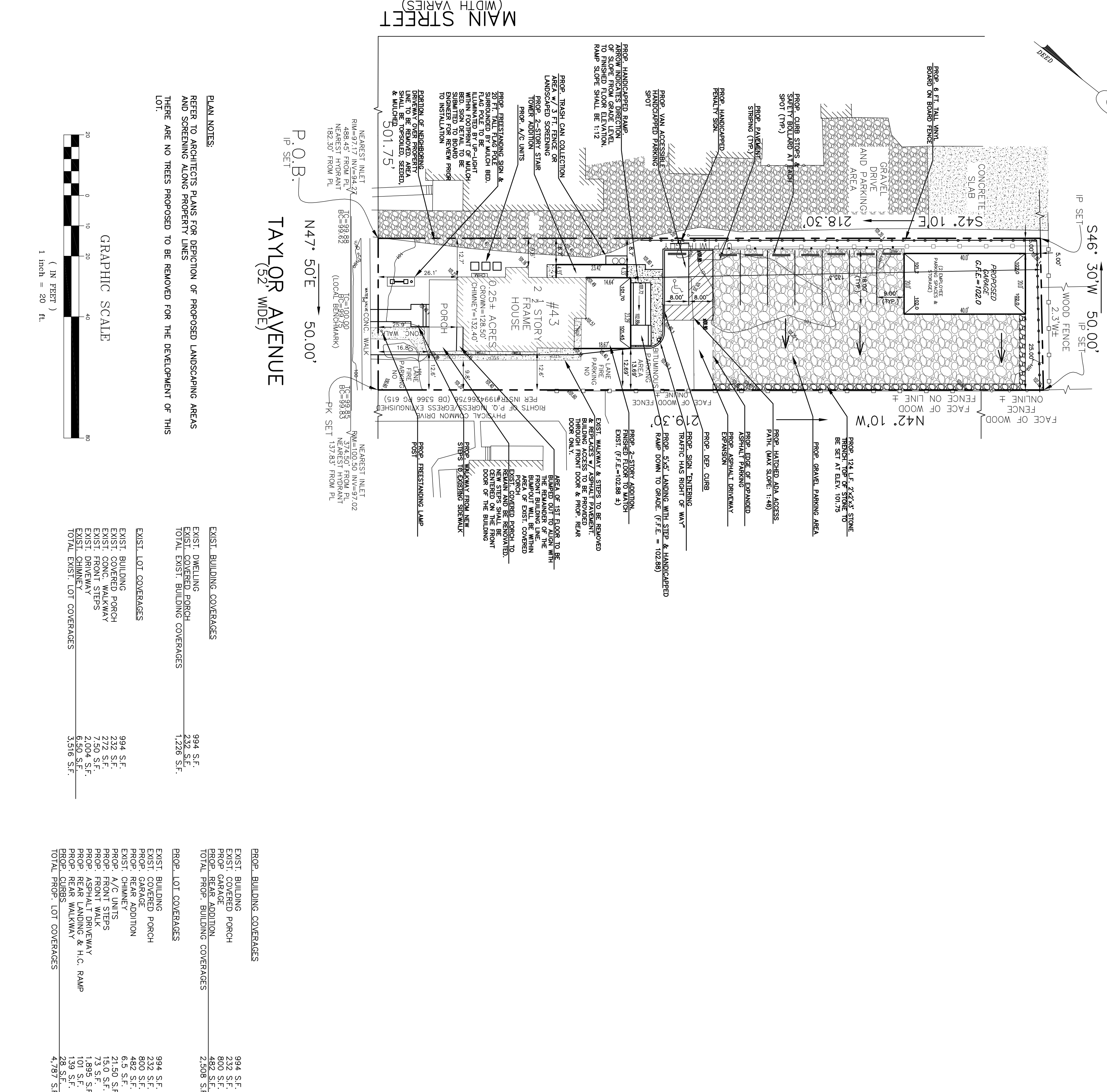


GENERAL NOTES
PROPERTY ID KNOWN AS BLOCK 62 LOT 13 AS SHOWN ON SHEET 11 OF THE ORIGINAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE 'O' OFFICE ZONE AND CONTAINS A TOTAL OF 0.254 ACRES.
OWNER/APPLICANT: DAVID & GAIL VASILENKO
36 BROAD STREET
MANASQUAN, NJ 08736
APPLICANT PROPOSES TO CONVERT THE EXISTING RESIDENCE INTO OFFICE SPACE W/ A SECOND STORY APARTMENT. AN ADDITION WILL BE CONSTRUCTED AT THE REAR OF THE EXISTING BUILDING ALONG WITH A FREESTANDING GARAGE AND ASSOCIATED SITE IMPROVEMENTS.
ZONE O - OFFICE
SCALE 1" = 150'±

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
OFFICE OR SINGLE FAMILY BUILDING USE	* MULTI-FAMILY RESIDENTIAL	* * OFFICE W/ APT ABOVE	
LOT AREA	10,940 S.F.	10,940 S.F.	
MIN. LOT FRONTAGE	50.25 FT.	50.25 FT.	
(DWELLING) FRONT YARD SETBACK (EXISTING)	25 FT.	25.9 FT.	
(*) / ADDITION		25.9 FT.	
(PORCH) FRONT YARD SETBACK (EXISTING)	25 FT.	16.8 FT.	
(*) / ADDITION		N/A	
SIDE YARD SETBACK (EXISTING)	5 & 5 FT.	9.6 & 12.6 FT.	
(*) / ADDITION		8.7 & 12.6 FT.	
REAR YARD SETBACK	20 FT.	153.3 FT.	
MAX. BUILDING COVERAGE	30 % (3,280,200 S.F.)	11.21 % (1,228 S.F.)	22.43 % (2,508 S.F.)
MAX. LOT COVERAGE	60 % (6,580,400 S.F.)	32.14 % (3,586 S.F.)	43.76 % (4,787 S.F.)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY.)	28.50 FT. (2.9 STOR.)	28.50 FT. (2.9 STOR.)
ACCESS BLDG. SIDE S.B.	5 FT.	N/A	5 FT.
ACCESS BLDG. REAR S.B.	15 FT.	N/A	15 FT.
ACCESS BLDG. HEIGHT	600 S.F.	N/A	** 800 S.F.
ACCESS BLDG. AREA	SEE BELOW		10 SPACES
PARKING	15 FT.	114.9 FT.	45 FT.
MIN. REAR SETBACK TO PARKING	15 FT.	24 FT.	* 9.8 FT.
MIN. DRIVEWAY AISLE	1 FT.	* 0 FT.	* 0 FT.
MIN. DRIVEWAY SETBACK			
** - INDICATES EXISTING NON-COMFORMITY			
** - INDICATES VARIANCE REQUESTED			
REQUIRED PARKING			
SINGLE FAMILY RESIDENTIAL:		2 PER DWELLING UNIT	
OFFICE SPACE:		1 PER 300 S.F. GROSS FLOOR AREA	
REQUIRED:			
SINGLE FAMILY DWELLING (1 UNIT) = 2 SPACES			
OFFICE SPACE (1,426 S.F.) = 4.82 SPACES			
TOTAL REQUIRED = 6.92 SPACES = 7 SPACES			

1727/20 - REVERSED PER OWNER & PLANNING BOARD ENGINEER REVIEW COMMENTS
VASILENKO PRELIMINARY & FINAL SITE PLAN
 43 TAYLOR AVENUE
R.C. ASSOCIATES
Consulting, Inc.
 Valley Park Professional Center
 2517 Route 305 Building J Suite 102
 Manasquan, New Jersey, 08736
 Ph. 732-528-0141 • Fax 732-528-1060

PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES
 - EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER OR BOROUGH ENGINEER
 - BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED 'EXISTING CONDITIONS MAP FOR APPLICATION OF VARIANCE (INCLUDING EXISTING GRADING)', PREPARED FOR DAVID & GAIL VASILENKO BY ENGINEER DANIEL M. DAVIS AND DANIEL M. DAVIS, ENGINEERS, L.L.C., DATED 11-5-19, 246590433700, ON BEHALF OF DANIEL M. DAVIS AND DANIEL M. DAVIS ENGINEERS, L.L.C., DATED 11-5-19.



TAYLOR AVENUE
 (52' WIDE)
 N47° 50'E 50.00'
 P.O.B.
 IP SET

NEAREST INLET: RM-9717 INV. 54.72, BC-98882, NEAREST HYDRANT 182.30' FROM PL.

NEAREST INLET: RM-100.50 INV. 49.702, BC-99383, NEAREST HYDRANT 137.83' FROM PL.

NEAREST INLET: RM-9717 INV. 54.72, BC-98882, NEAREST HYDRANT 182.30' FROM PL.

NEAREST INLET: RM-100.50 INV. 49.702, BC-99383, NEAREST HYDRANT 137.83' FROM PL.

NEAREST INLET: RM-9717 INV. 54.72, BC-98882, NEAREST HYDRANT 182.30' FROM PL.

NEAREST INLET: RM-100.50 INV. 49.702, BC-99383, NEAREST HYDRANT 137.83' FROM PL.

NEAREST INLET: RM-9717 INV. 54.72, BC-98882, NEAREST HYDRANT 182.30' FROM PL.

NEAREST INLET: RM-100.50 INV. 49.702, BC-99383, NEAREST HYDRANT 137.83' FROM PL.

PLAN NOTES:
 REFER TO ARCHITECTS PLANS FOR DEPICTION OF PROPOSED LANDSCAPING AREAS AND SCREENING ALONG PROPERTY LINES
 THERE ARE NO TREES PROPOSED TO BE REMOVED FOR THE DEVELOPMENT OF THIS LOT.

GRAPHIC SCALE
 1 inch = 20 ft.

EXIST. BUILDING COVERAGES	EXIST. LOT COVERAGES
EXIST. BUILDING	994 S.F.
EXIST. COVERED PORCH	232 S.F.
EXIST. CONC. WALKWAY	449 S.F.
EXIST. DRIVEWAY	2,004 S.F.
EXIST. CHIMNEY	6.50 S.F.
TOTAL EXIST. LOT COVERAGES	3,516 S.F.

PROPOSED BUILDING COVERAGES	PROPOSED LOT COVERAGES
EXIST. BUILDING	994 S.F.
EXIST. COVERED PORCH	232 S.F.
PROPOSED GARAGE	800 S.F.
PROPOSED DRIVEWAY	449 S.F.
TOTAL PROPOSED BUILDING COVERAGES	2,508 S.F.

PROPOSED BUILDING COVERAGES	PROPOSED LOT COVERAGES
EXIST. BUILDING	994 S.F.
EXIST. COVERED PORCH	232 S.F.
PROPOSED GARAGE	800 S.F.
PROPOSED DRIVEWAY	449 S.F.
TOTAL PROPOSED BUILDING COVERAGES	2,508 S.F.

DATE: 1/9/20
 SCALE: AS SHOWN
 JOB #: 2019.194
 SHEET: 1 OF 2

Do Not Scale The Drawings

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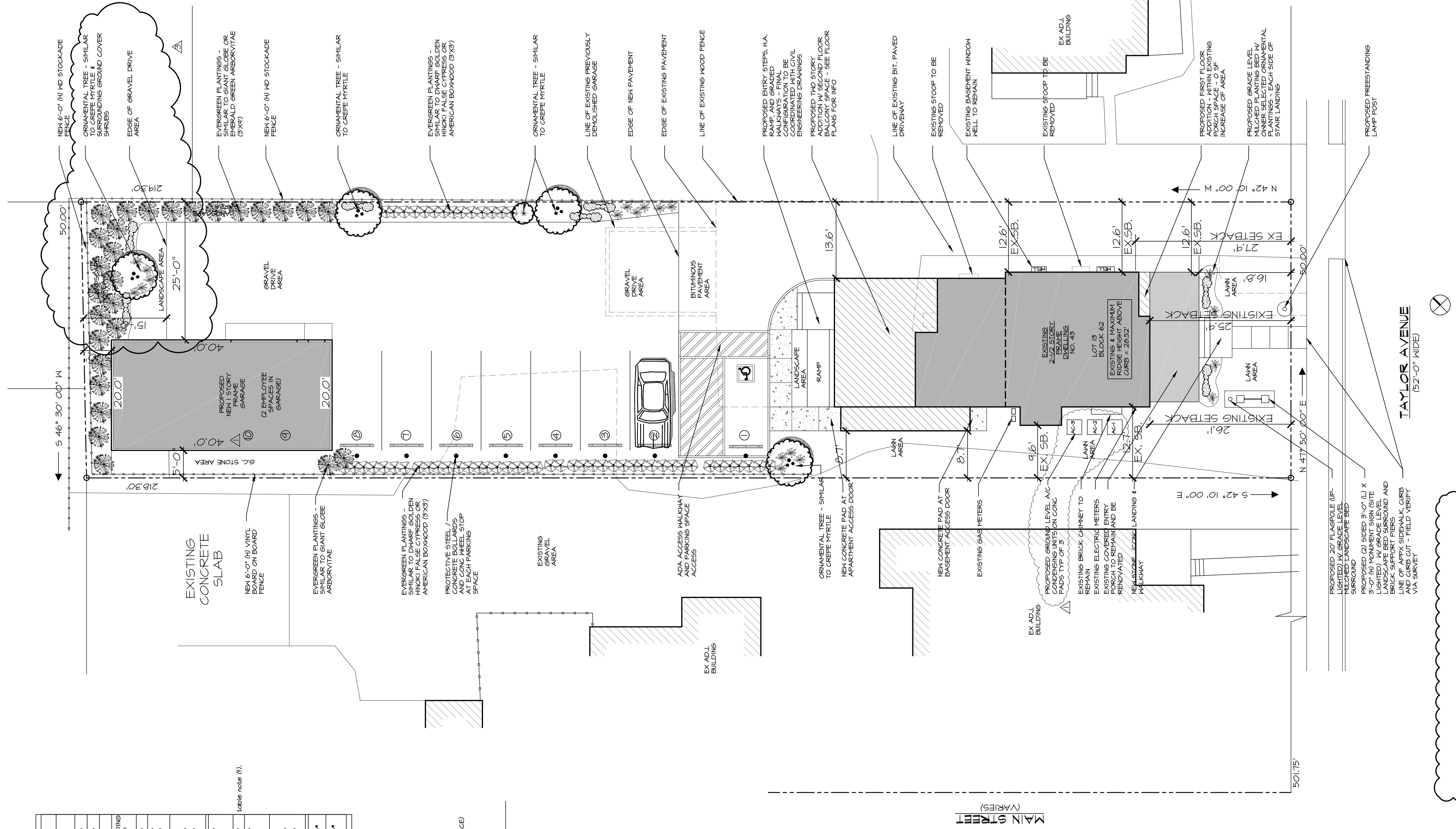
ZONING SCHEDULE	REQUIRED BY CODE	EXISTING	ZONE 10 MANASSAAN PROPOSED	STATUS
MIN. LOT AREA	5000 SF	10494.41 SF EXISTING	NO CHANGE	CONFORMING
MIN. LOT FRONTAGE	50'-0"	50'-0" EXISTING	NO CHANGE	CONFORMING
MIN FRONT SETBACK	25'-0"	26.91' BUILDING EX NON CONF PORCH	NO CHANGE	CONF - BUILDING EX NON CONF - PORCH
MIN REAR SETBACK	20'-0"	47'-14" EXISTING	+/- 15'-7"	CONFORMING
MIN SIDE SETBACK	15'-0" (corner)	12.6' EXISTING (S+H SIDE) 12.6' EXISTING (N+V SIDE)	15.7' (S+H SIDE) 12.6' NO CHANGE	CONFORMING
MAXIMUM BUILDING HEIGHT STORIES HEIGHT	2.5 STORIES	2.5 STORIES	NO CHANGE	CONFORMING
MIN FRONT SETBACK	25'-0"	104.20' PREVIOUSLY EX	115.14' PROPOSED	CONFORMING
MIN REAR SETBACK	5'-0"	94.66' PREVIOUSLY EX	5'-0' PROPOSED	CONFORMING
MIN SIDE SETBACK	5'-0"	4.65' PREVIOUSLY EX	5'-0' PROPOSED	CONFORMING
MAXIMUM BUILDING HEIGHT STORIES HEIGHT	1 STORIES	1 STORIES PRESUMED UNKNOWN	1 STORY PROPOSED 13.0' PROPOSED MAX	CONFORMING
MAX BUILDING COVERAGE	30% OR 3221.4 SF	111.28% OR 1226 SF**	22.98% OR 2508 SF**	CONFORMING*
MAX LOT COVERAGE	60% OR 6543.4 SF	32.18% OR 3516 SF**	50.18% OR 5456 SF**	CONFORMING*

NOTE: THIS PROJECT INCLUDES THE CONVERSION OF AN EXISTING TWO FAMILY RESIDENCE INTO A MIXED USE BUILDING WHICH IS TO INCLUDE A FIRST FLOOR PROFESSIONAL OFFICE USE WITH A SECOND FLOOR PROFESSIONAL OFFICE AND A NEW GARAGE ACCESSORY BUILDING WITH 1 OFFICE + 1 DWELLING UNIT.

