

**MANASQUAN PLANNING BOARD MEETING AGENDA  
CONDUCTED WITH ZOOM  
JULY 13, 2021 7:00 PM – TUESDAY**

**Join Zoom Meeting**

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

**OR**

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

**ID # 261 009 5007**

**Password 281 797**

Please take notice that the Manasquan Planning Board will convene a remote meeting on July 13, 2021 7:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

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

**PUBLIC MEETING**

Salute to the Flag

Roll Call

Sunshine Law Announcement

**OLD/NEW BUSINESS**

1. Vouchers

**RESOLUTION**

2. Grapel, Carolyn - 19 Allen Avenue - Application #28-2021
3. Amending Planning Board Rules and Regulations - Incorporate Remote Meeting

**APPLICATION**

4. 15 - Minute Presentation - BDL, LLC - 86 Main Street (Sullivan's)
5. #26-2021 - Yorey, Rosemary - 373 E. Virginia Avenue
6. #29-2021 - Laura Ferchak - 7 Meadow Lane - Bulk Variance

**OTHER BUSINESS**

Comments from individual board members

**ADJOURNMENT**

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544  
Fax 732-223-13

EDWARD G. DONOVAN  
Mayor

CONSTRUCTION DEPARTMENT

FRANK DiROM  
Supervisor of Code Enf

THOMAS F. FLARITY  
Municipal Administrator

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

ALBERT "SANDY"  
Construction Off

APPLICATION TO THE PLANNING BOARD

Applicant's Name Rosemary Yorel

Applicant's Address 373 East Virginia Ave

Telephone Number 732-223-0409 / 301-3100327 cell  
(Home and Cell)

Property Location 373 East Virginia Ave  
Block: 127 Lot 19

Type of Application \_\_\_\_\_

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

Date of Zoning Officer's Denial Letter Sept. 22, 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? NO  
(Attach copies)

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

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

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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

*Rosemary Gray*

Date

*4/8/21*

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BOROUGH HALL  
201 EAST MAIN STREET

EDWARD G. DONOVAN  
Mayor

THOMAS F. FLARITY  
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

**BOROUGH OF MANASQUAN**  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

732-223-0544  
Fax 732-223-1300

FRANK F. DiROMA  
Supervisor of Code Enforcement

STEVEN J. WINTERS  
Construction Official

Item 5.

September 22, 2020

Rosemary Yorey  
373 East Virginia Avenue  
Manasquan, NJ 08736

Re: Block: 127 Lot: 19,20 Zone: R-2

Dear Ms. Yorey

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

Construct a two story rear addition and other interior alterations and renovations.

Survey prepared by Charles O'Malley on June 4, 2019. Plot plan prepared by Charles O'Malley on September 10, 2020. Conceptual plans prepared by Brian Berzinskis on June 15, 2020.


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

Section 35-9.4 – Building Coverage – 30% Permitted  
27.7% Existing  
35.2% Proposed

“ - Side Setback (Left) – 5ft. Required  
4.3ft. Existing

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

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer

April 23, 2021

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

Re: Boro File No. MSPB-R1550  
Variance – Yorey  
Block 127, Lot 19  
373 East Virginia Avenue  
R-2 Single-Family Residential Zone  
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Plan of Survey prepared by Charles O'Malley, PLS, highlighted to show the proposed addition, dated June 4, 2019.
2. Architectural Floor Plans and Elevations prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated March 30, 2021.

The property is located in the R-2 Single-Family Residential Zone with frontage on East Virginia Avenue. With this application, the applicant proposes to construct a new two story addition on the rear of the existing dwelling and construct interior alterations. The application is deemed complete as of April 23, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone.
2. The following bulk ('c') variances are required as part of this application:
  - a. A maximum building coverage of 30% is permitted, whereas a building coverage of 35.2% is proposed (27.7% exists).
  - b. A minimum side yard setback of 5 feet is required, whereas a setback of 4.3 feet exists and is proposed. This is considered an expansion of the existing non-conformity as the new addition will partially be located within this setback encroachment.
3. The proposed second floor addition cantilever in the front of the building is designed to meet the required 25 feet front yard setback.