PARKING REQUIREMENTS: PROVIDE 2 PARKING SPACES PER DWELLING UNIT PER ZONING ORDINANCE PROVIDE 1 SPACE PER 300 SF OF GFA FOR EMPLOYEE AND PATRON USE AREAS
 NUMBER OF DWELLING UNITS = 1 X 2 SPACES / UNIT = 2 SPACES REQUIRED
 AREA OF GFA FOR EMPLOYEE AND PATRONS = 1236.4 / 300 SF PER SPACE = 2.45 SPACES REQUIRED
 TOTAL SPACES REQUIRED = 5 TOTAL SPACES PROVIDED = 10 1/2 IN GARAGE + 1 OFF-STREET + 1 HA PARKING SPACE)

EXISTING PROPOSED

* REFER TO CIVIL ENGINEERING DRAWINGS BY OTHERS FOR ADDITIONAL ZONING TABLE INFORMATION AND FOR LOT COVERAGE CALCULATIONS AND SUMMARIES



NOTE: THIS IS NOT A SURVEY. ARCHITECTURAL SITE PLAN IS BASED ON A SURVEY PREPARED BY DAVIS AND DAVIS ENGINEERS, PROFESSIONAL ENGINEERS & LAND SURVEYORS, WALL, N.J. DATED FEBRUARY 4, 2014

CONCEPT ARCH SITE PLAN
 SCALE: 1" = 10'-0"

B.L.D.G Architecture, LLC
 611 UNION AVE, BUILDING 3, STE 14
 BRIELLE, NEW JERSEY 08130
 TEL: 1.732.223.1135
 EMAIL: INFO@BLDGLLC.COM
 WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A.
 N.J. Architect No. A117862
 N.Y. Architect No. 033641-I
 NCARB Reg. No. 662271
 CERT OF AUTH. No. 21AC00061000

Original Raised Seal
 Signature: [Signature]
 Date: 6.17.2020

Project Date: August 1, 2019

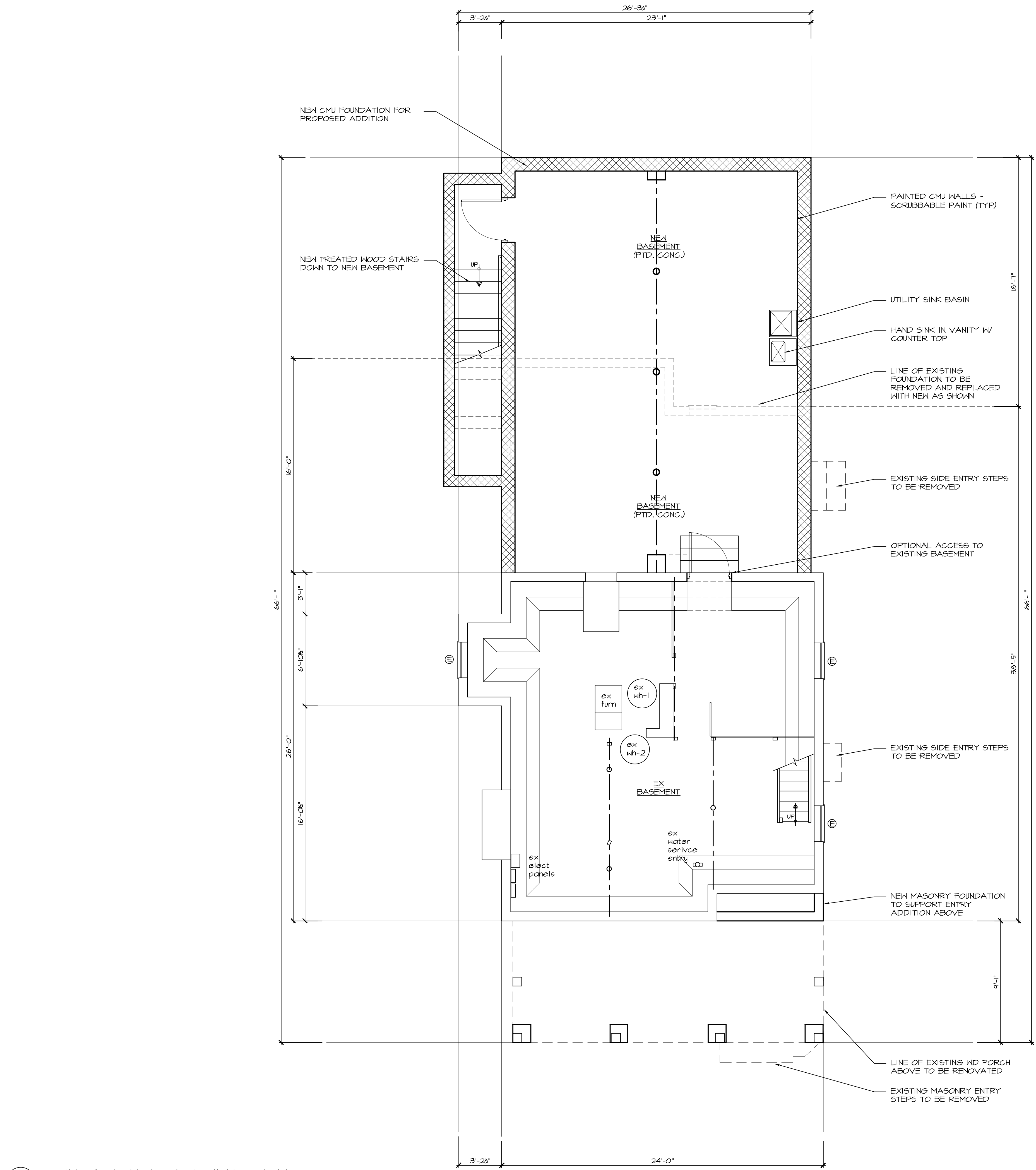
Revisions	By	Date
client review	DL	4.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
move gar & civ	DL	1.13.2020
coord landscape buffer	DL	1.25.2020

Addition and Alterations for
43 Taylor Avenue
 Lot: 13 Block: 62
 Manassquan New Jersey

Project: CONCEPT SITE PLAN
 Scale: AS NOTED
 Drawn By: DL
 Chk'd by: DL
 Sheet No: **ASP1.0**
 1 OF 6
 Project No: 19-013

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Do Not Scale The Drawings
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FOUNDATION / BASEMENT PLAN
 SCALE: 1/4" = 1'-0"



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 N.Y. Architect No. 033641-1
 NCARB Reg. No. 66227
 CERT OF AUTH. No. 21AC00061000

Original Raised Seal

 Signature Date
 6.17.2020
 6.15.20

Project Date
 August 1, 2019

Revisions	By	Date
client review	DL	4.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Addition and Alterations for
43 Taylor Avenue
 Lot: 13 Block: 62
 Manasquan
 New Jersey

Project
 Sheet Title
 Foundation / Basement Plan

Scale	Drawn By
AS NOTED	DL
	CHK'd By
	DL

Sheet No.
A1.0

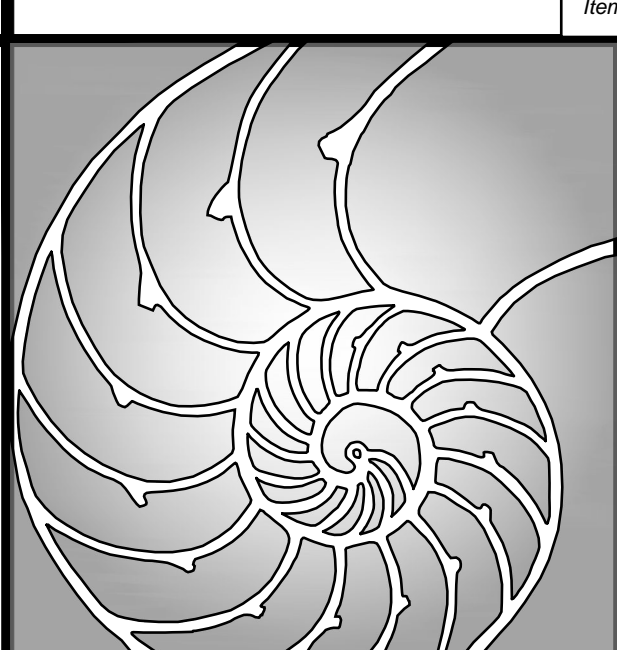
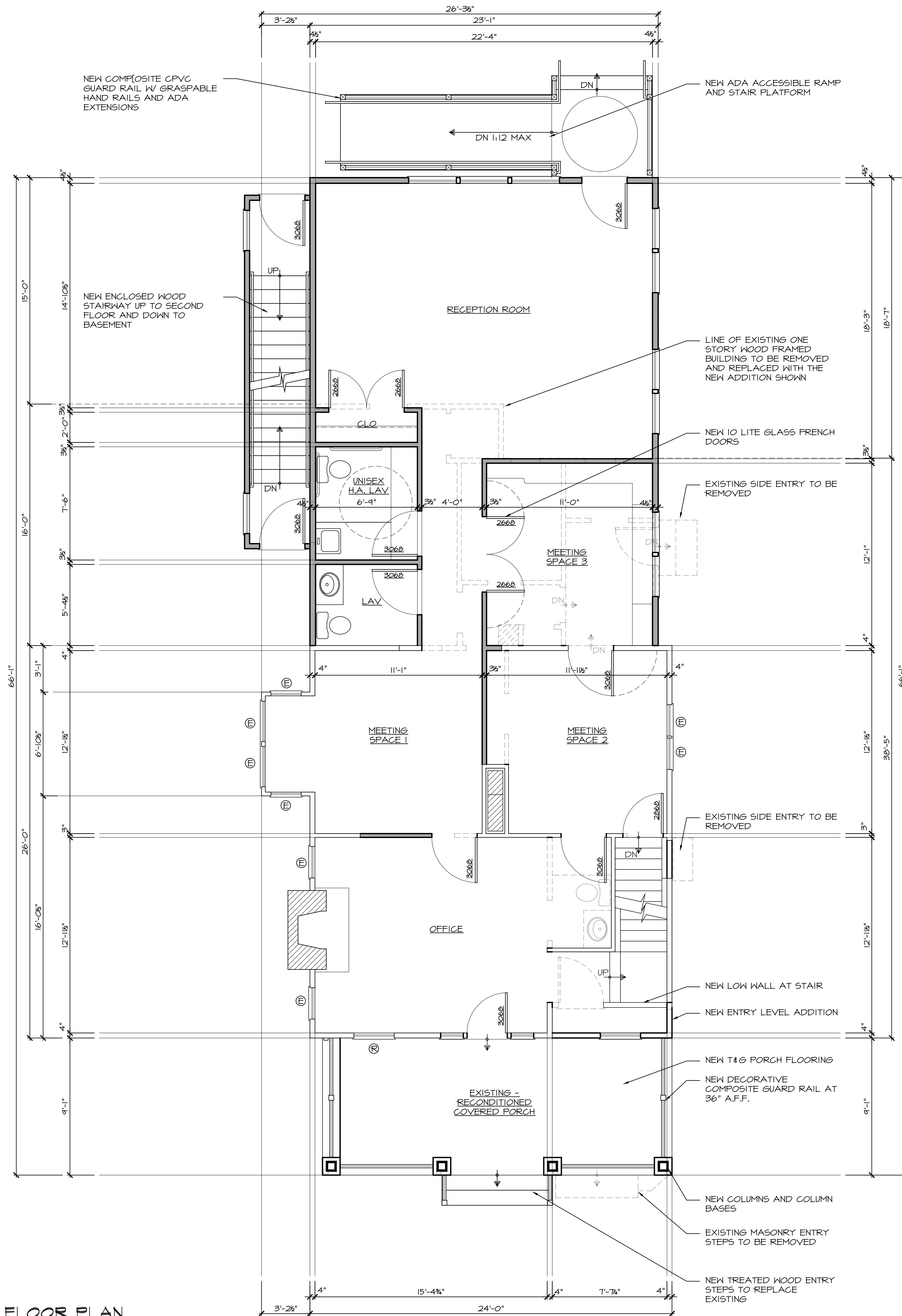
Project No.
 19-013

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1 FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



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N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

6.17.2020
Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	4.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project
Sheet Title
First Floor Plan

Scale	Drawn By
AS NOTED	DL
	CHK'd By DL

Sheet No.
A1.1

2 OF 5

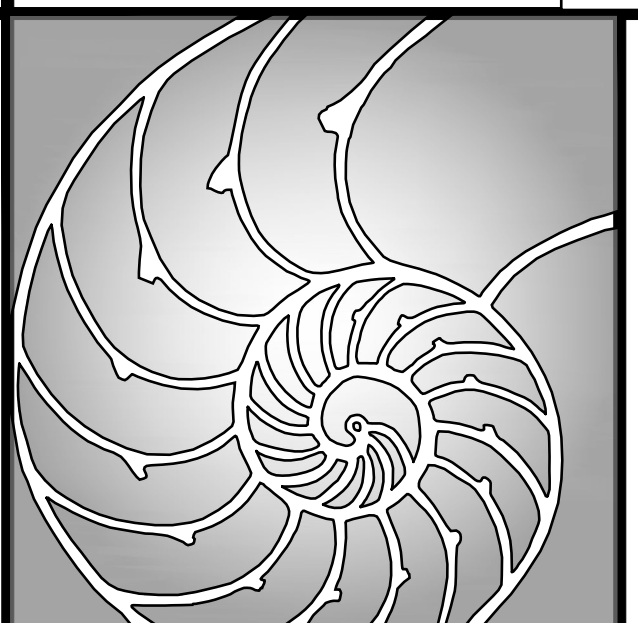
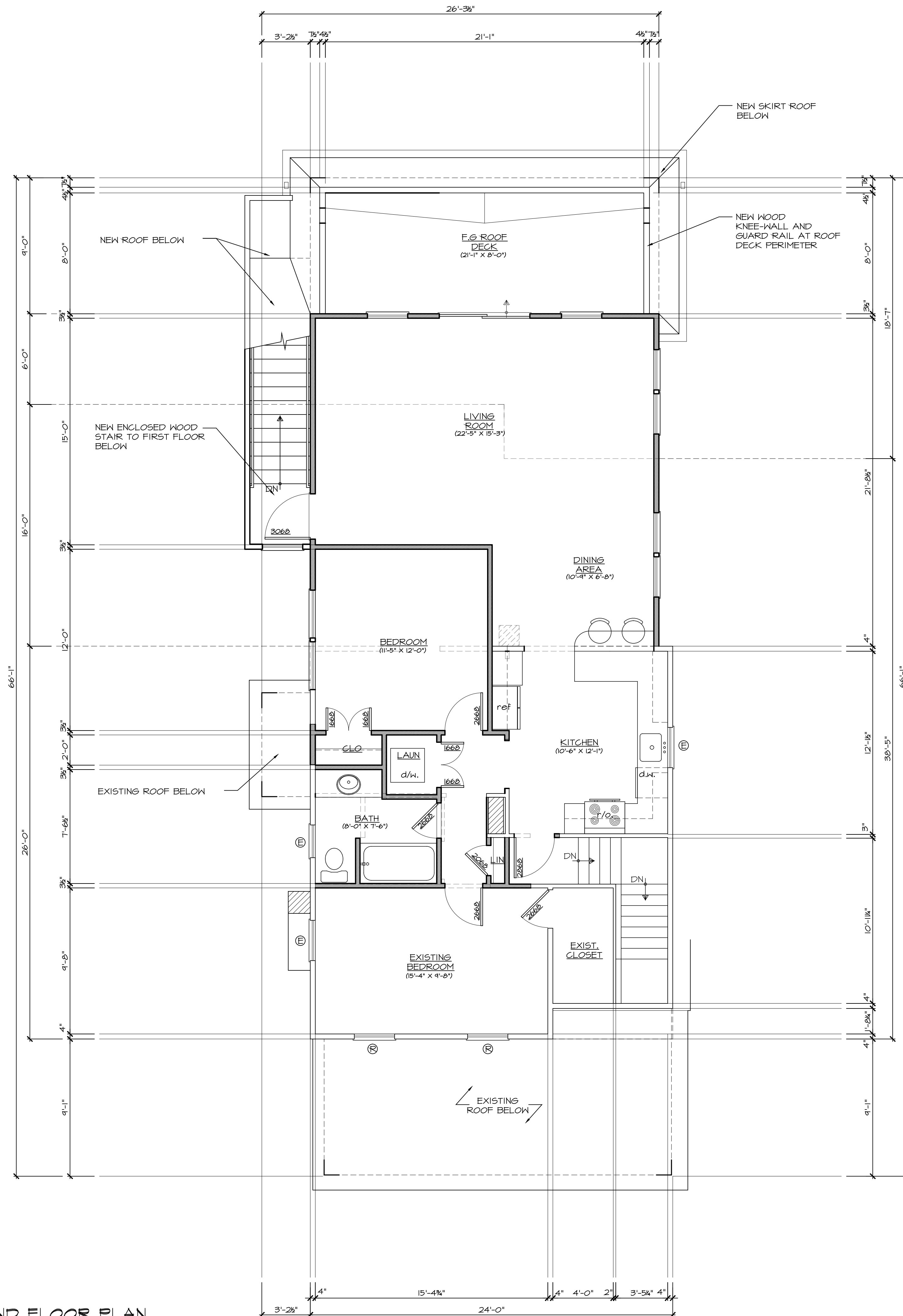
Project No.
19-013

Do Not Scale The Drawings

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1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"



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N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

6.17.2020
6.15.20
Date

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	4.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project

Sheet Title

Second Floor Plan

Scale

Drawn By

AS NOTED

DL

Sheet No.

Chk'd By

DL

A1.2

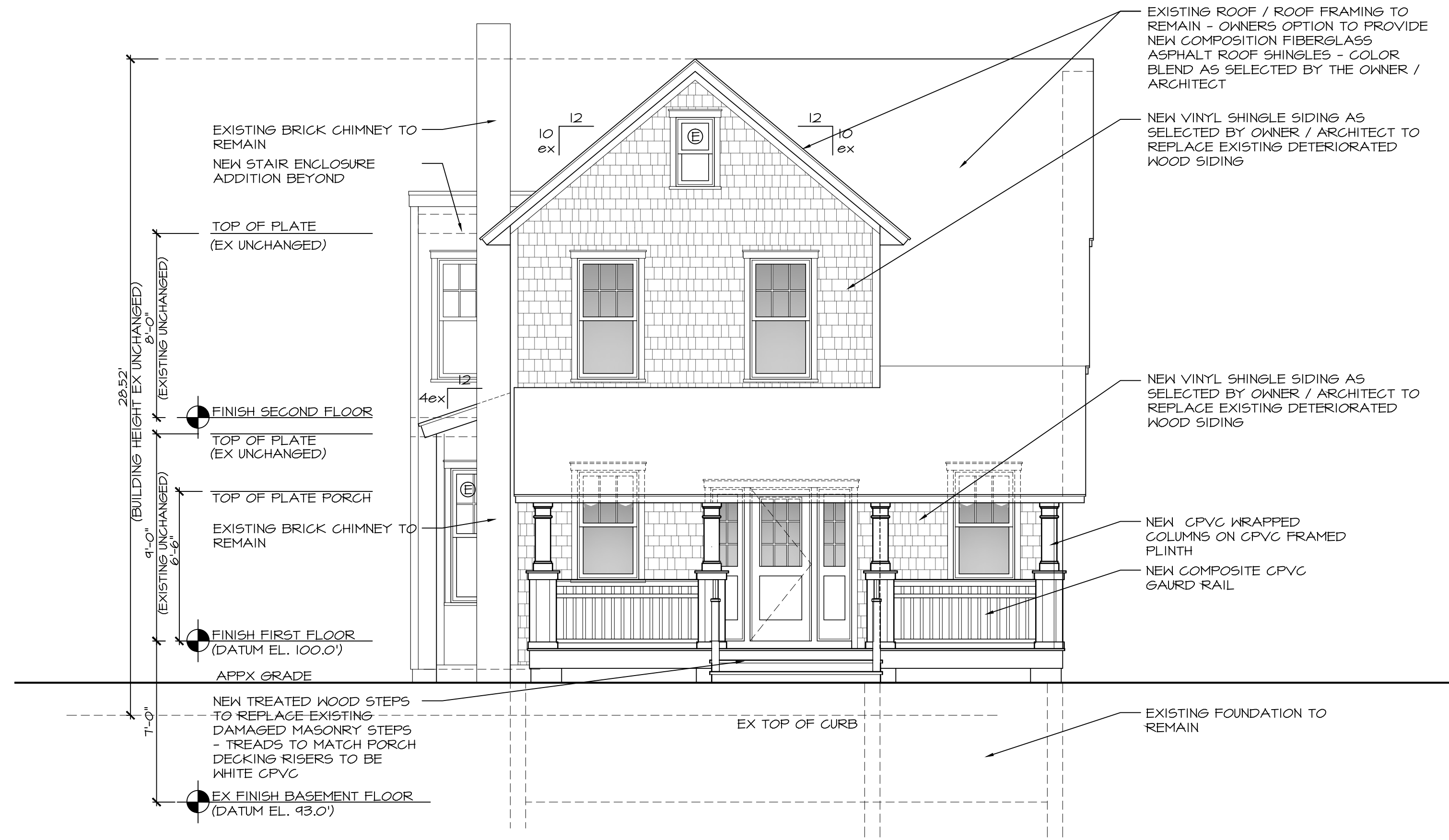
3 OF 5

Project No.

19-013

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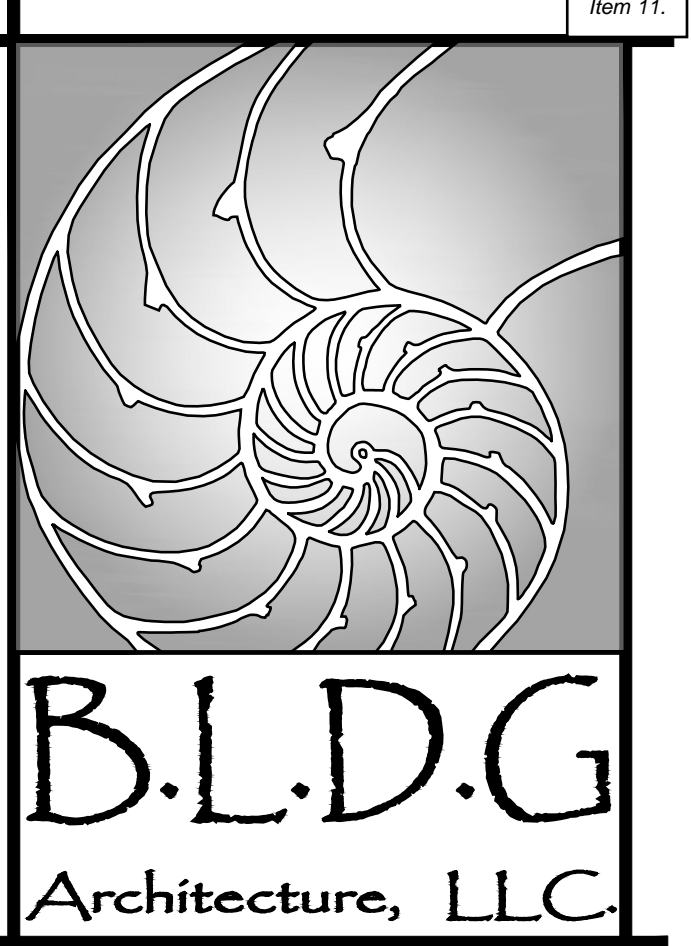
Do Not Scale The Drawings
 - The contractor is to Field Verify all dimensions prior to start of any work or construction.



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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 N.J. Architect No. A117862
 N.Y. Architect No. 033641-1
 NCARB Reg. No. 66227
 CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature: *Daniel Lynch*
 Date: 6.15.20

Project Date: August 1, 2019

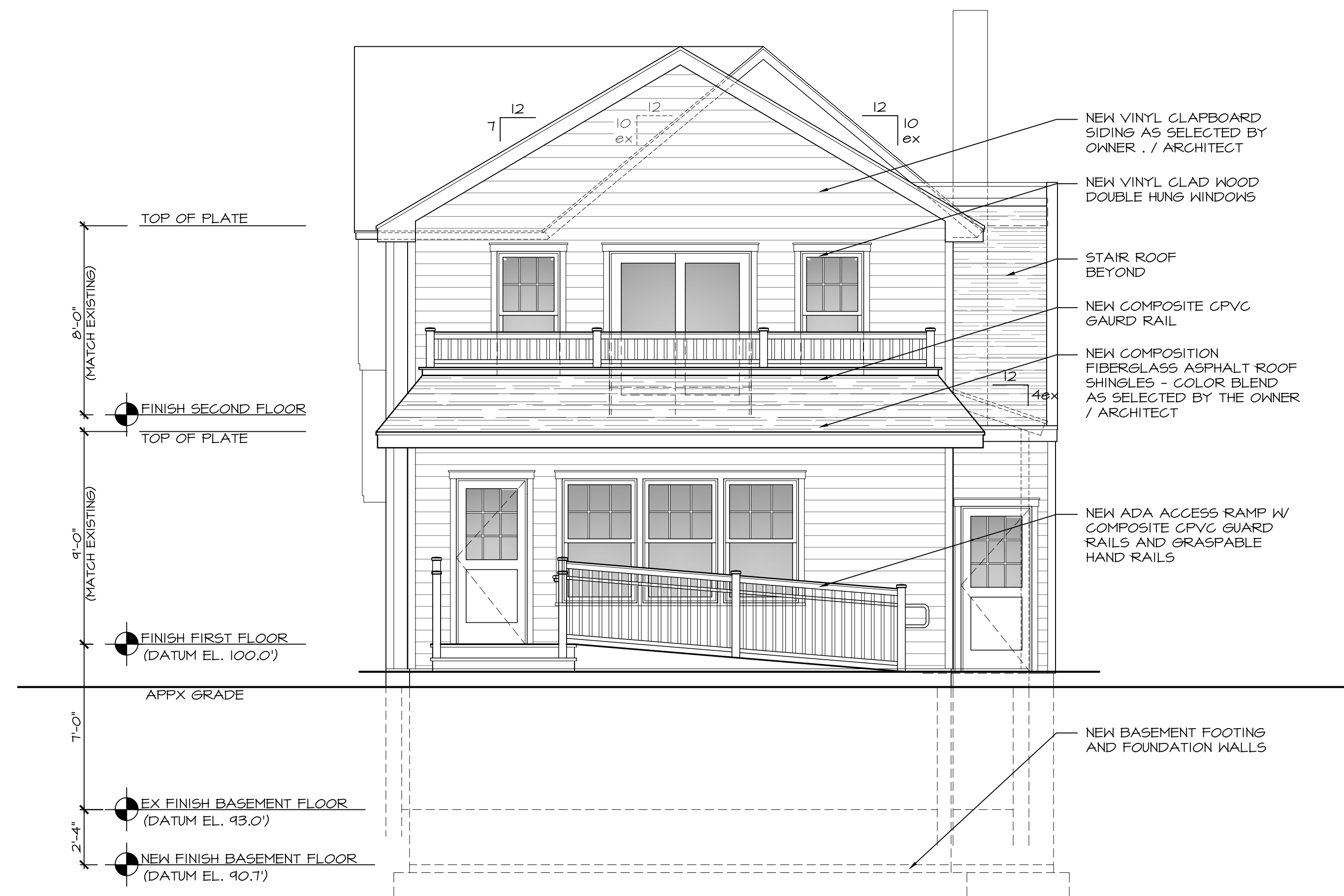
Revisions	By	Date
client review	DL	4.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Addition and Alterations for
 43 Taylor Avenue
 Lot: 13 Block: 62
 Manasquan
 New Jersey

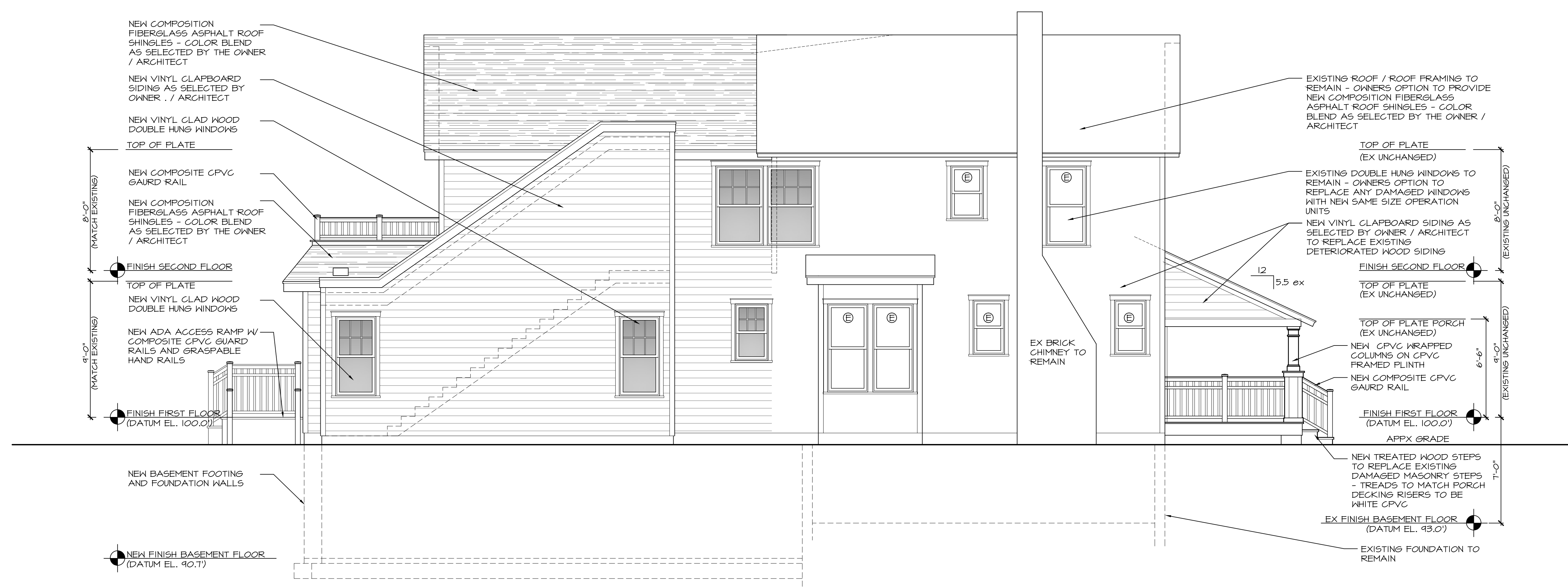
Project	Elevations	
Scale	AS NOTED	Drawn By: DL
		CHK'd By: DL
Sheet No.	A2.0	
	4 OF 5	
Project No.	19-013	