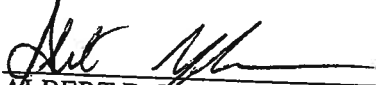
Re: Boro File No. MSPB-R1550  
Variance – Yorey  
Block 127, Lot 19

April 23, 2021  
Sheet 2

4. The proposed garage modifications will decrease its size however there will still be parking in the existing driveway as well. The applicant should comment on the available parking with the new garage layout.
5. The applicant must confirm there are no proposed grading changes or fill to be imported to the site. If grading revisions are proposed, a revised grading plan must be submitted
6. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed addition does not increase the existing building footprint by more than 500 square feet.
7. The location of any existing or proposed air conditioning units must be shown on the plan. They must be located within the rear yard area or a variance must be requested.
8. Any proposed landing or walkway for the proposed rear steps should be shown on the plan.
9. It does not appear that any existing trees will be removed as part of the application.
10. Any curb and sidewalk must be replaced along East Virginia Avenue as necessary.

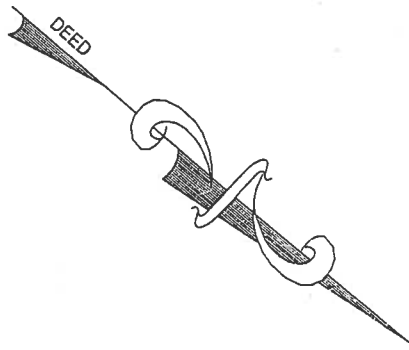
Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,

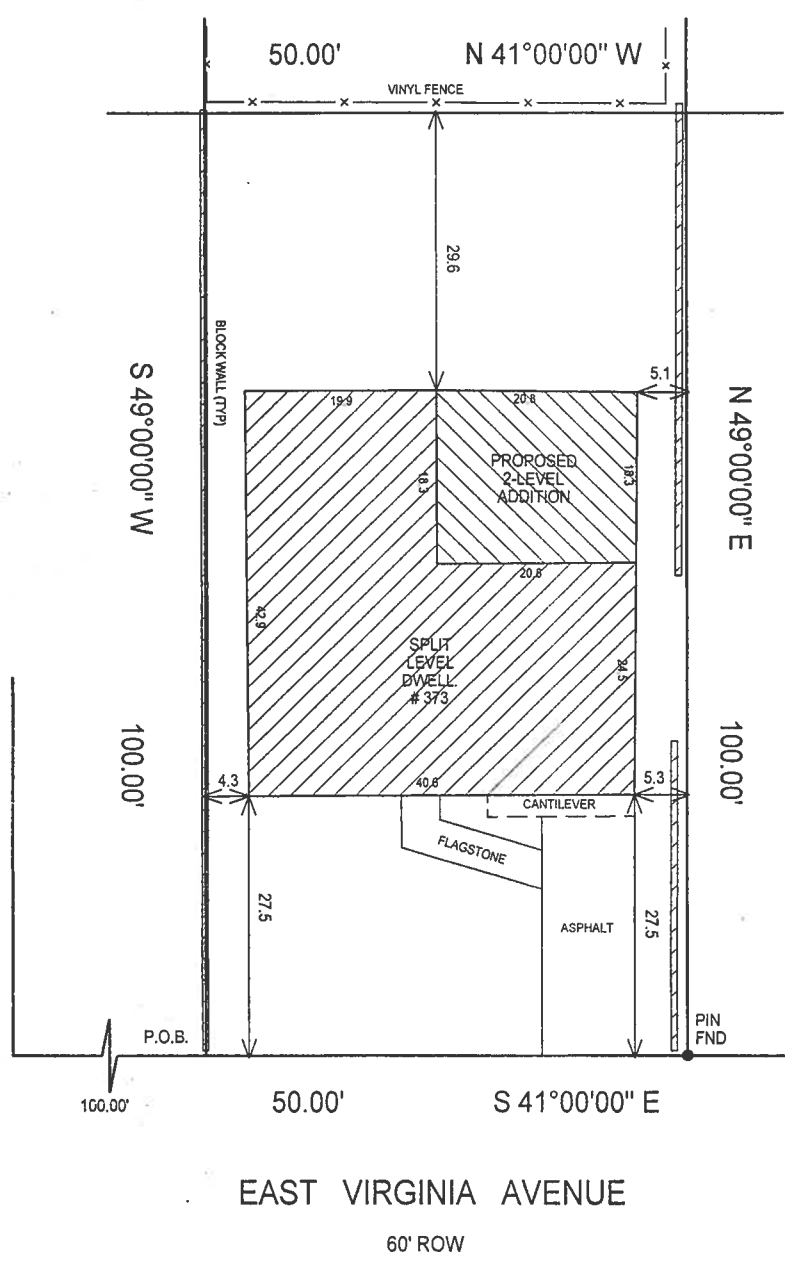
  
ALBERT D. YODAKIS, P.E., P.P.  
PLANNING BOARD ENGINEER  
BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney  
Brian Berzinskis, AIA  
Grasso Design Group, 231 Highway 71, Manasquan, NJ 08736  
Rosemary Yorey  
373 East Virginia Avenue, Manasquan, NJ 08736



SOUTH JACKSON AVENUE



EAST VIRGINIA AVENUE  
60' ROW

THIS SURVEY CERTIFIED TO:  
ROSEMARY YOREY

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.