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1 REAR ELEVATION
 SCALE: 1/4" = 1'-0"




2 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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Daniel Lynch, R.A.
 N.J. Architect No. A1 17862
 N.Y. Architect No. 033641-1
 NCARB Reg. No. 66227
 CERT OF AUTH. No. 21AC00061000

Original Raised Seal

 6.17.2020
 6.15.20
 Signature Date

Project Date
 August 1, 2019

Revisions	By	Date
client review	DL	4.9.19
parking & hvac	DL	10.20.19
omit gar apt	DL	11.05.19
zba set- notes added	DL	6.15.20

Addition and Alterations for
43 Taylor Avenue
 Lot: 13 Block: 62
 Manasquan
 New Jersey

Project Elevations
 Sheet Title

Scale	AS NOTED	Drawn By	DL
		Chk'd By	DL

Sheet No.
A2.1

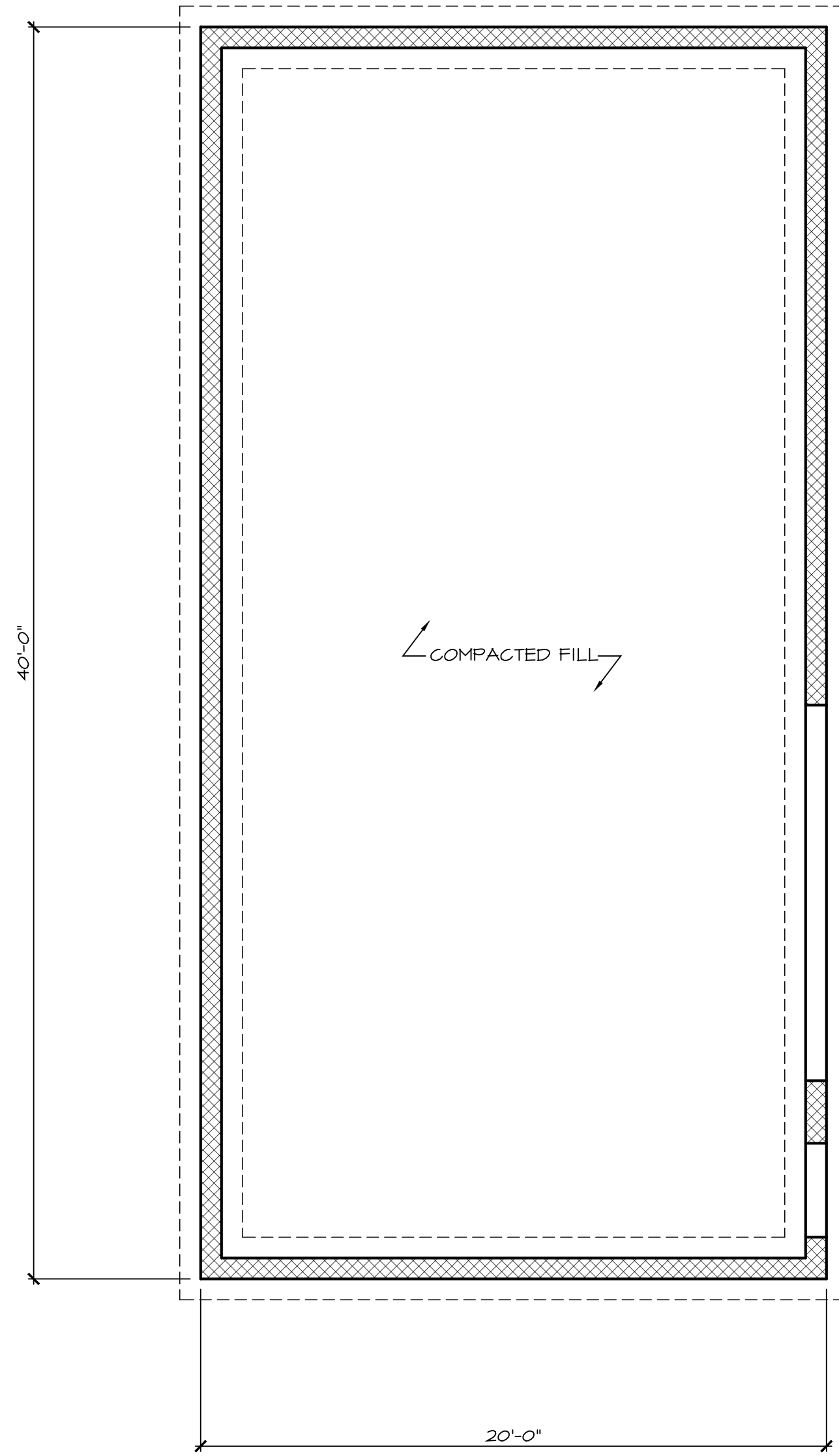
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Project No.
 19-013

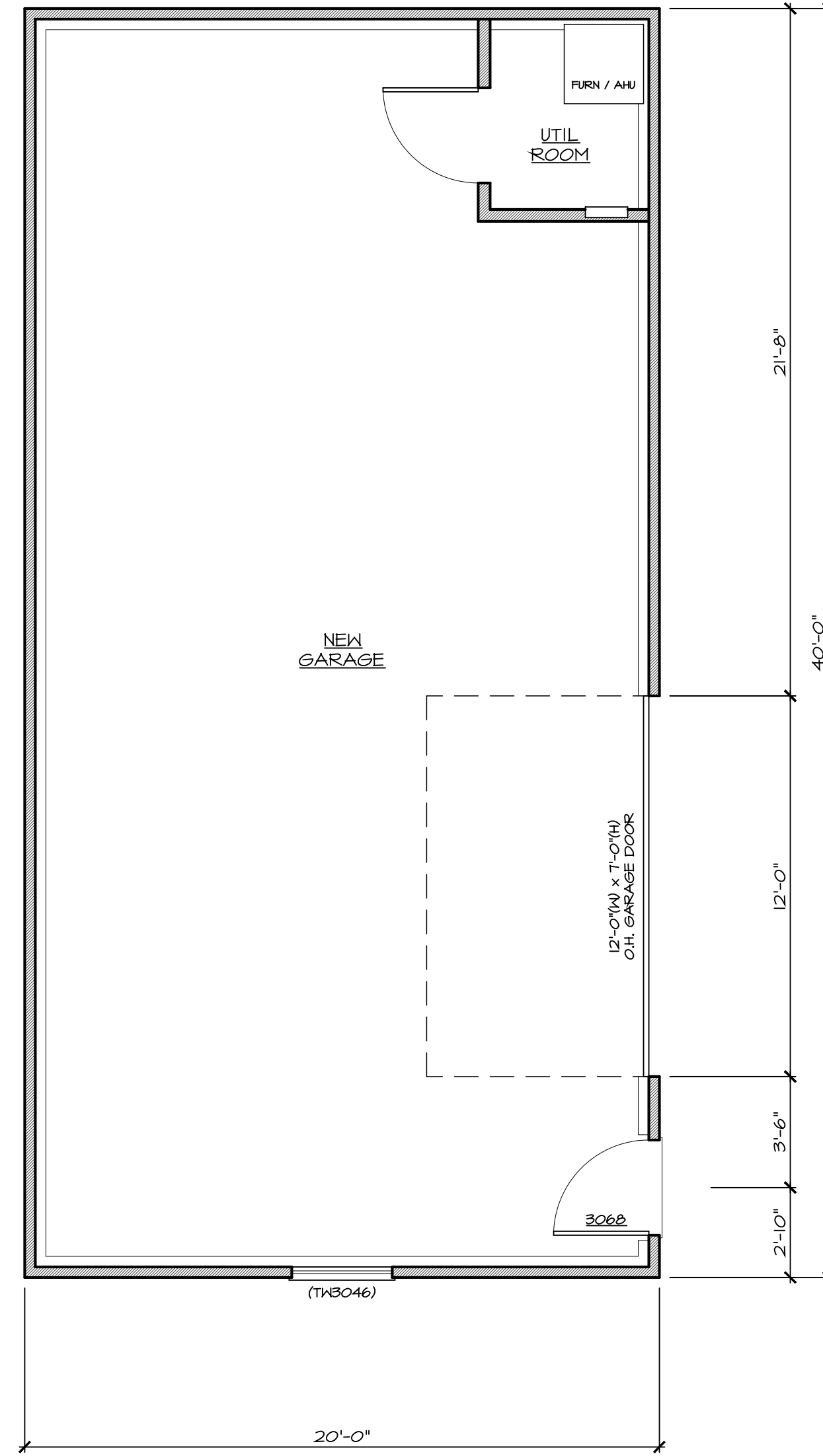
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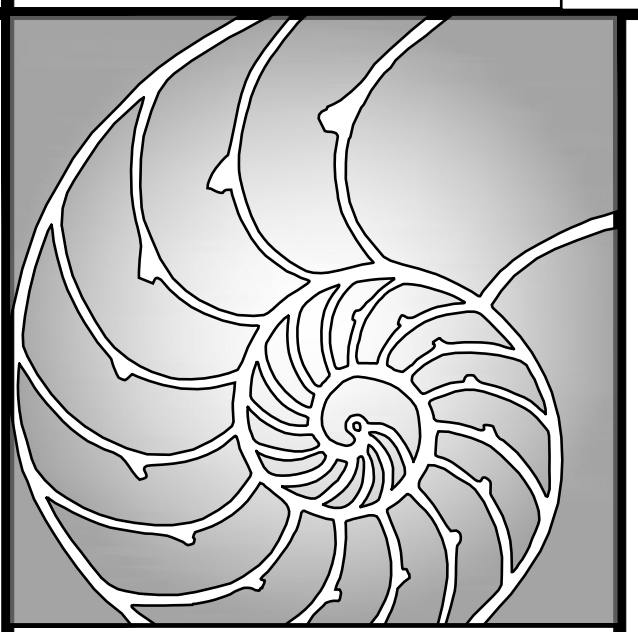
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1 GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



B.L.D.G
Architecture, LLC

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TEL: 1.732.223.1135
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Daniel Lynch, R.A.
N.J. Architect No. AI 17862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

[Signature]
Signature Date
6.17.2020
9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

New Detached Garage for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project

Sheet Title
Garage Floor Plans

Scale	Drawn By
AS NOTED	DL
	CHK'd By
	DL

Sheet No.

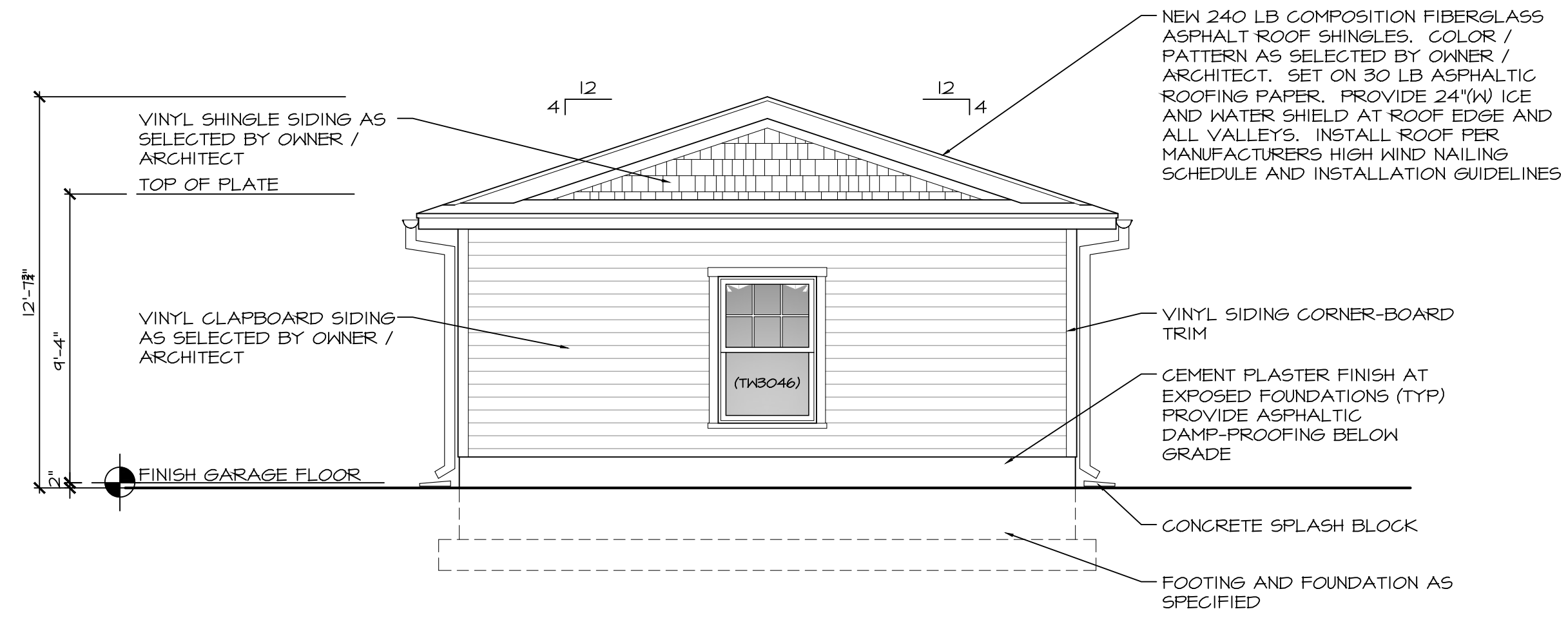
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1 OF 2

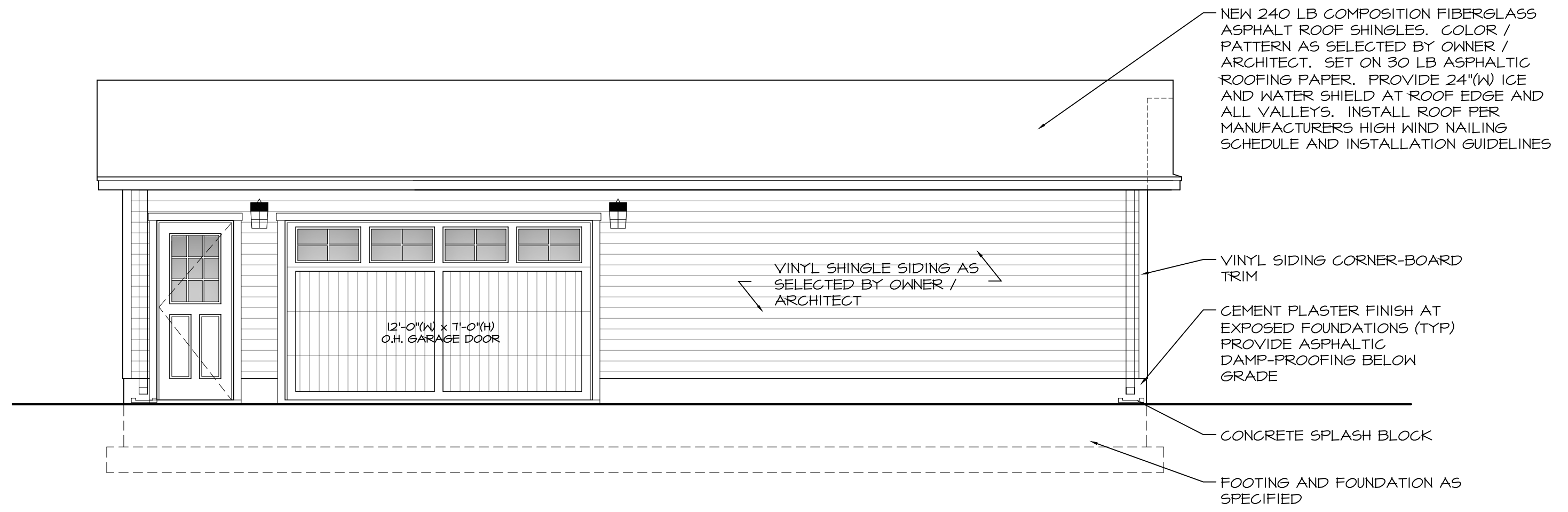
Project No.
19-013

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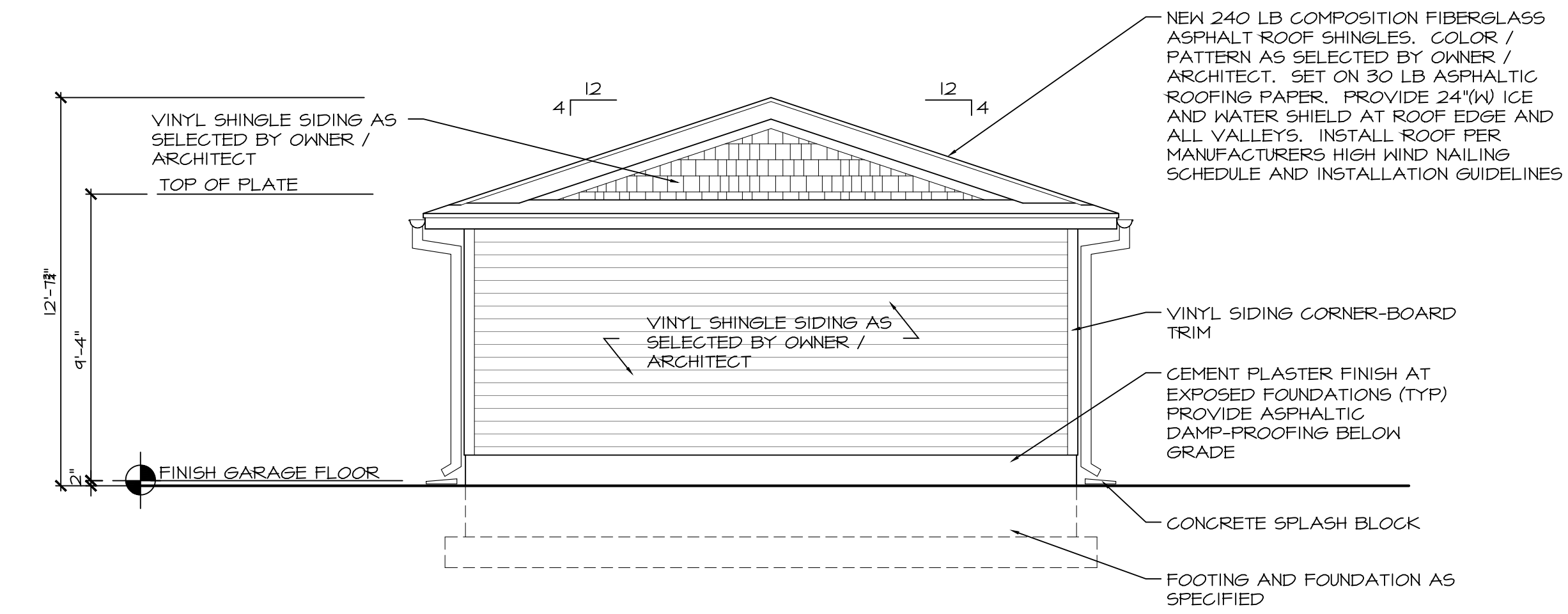
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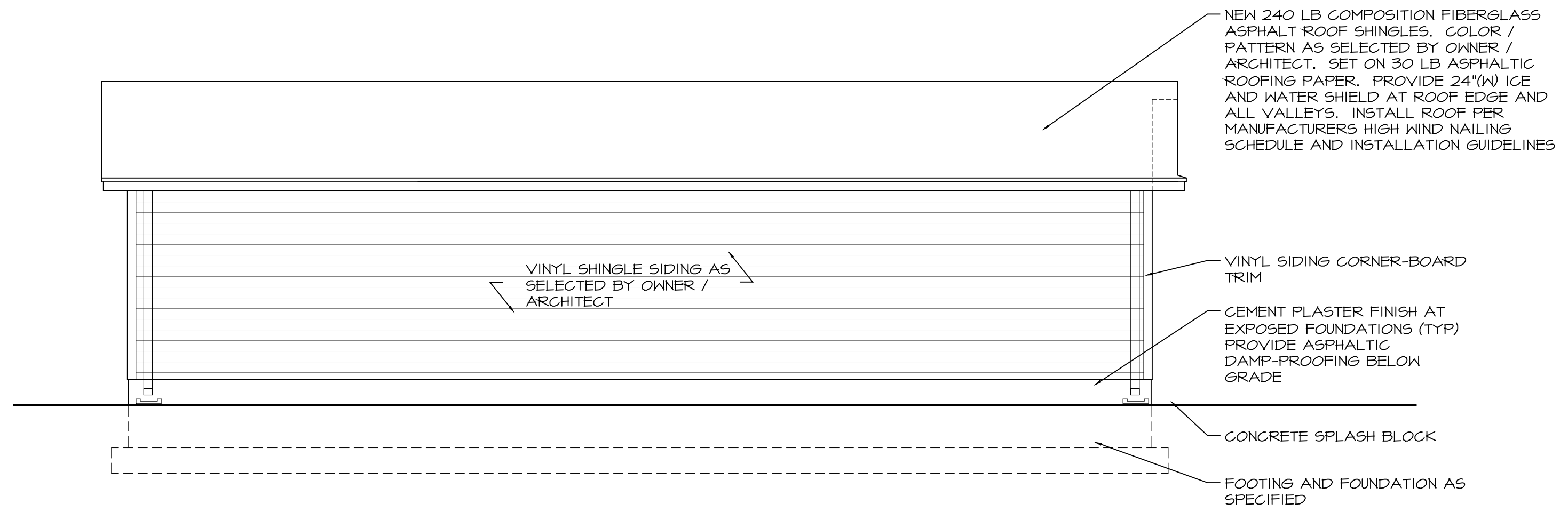
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"




2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



B.L.D.G
Architecture, LLC

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EMAIL: INFO@BLDGLLC.COM
WEB: WWW.BLDGLLC.COM

Daniel Lynch, R.A.
N.J. Architect No. A117862
N.Y. Architect No. 033641-1
NCARB Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature Date
6.17.2020
9.9.19

Project Date
August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

New Detached Garage for
 43 Taylor Avenue
 Lot: 13 Block: 62
 Manasquan
 New Jersey

Project
Sheet Title
Garage Elevations

Scale	Drawn By
AS NOTED	DL
	CHK'd By DL

Sheet No.
G2.0
2 OF 2

Project No.
19-013



February 28, 2020

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

Re: Boro File No. MSPB-R1140
Use Variance and Site Plan – Vasilenko
Block 62, Lot 13
43 Taylor Avenue
O - Office 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. Conceptual Site Plan, Architectural Floor Plans and Elevations prepared by Daniel Lynch, RA, of B.L.D.G. Architecture, LLC, dated September 9, 2019.
2. Site Plan prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated January 9, 2020.
3. Stormwater Management Report prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated January 29, 2020.

The property is located in the O Office Zone with frontage on Taylor Avenue. With this application, the applicant proposes to modify and construct an addition to the existing two and a half story dwelling to create an office and apartment on the second floor. A detached garage, gravel and paved parking lot and associated site improvements are also proposed. The application is deemed complete as of February 28, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the O - Office 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 or a professional or business office, whereas a mixed use of office and apartment units is proposed.



Re: Boro File No. MSPB-R1140
Site Plan – Vasilenko
Block 62, Lot 13

February 28, 2020
Sheet 2

3. The following bulk ('c') variances are required as part of this application:
 - a. A maximum accessory building of 600 square feet permitted, whereas a building of 800 square feet is proposed.
 - b. A minimum driveway aisle width of 24 feet is required, whereas an aisle 9.8 feet wide is proposed.
 - c. A minimum side parking lot setback of 1 foot is required, whereas a setback of 0 feet is proposed (north side)
4. The following non-conformities exist on Lot 13 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 16.8 feet exists and is proposed.
5. A minimum of 80 square feet storage space for the proposed apartment is required. The applicant should explain how this requirement will be met in the proposed garage or another area.
6. The continued use of the shared driveway with adjacent Lot 14 should be discussed with the Board. If an easement exists, it should be shown on the plan. Also, the repaving of the driveway will need appropriate milling so as to not change the elevation and affect the adjacent property and driveway.
7. Spot elevations should be shown for the proposed parking area to demonstrate that the grading will not negatively affect adjacent properties and stormwater will flow to the proposed recharge trench.
8. The estimated seasonal high water table should be indicated to demonstrate a two foot separation to the bottom of the recharge trench.
9. The drainage report states that there are drywells to address stormwater runoff from the proposed detached garage. The location of the drywells must be provided on the plans as well as sizing calculations.
10. The applicant should provide an explanation of the following items:
 - Proposed hours of operation of the businesses
 - Anticipated types of deliveries and turn around movements for large vehicles
 - Proposed delivery hours and garbage collection times
 - Proposed hours of operation of the site lighting
11. The proposed method of trash collection should be described as the trash area is located in an area on the far side of the building.



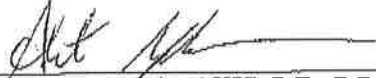
Re: Boro File No. MSPB-R1140
Site Plan – Vasilenko
Block 62, Lot 13

February 28, 2020
Sheet 3

12. The proposed air conditioning units are located on the side of the building but are located outside of the required 5 foot side yard setback.
13. A revised landscaping plan should be submitted as the landscaping plan on the architectural layout does not match the current site plan.
14. The architectural layout for the garage may need to be revised as the doors and windows do not seem to correspond to the current layout. Also, any concrete entry landings for the door or garage door should be shown on the site plan.
15. The applicant should indicate if the removal of the adjacent property's driveway removal has been discussed with the owner of that property as removal may impact turning movements on Lot 12.
16. Any building mounted lighting or parking lot lighting must be shown on the plan. Also, the flag pole and lamppost should be shielded to prevent glare to adjacent properties.
17. Any new utilities must be located underground if possible.
18. It does not appear that any existing trees on the property will be removed as part of the application.
19. All necessary outside agency approvals must be obtained for this project. These may include, but not be limited to the following:
 - a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District

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
Ray Carpenter, PE
RC Associates, 2517 Route 35, Building J, Suite 102, Manasquan, NJ 08736
Daniel Lynch, RA
B.L.D.G. Architecture, LLC, 617 Union Ave, Bldg 3, Suite 14, Brielle, NJ 08730
David Vasilenko
36 Broad Street, Manasquan, NJ 08736



View to Proposed Garage from Driveway

B.L.D.G. Architecture, LLC - 617 Union Ave 3-14 Brielle N.J. 1.732.223.1135





View of Addition from Proposed Parking Area

B.L.D.G. Architecture, LLC - 617 Union Ave 3-14 Brielle N.J. 1.732.223.1135





View of Proposed Garage

B.L.D.G. Architecture, LLC - 617 Union Ave 3-14 Brielle N.J. 1.732.223.1135

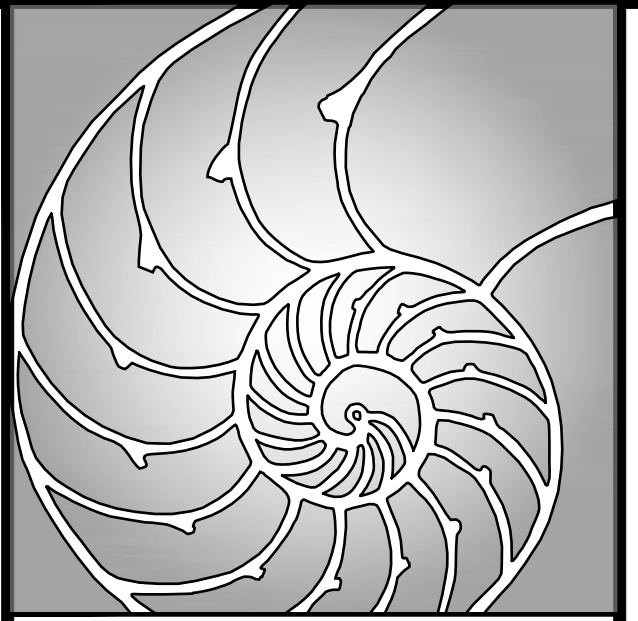
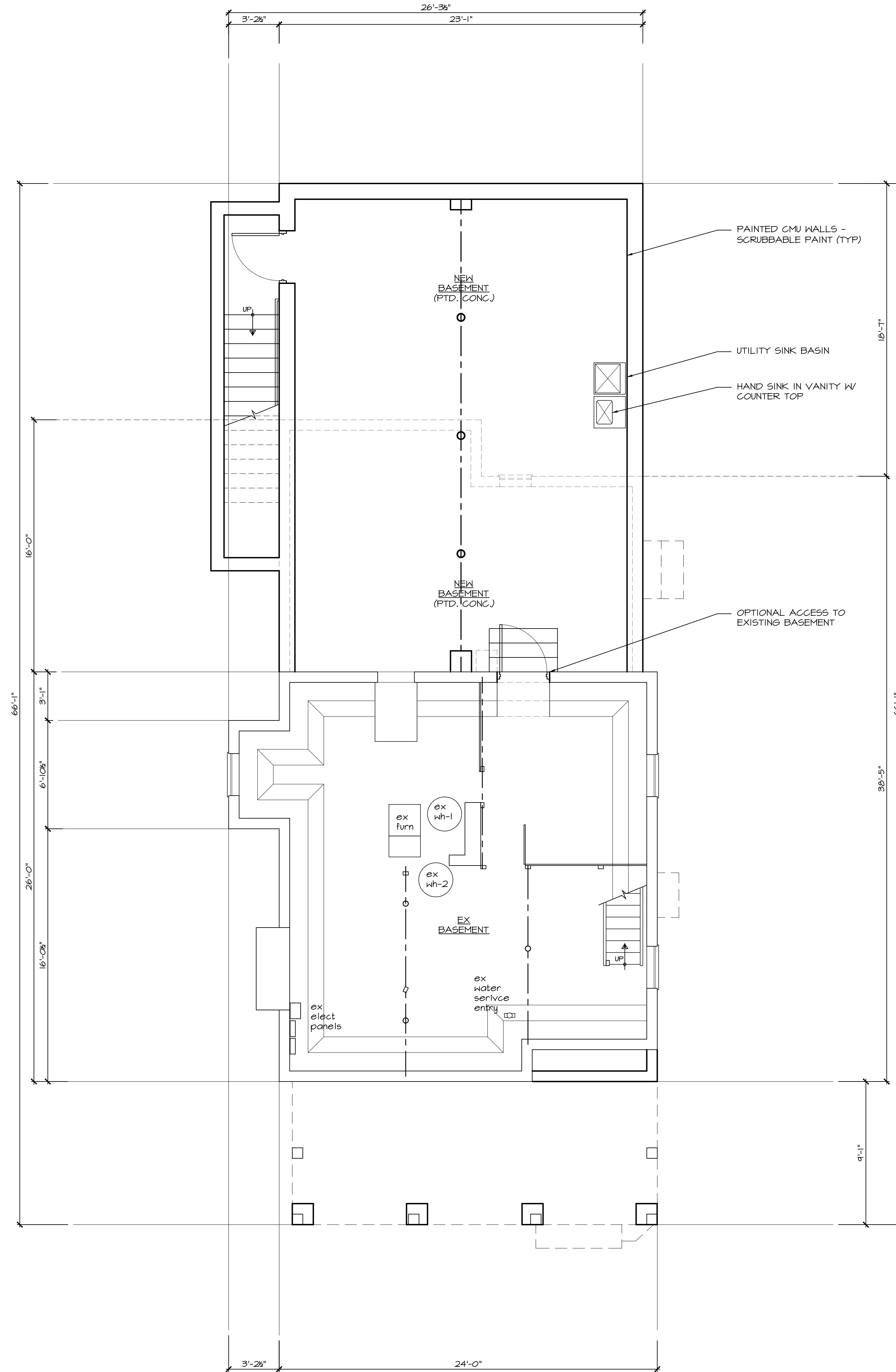