DEED REFERENCE: BOOK 5829 PAGE 761  
RECORDED JUNE 8, 1999

*Charles O'Malley* 9/10/2020  
**CHARLES O'MALLEY, P.L.S.**  
 Professional Land Surveyor  
 New Jersey Lic. No. 24GS03487100  
 908 Riverview Drive  
 Brielle, New Jersey 08730  
 (732) 223-3141

### PLOT PLAN

LOT 19 BLOCK 127  
BOROUGH OF MANASQUAN  
MONMOUTH COUNTY  
NEW JERSEY

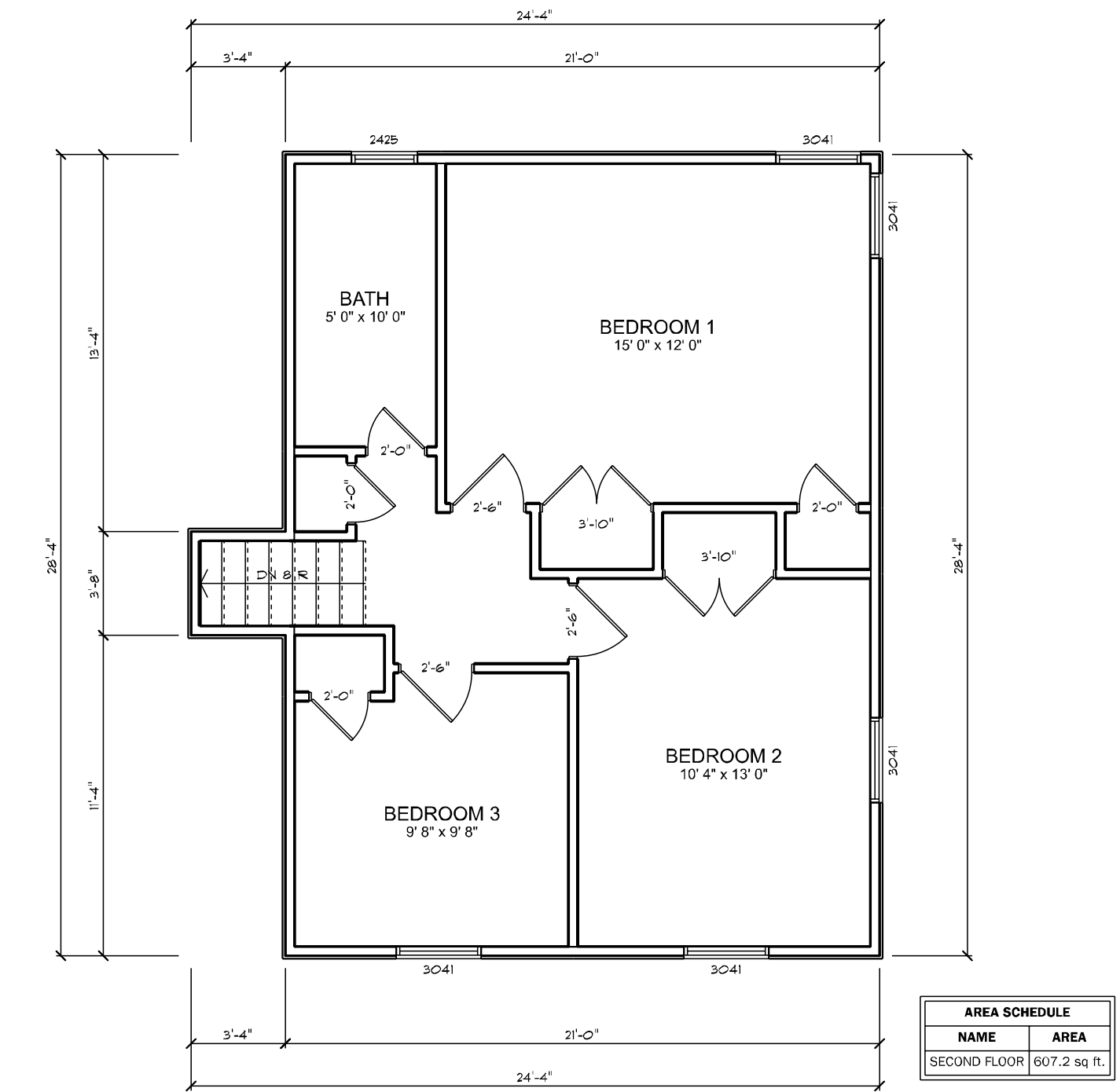
Drawn By C.O.M.	Chk'd By	File No. 19-15914	Date 9/10/2020	Scale 1"=20'
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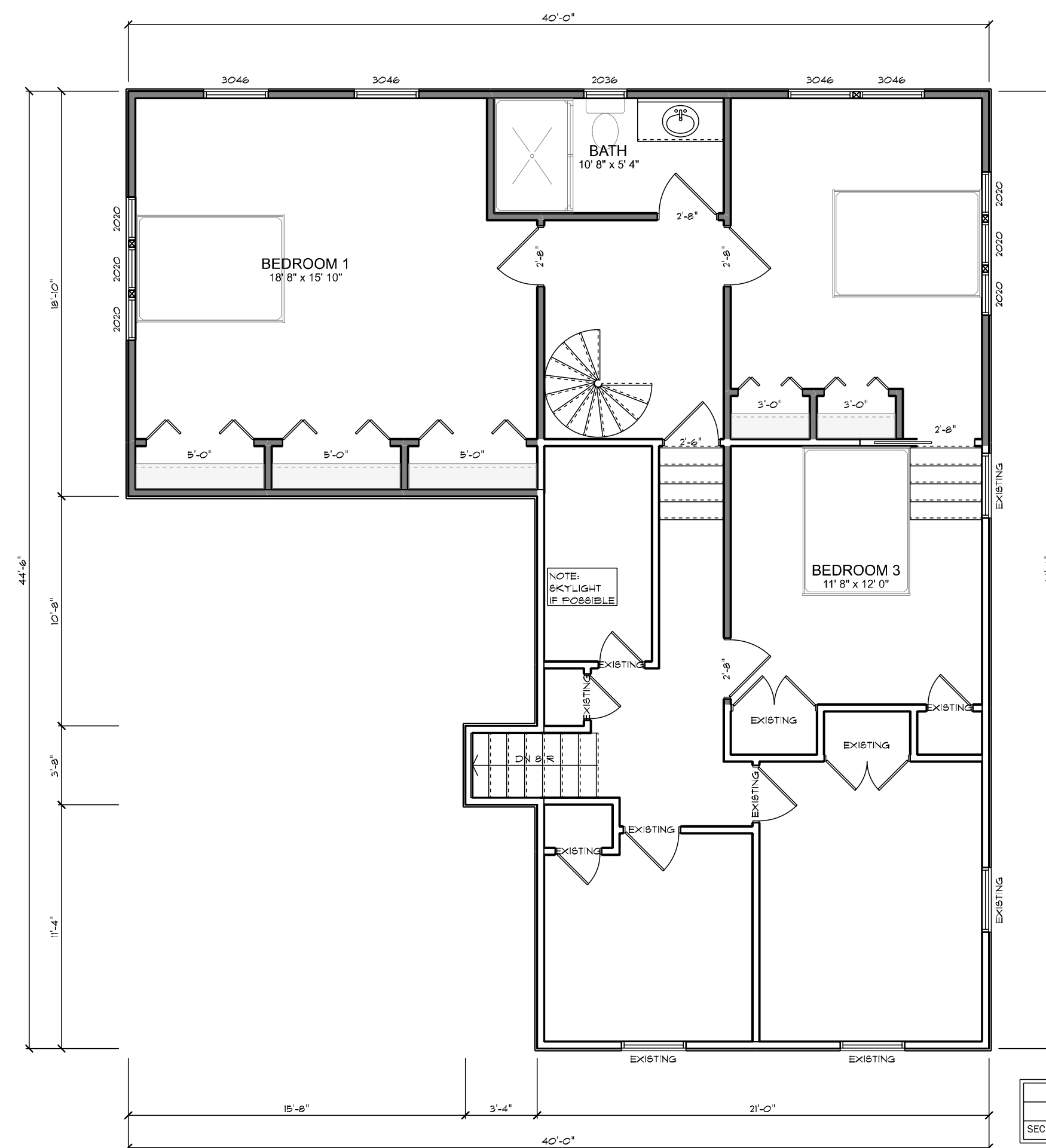