Do Not Scale The Drawings

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FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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N.C.A.R.B. Reg. No. 66227
CERT OF AUTH. No. 21AC00061000

Original Raised Seal

Signature _____ 9.9.19 Date

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62
Manasquan

New Jersey

Project

Sheet Title
Foundation / Basement Plan

Scale AS NOTED	Drawn By DL
	Chk'd By DL

Sheet No.

A1.0

2 OF 6

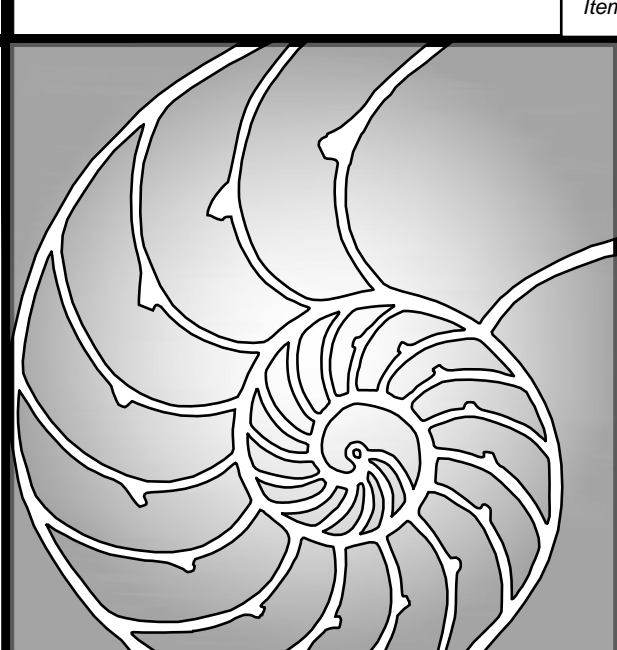
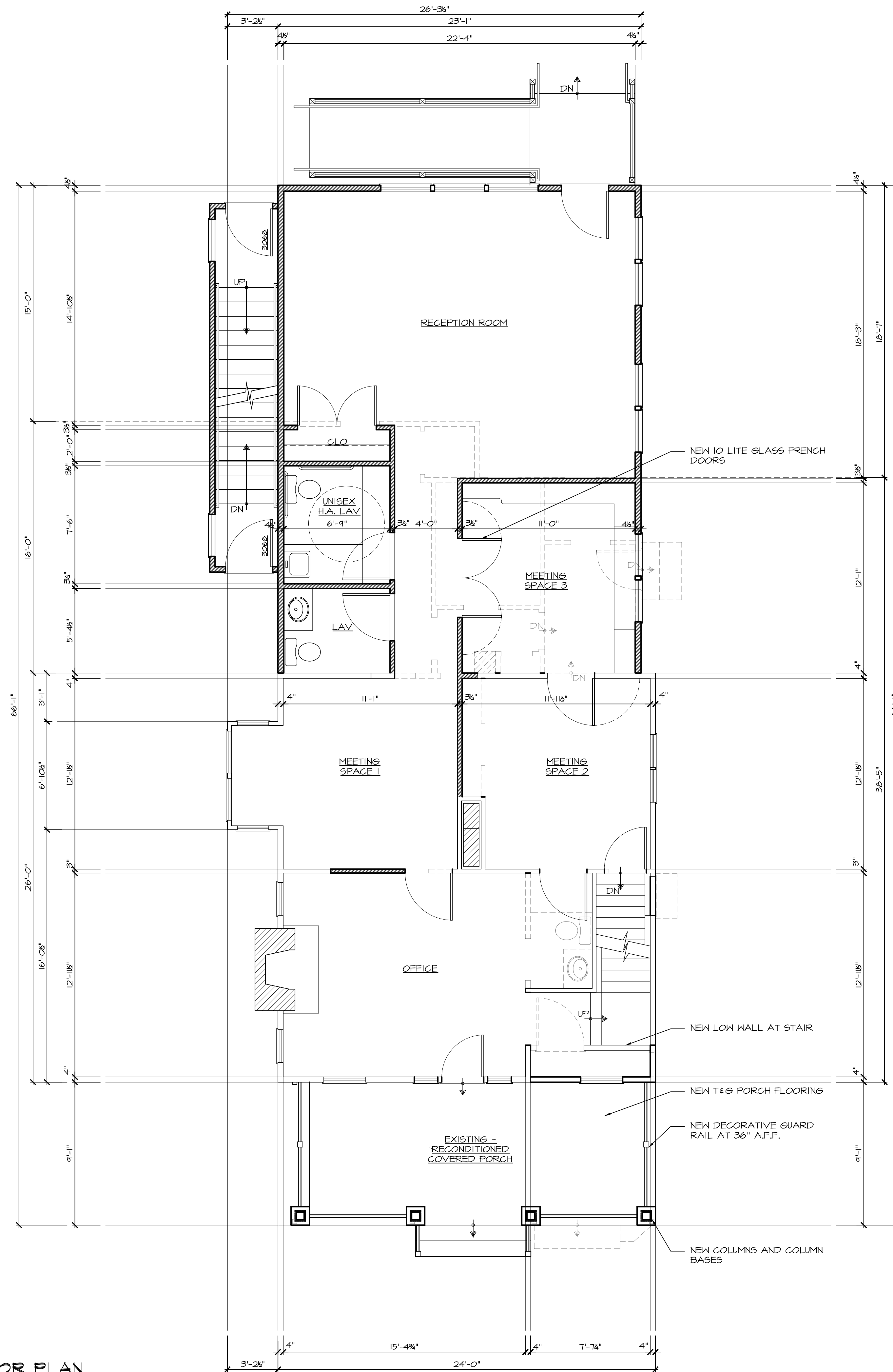
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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Original Raised Seal

Signature _____ 9.9.19
Date

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62
Manasquan

New Jersey

Project

Sheet Title

First Floor Plan

Scale

AS NOTED

Drawn By

DL

Chk'd By

DL

Sheet No.

A1.1

3 OF 6

Project No.

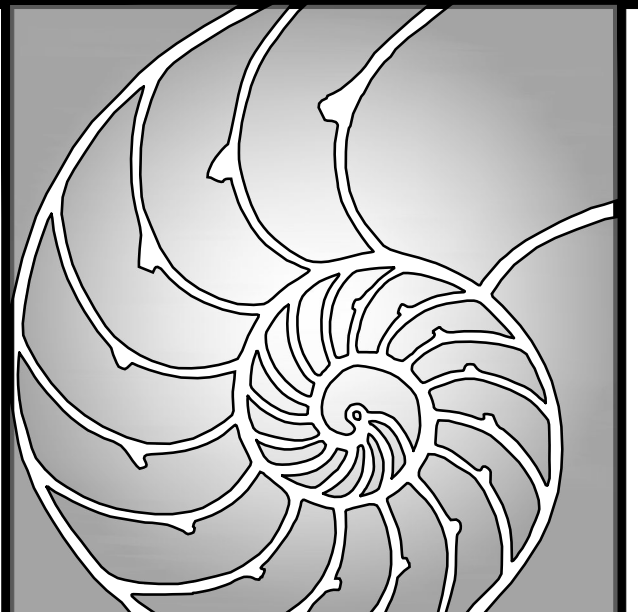
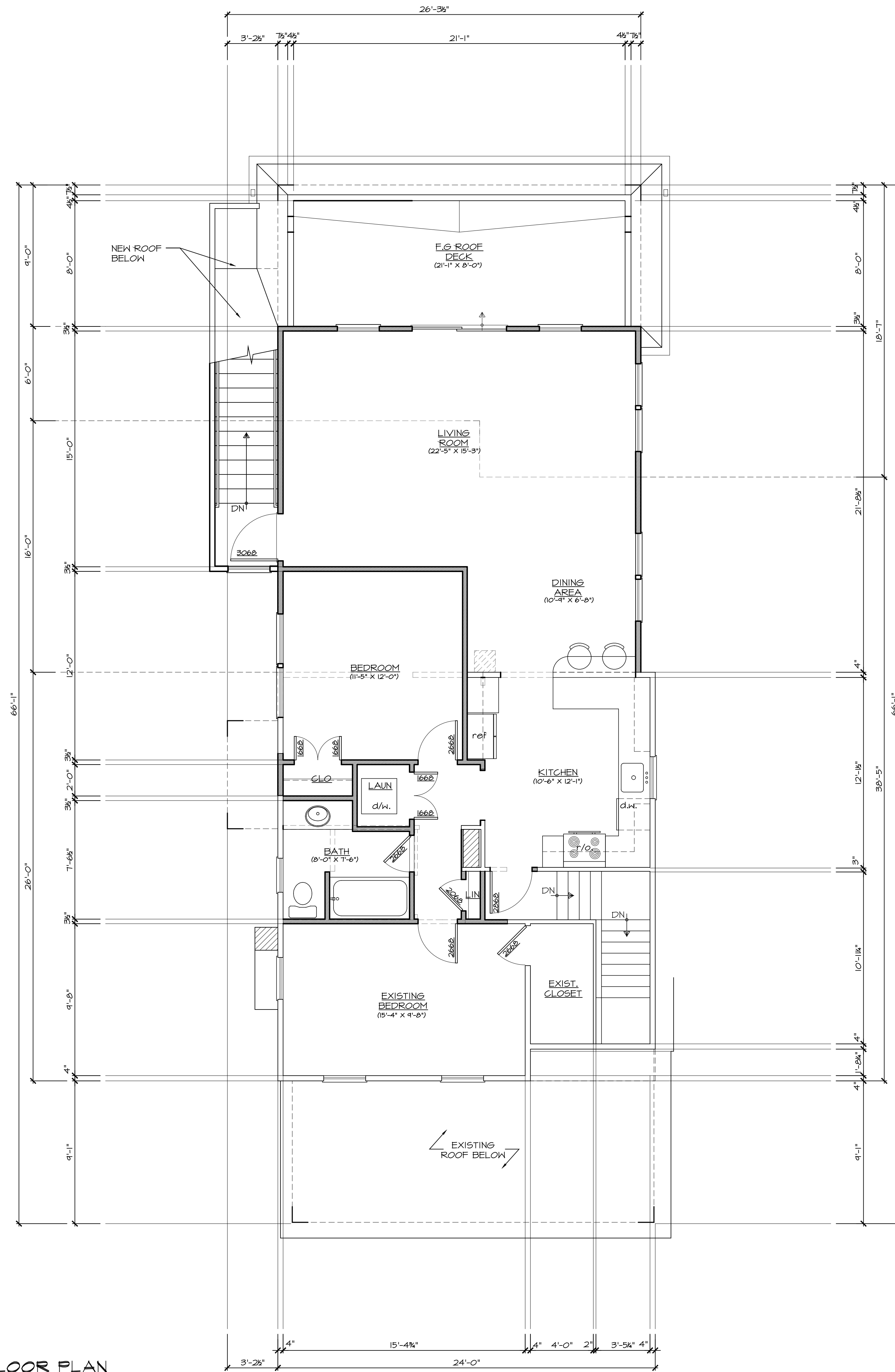
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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Signature _____ 9.9.19 Date

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project

Sheet Title

Second Floor Plan

Scale

AS NOTED

Drawn By

DL

Chk'd By

DL

Sheet No.

A1.2

4 OF 6

Project No.