**ELEVATION**  
SCALE: 3/16" = 1'-0"



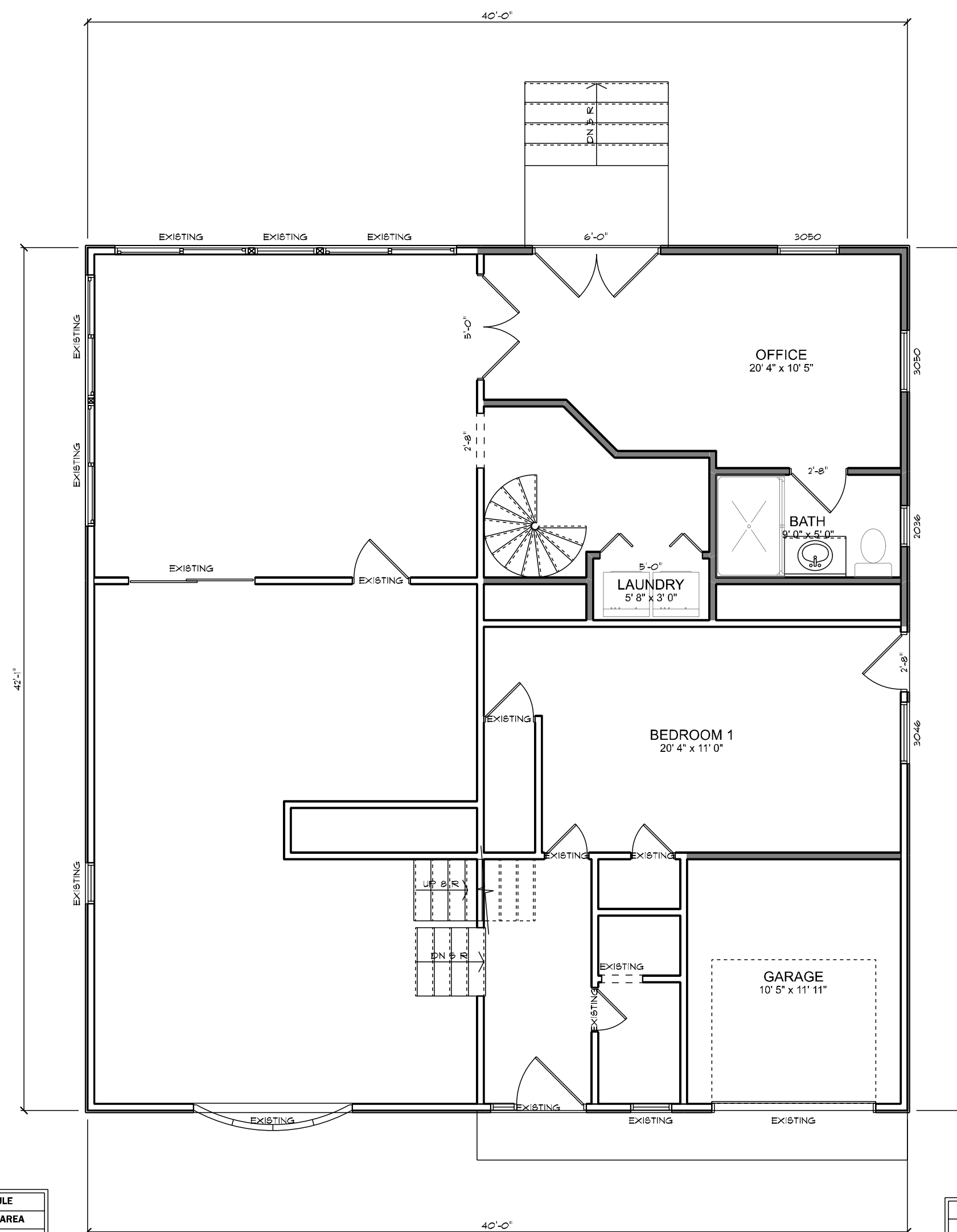
**EXISTING SECOND FLOOR**  
SCALE: 3/16" = 1'-0"

AREA SCHEDULE		
NAME	AREA	
SECOND FLOOR	607.2 sq ft.	



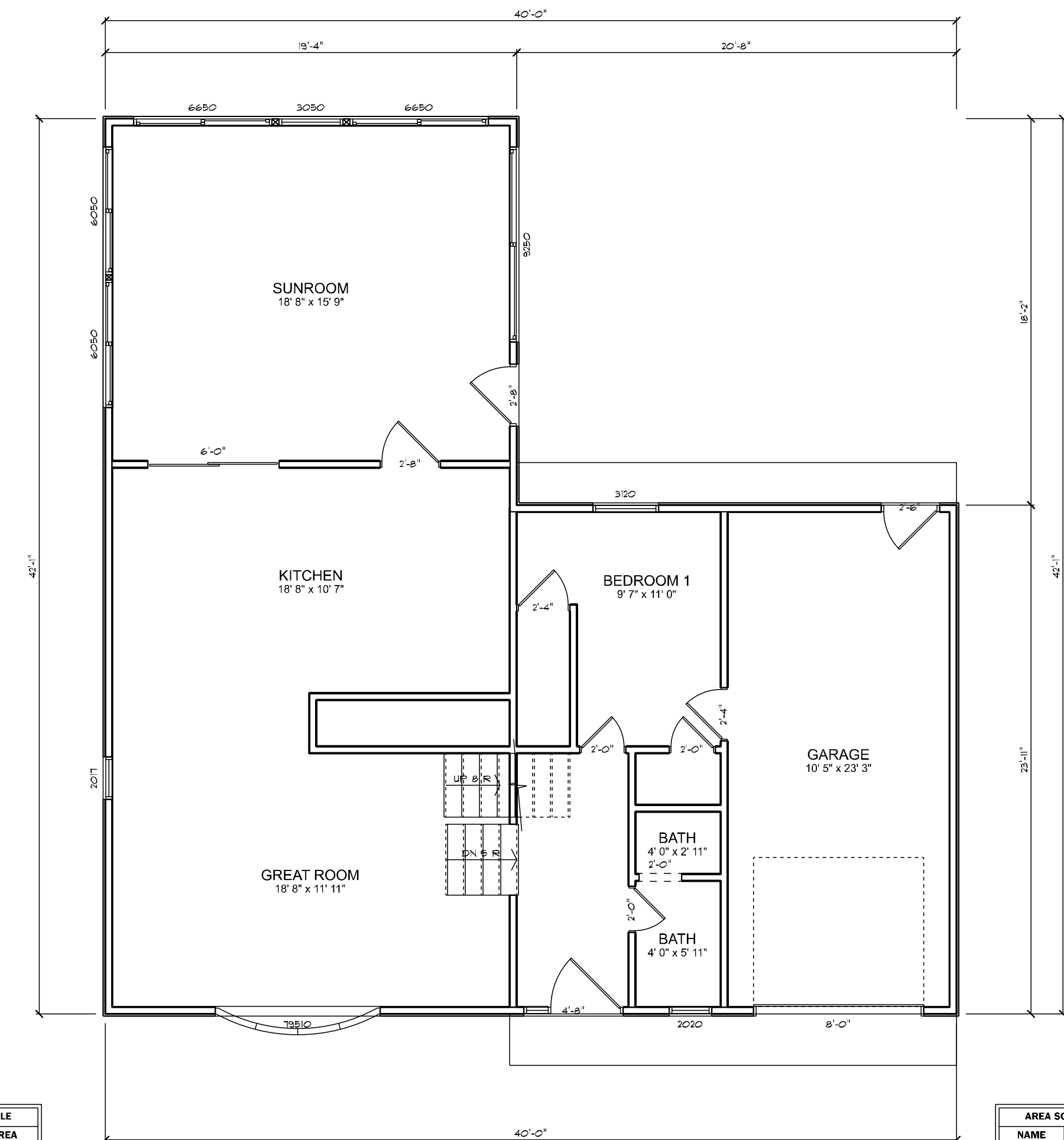
**PROPOSED SECOND FLOOR**  
SCALE: 3/16" = 1'-0"

AREA SCHEDULE		
NAME	AREA	
SECOND FLOOR	1304.6 sq ft.	



**PROPOSED FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

AREA SCHEDULE		
NAME	AREA	
FIRST FLOOR	1683.3 sq ft.	



**EXISTING FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

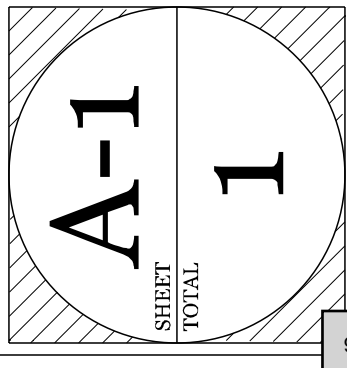
AREA SCHEDULE		
NAME	AREA	
FIRST FLOOR	1307.9 sq ft.	