19-013

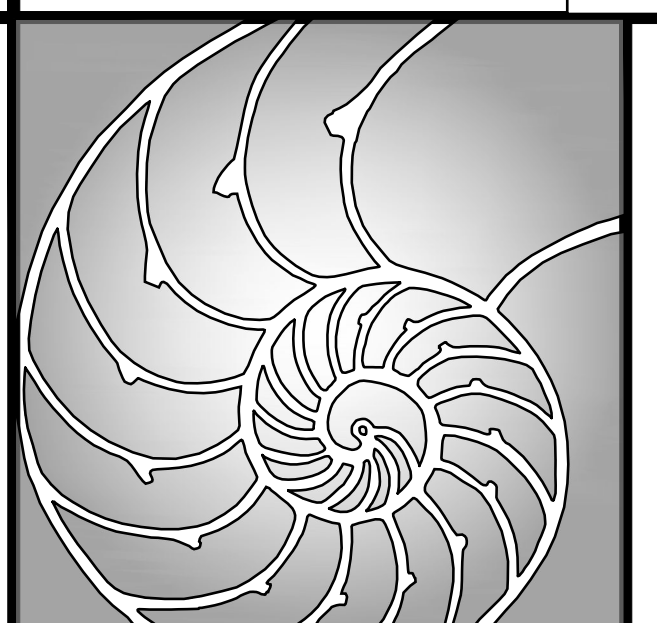
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1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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 Date

Project Date
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Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for

43 Taylor Avenue

Lot: 13 Block: 62
 Manasquan
 New Jersey

Project
 Sheet Title
 Elevations

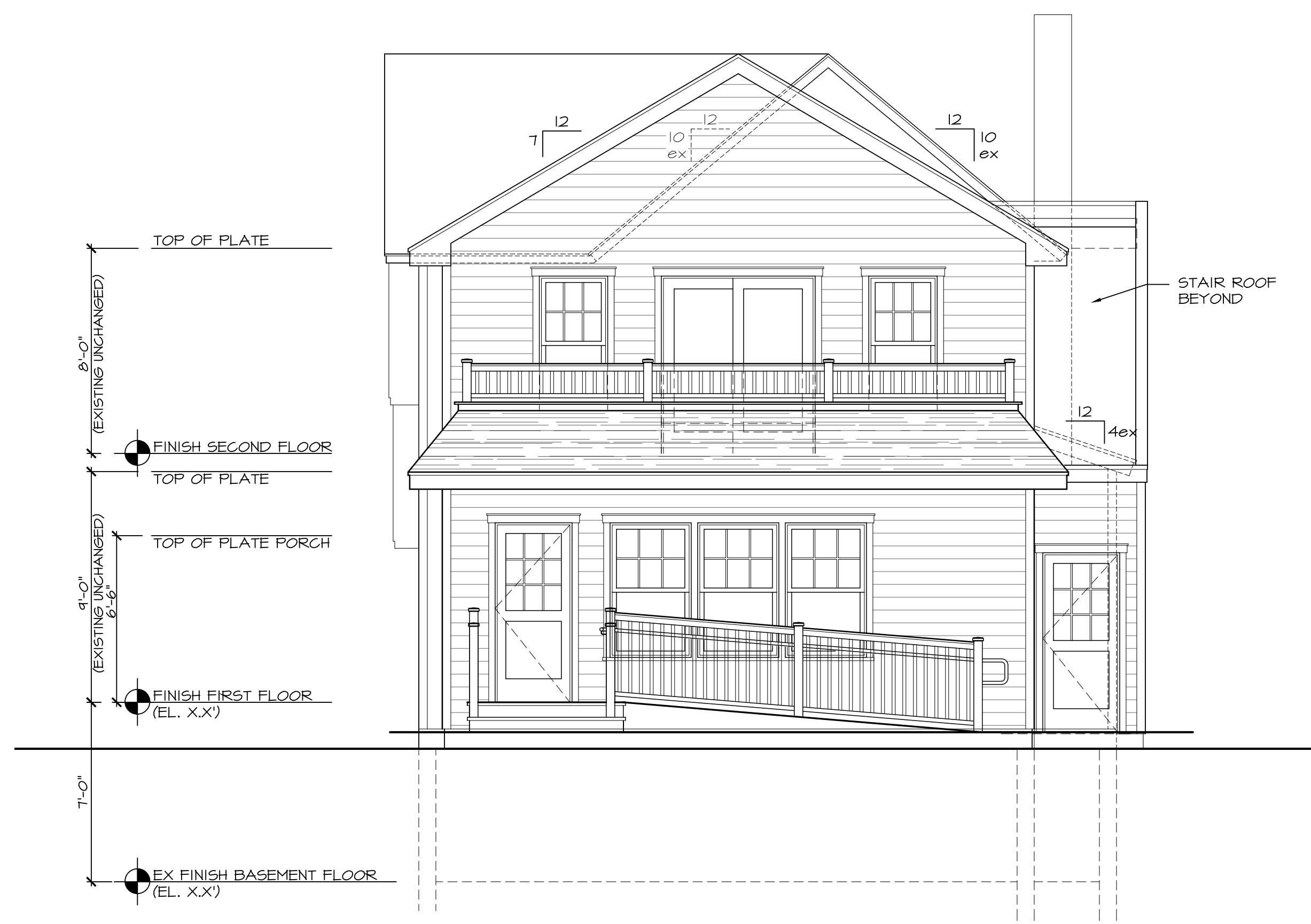
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		CHK'd By	DL

Sheet No.
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5 OF 6

Project No.
 19-013

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1 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19

Addition and Alterations for
43 Taylor Avenue
 Lot: 13 Block: 62
 Manasquan
 New Jersey

Project Elevations
 Sheet Title

Scale AS NOTED	Drawn By DL
	Chk'd By DL

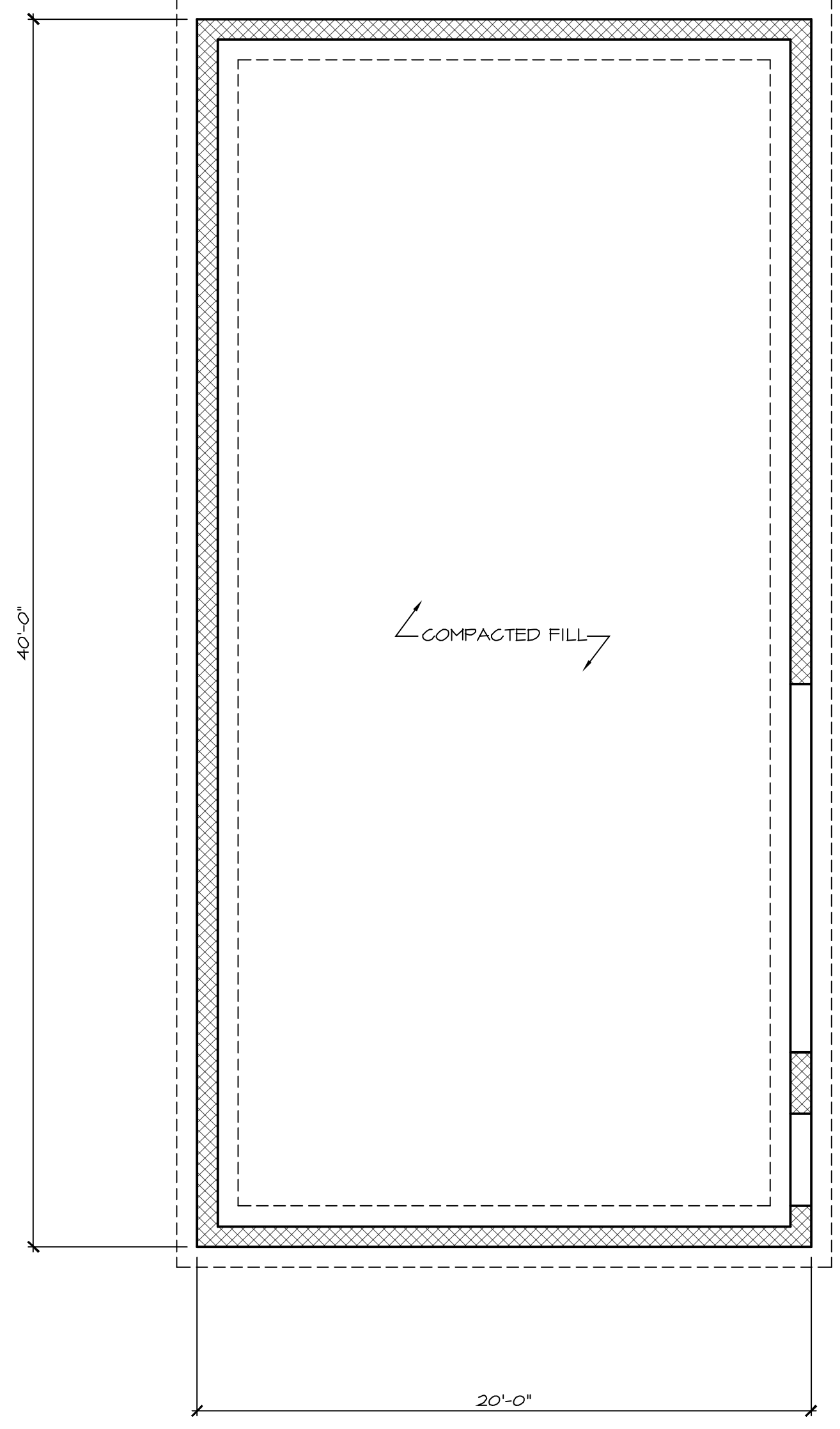
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Project No. 19-013

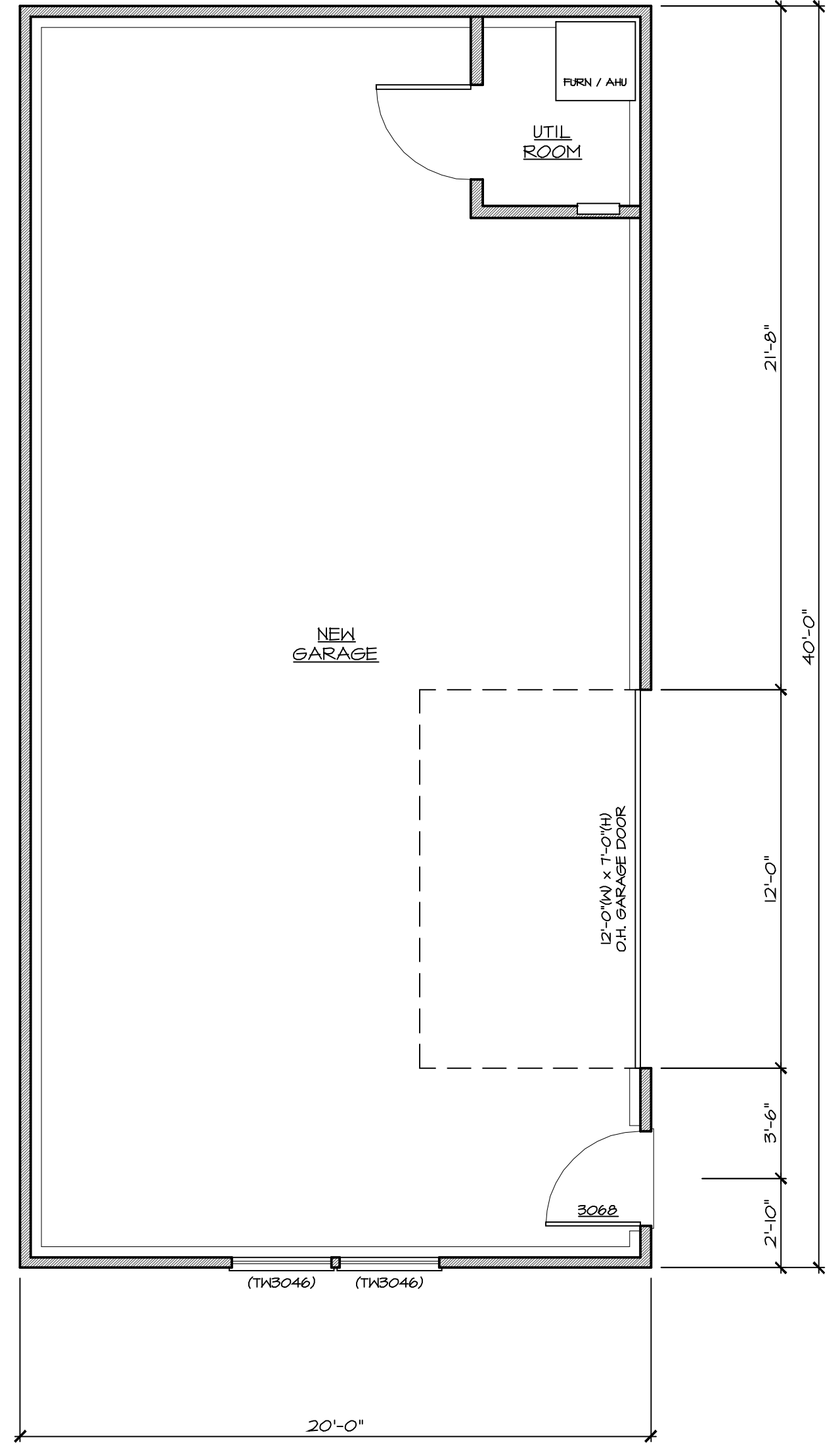
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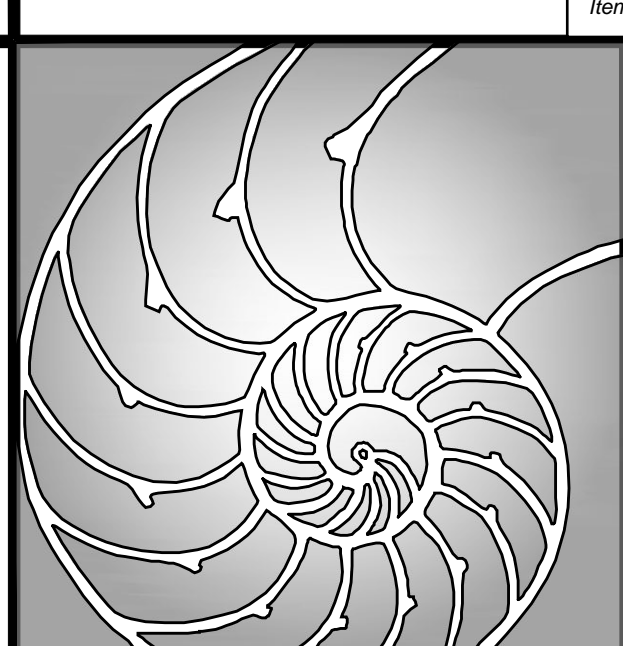
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1 GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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Original Raised Seal

Signature _____ Date 9.9.19

Project Date August 1, 2019

Revisions	By	Date
client review	DL	9.9.19
omit gar apt	DL	11.5.19
zba sets	DL	6.15.20

New Detached Garage for
43 Taylor Avenue
Manasquan
New Jersey
Lot: 13 Block: 62

Project
Sheet Title
Garage Floor Plans

Scale AS NOTED	Drawn By DL
	Chk'd By DL

Sheet No.
G1.0
1 OF 2

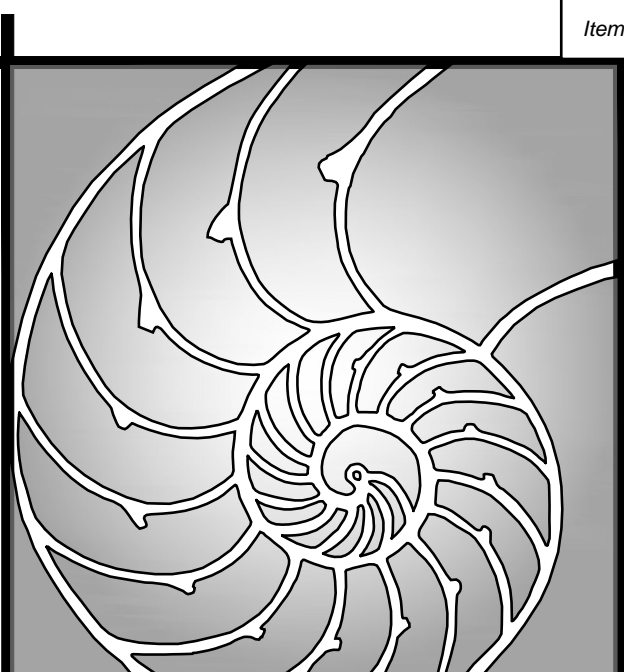
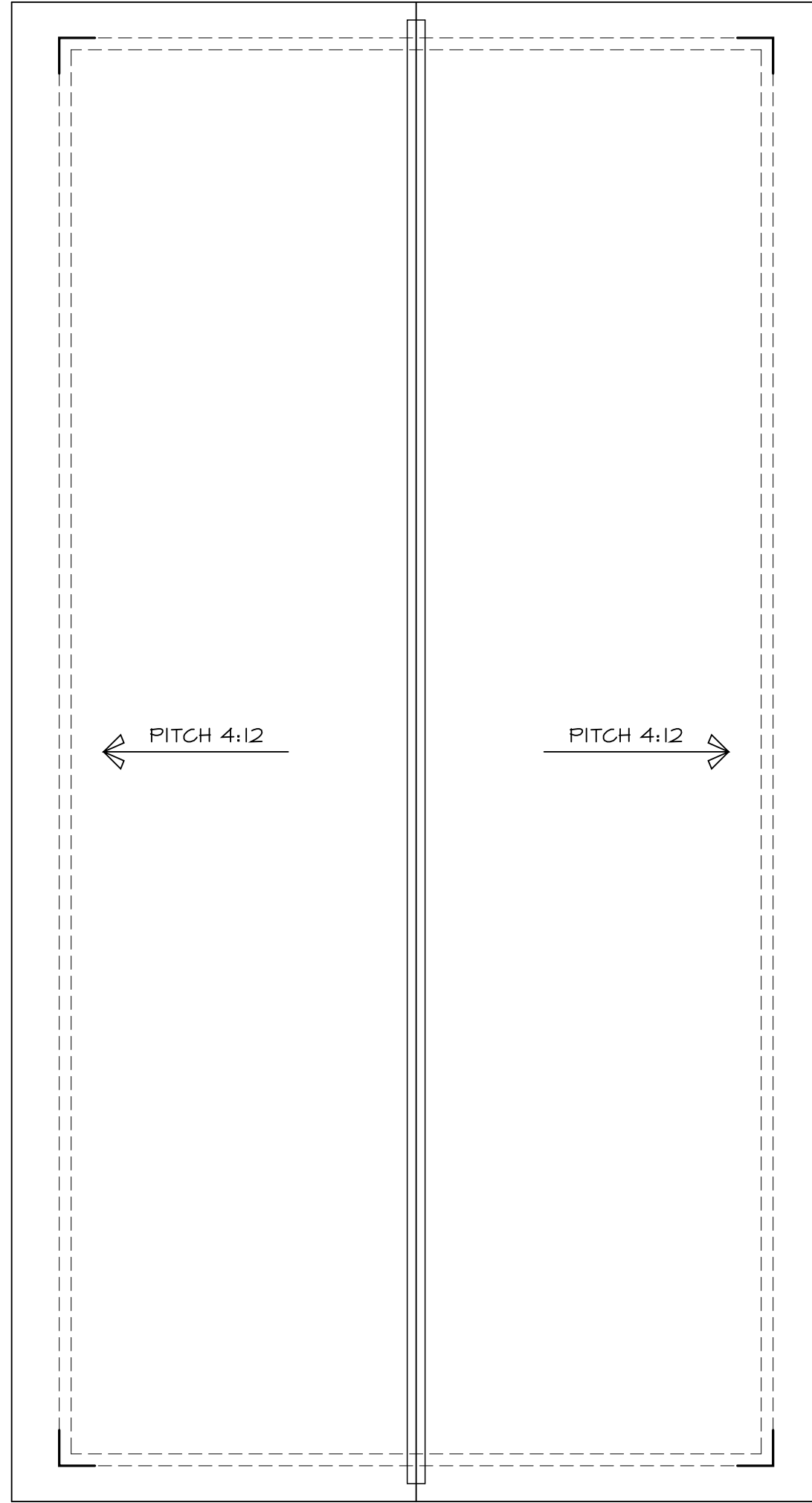
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1 GARAGE ROOF PLAN
 G1.1 SCALE: 1/4" = 1'-0"



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Project Date August 1, 2019

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omit gar apt	DL	11.5.19
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New Detached Garage for

43 Taylor Avenue

Lot: 13 Block: 62

Manasquan

New Jersey

Project Sheet Title

Garage Floor Plans

Scale	Drawn By
AS NOTED	DL
Checked By	DL

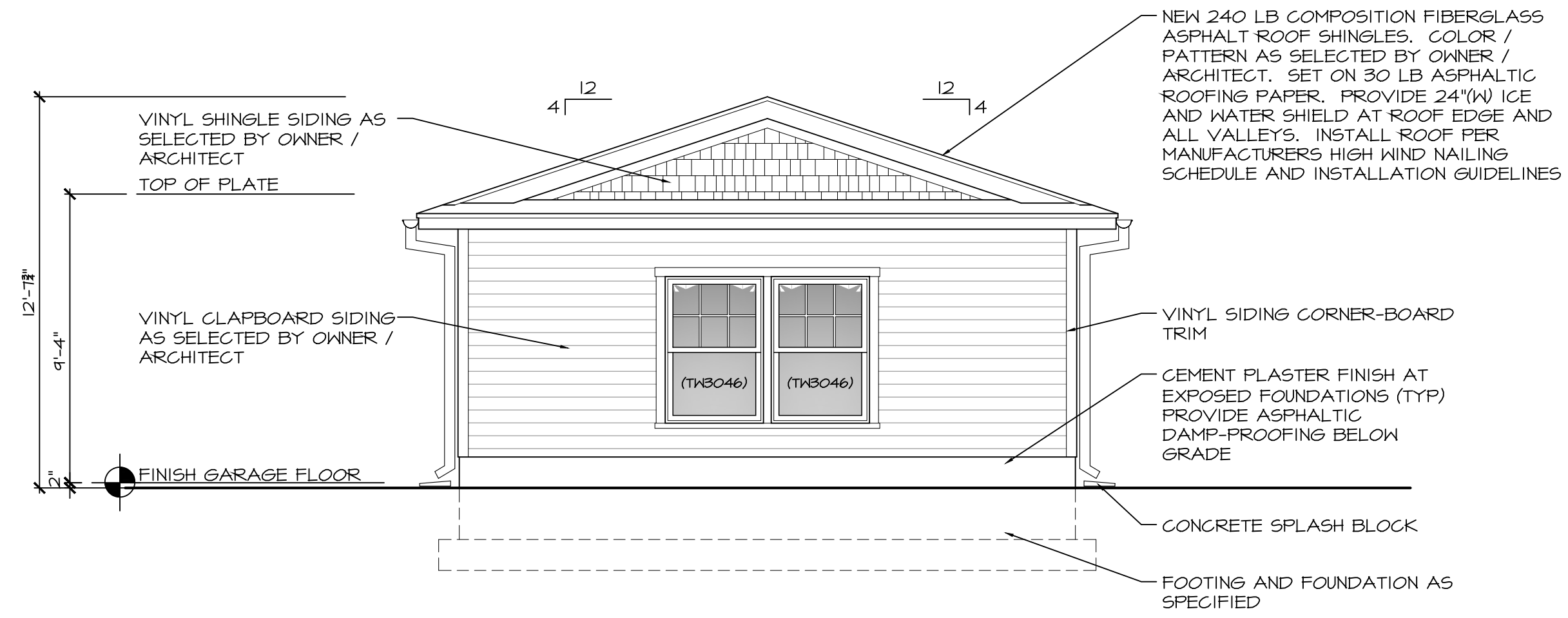
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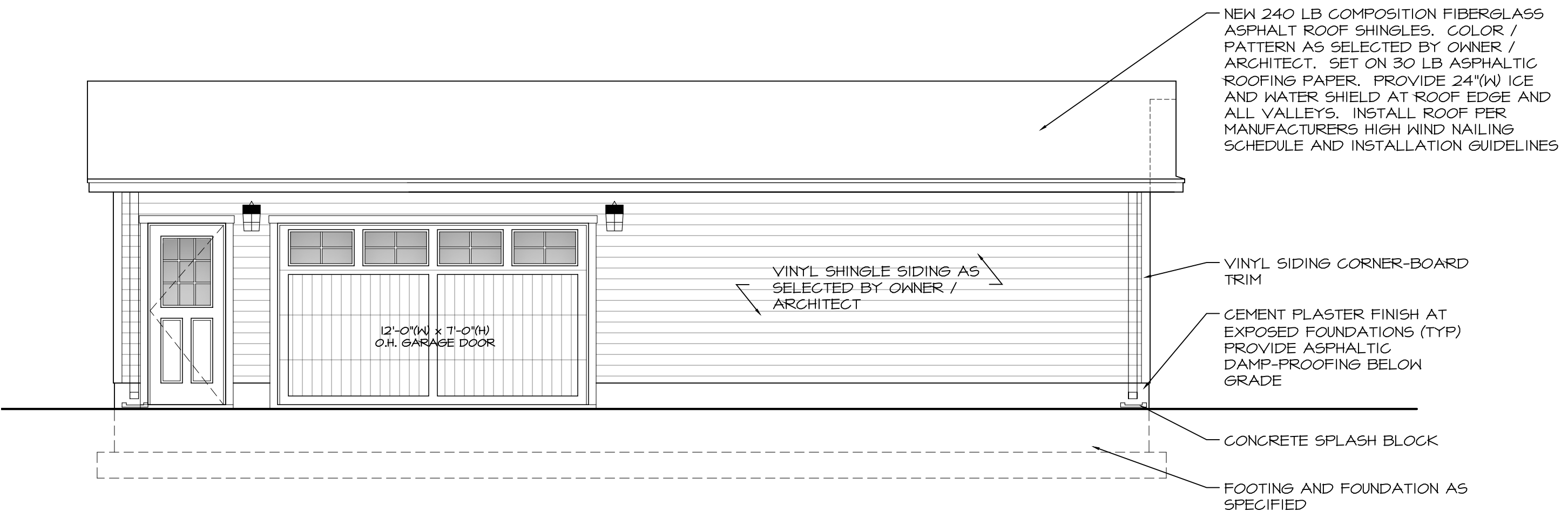
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Project No. 19-013

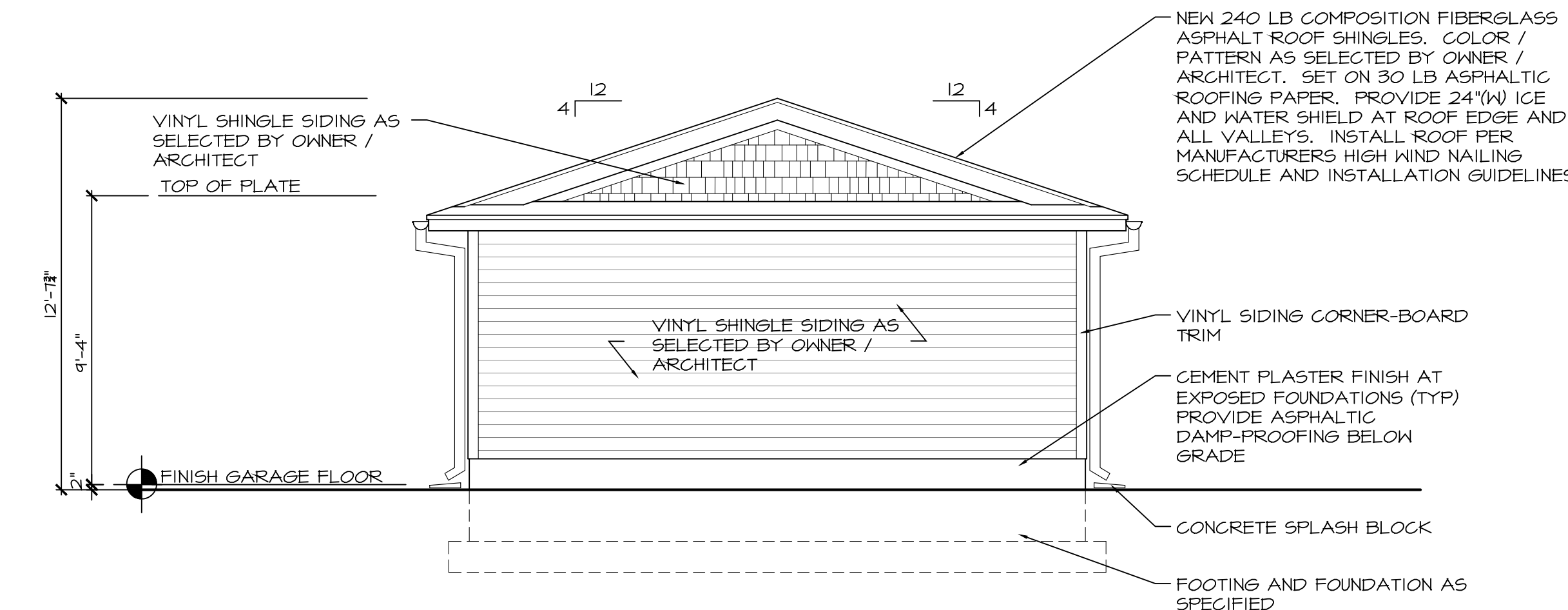
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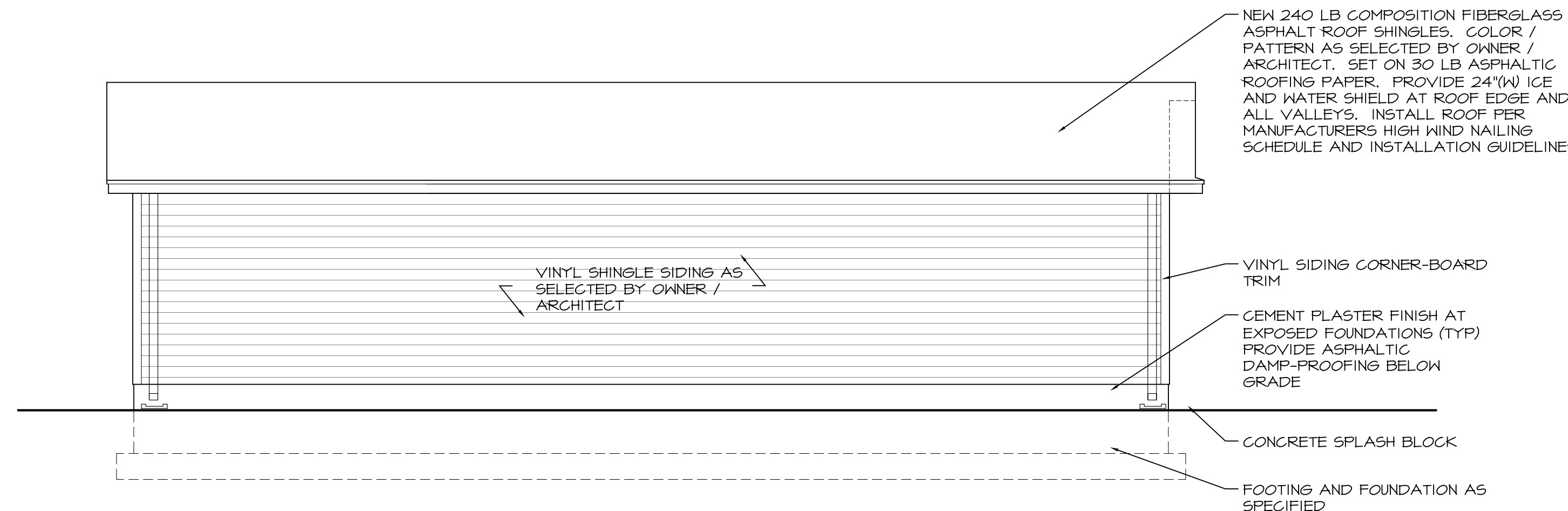
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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New Detached Garage for
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Project
Sheet Title
Garage Elevations

Scale	Drawn By
AS NOTED	DL
	CHK'd By DL

Sheet No.
G2.0
2 OF 2

Project No.
19-013

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 David Vasquez
Date _____

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK 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 DAVID & GAIL VASILENKO
Applicant's Address 43 TAYLOR AVE
Telephone Number 732-859-1361 - 732-483-4422
(Home and Cell)
Property Location 43 TAYLOR AVE.
Block: 62 Lot 13

Type of Application USE AND BULK
Bulk Variance, Non-Permitted Use - Conditional Use - Subdivision - Minor
Subdivision - Major - Site Plan Approval

Date of Zoning Officer's Denial Letter 9-25-19
Zoning Permit Application Attached

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 copies)

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