**PROJECT FOR:**  
**The Yorey Residence**  
Project Number: CN# 019-11-016  
Block: 127  
Lot: 19  
375 East Virginia Avenue  
Manasquan  
New Jersey

DATE	BY
3/30/2021	BB

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



BOROUGH HALL  
201 EAST MAIN STREET  
EDWARD G. DONOVAN  
Mayor

Incorporated December 30, 1887

732-223-0544  
Fax 732-223-1300

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 Laura + Bill Ferchak

Applicant's Address 49 Linden Lane Chatham NJ 07928

Telephone Number 908 313 8762  
(Home and Cell)

Property Location 7 Meadow Ave. Manasquan, NJ 08736  
Block: 153 Lot 27

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 May 17, 2021  
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

*Jawadeh*

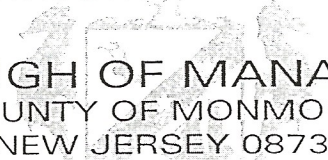
Date 5/27/2021

BOROUGH HALL  
201 EAST MAIN STREET

EDWARD G. DONOVAN  
Mayor

THOMAS F. FLARITY  
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT  
  
BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

732-223-0544  
Fax 732-223-1300

FRANK F. DiROMA  
Supervisor of Code Enforcement

STEVEN J. WINTERS  
Construction Official

Item 6.

908.313.8762

May 17, 2021

Laura Ferchak  
49 Linden Lane  
Chatham, NJ 07928

Re: Block: 153 Lot: 27 Zone: R-3 Flood Zone: AE BFE: 8ft. DFE: 9ft.  
7 Meadow Avenue

Dear Ms. Ferchak:

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

Remove the existing single family dwelling and construct a new two story single family dwelling.

Plot plan prepared by Joseph Kociuba on April 23, 2021. Conceptual building plan prepared by Brian Berzinskis on April 28, 2021.

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

Section 35-9.4 – Lot Area – 3,400s.f. Required  
2,767s.f. Existing

“ - Front Setback – 25ft. Required  
9.3ft. Proposed

“ - Rear Setback – 20ft. Required  
17.34ft Proposed

“ - Building Coverage – 35% Permitted  
37.8% Proposed

Section 35-5.24c Accessory Building (Shed) – Side Setback (Left) - 3ft. Required  
1.5ft. Existing

Section 25-13.4 – Onsite parking – 2 Spaces Required  
0 Spaces Proposed

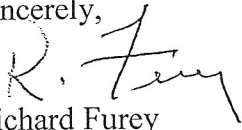
Section 35-7.7 – Curb Cut – 12ft. Permitted  
16ft. Proposed

Additional required documentation:

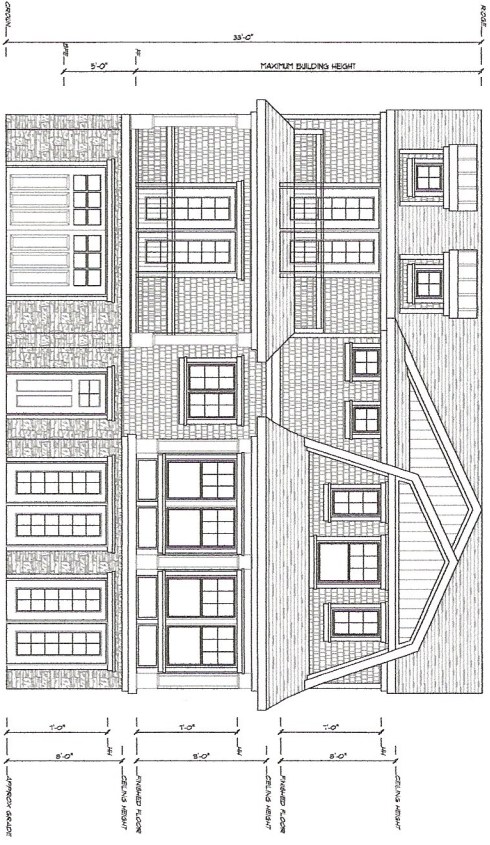
- Plot plan revised to show compliance with Section 28-1.3 (Stormwater)
- Plot plan revised to show the removal of any trees on the property.
- Building plans revised to show building height measured from the crown of road.

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

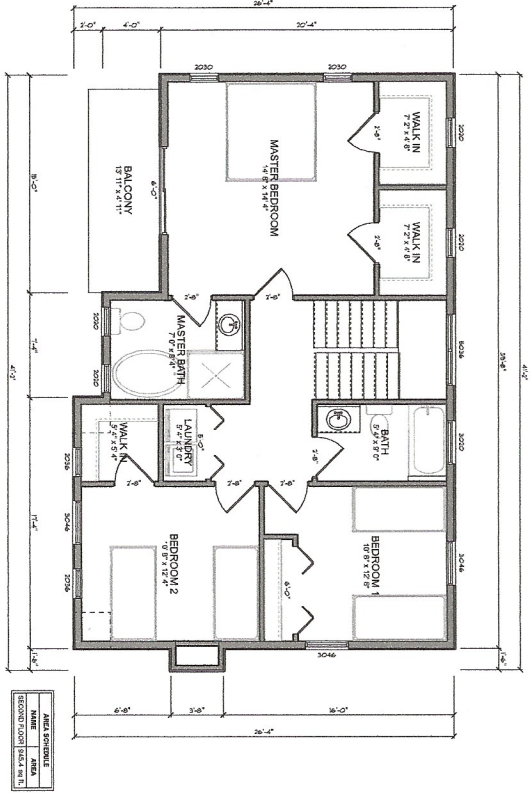
Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer

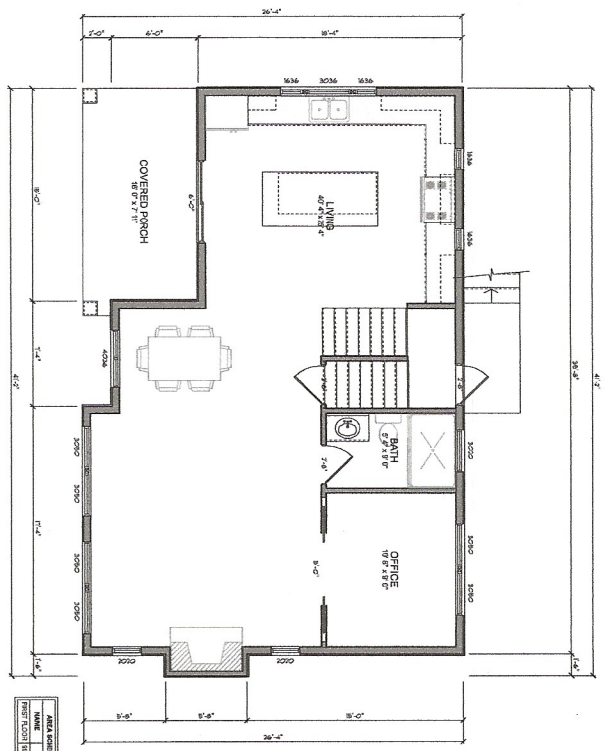


ELEVATION  
SCALE: 1/4" = 1'-0"



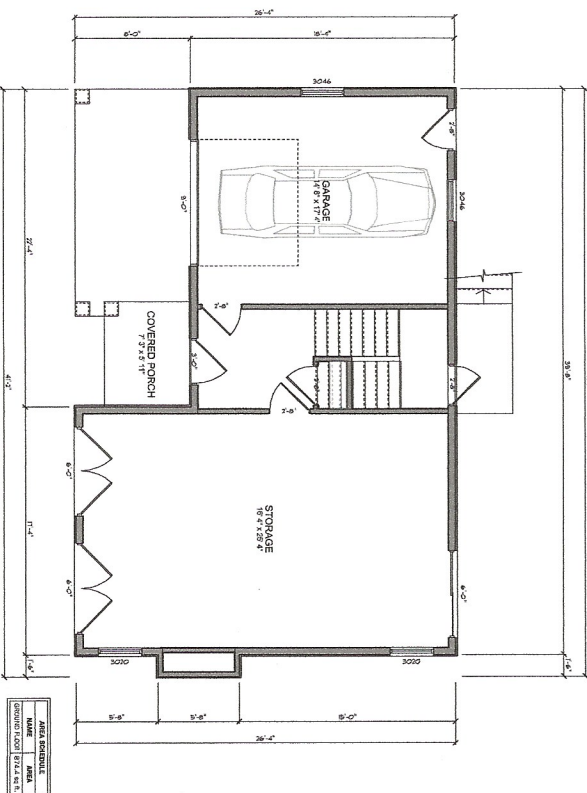
PROPOSED SECOND FLOOR  
SCALE: 1/4" = 1'-0"

AIA SCHEDULE			
NAME	AREA	AREA	
SECOND FLOOR	1772.81	sq. ft.	



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

AIA SCHEDULE			
NAME	AREA	AREA	
FIRST FLOOR	1772.81	sq. ft.	



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

AIA SCHEDULE			
NAME	AREA	AREA	
GROUND FLOOR	1772.81	sq. ft.	

**A-1**  
1

**Grasso Design Group**  
 Phone: 732-528-8850    231 Highway 71    design@grassodg.com  
 Fax: 732-528-9067    Manasquan    http://www.grassodg.com  
 New Jersey

DATE	BY
6/22/2021	BB

PROJECT FOR:  
**FERCHAK Residence**  
 Block: 153    7 Meadow Avenue    Project Number  
 Lot: 27    Manasquan    CN#021-01-033  
 New Jersey



NOTES:

1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.
9. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.
10. HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD 88.

" 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 NJAC 13:40-5.1 ( D ) "

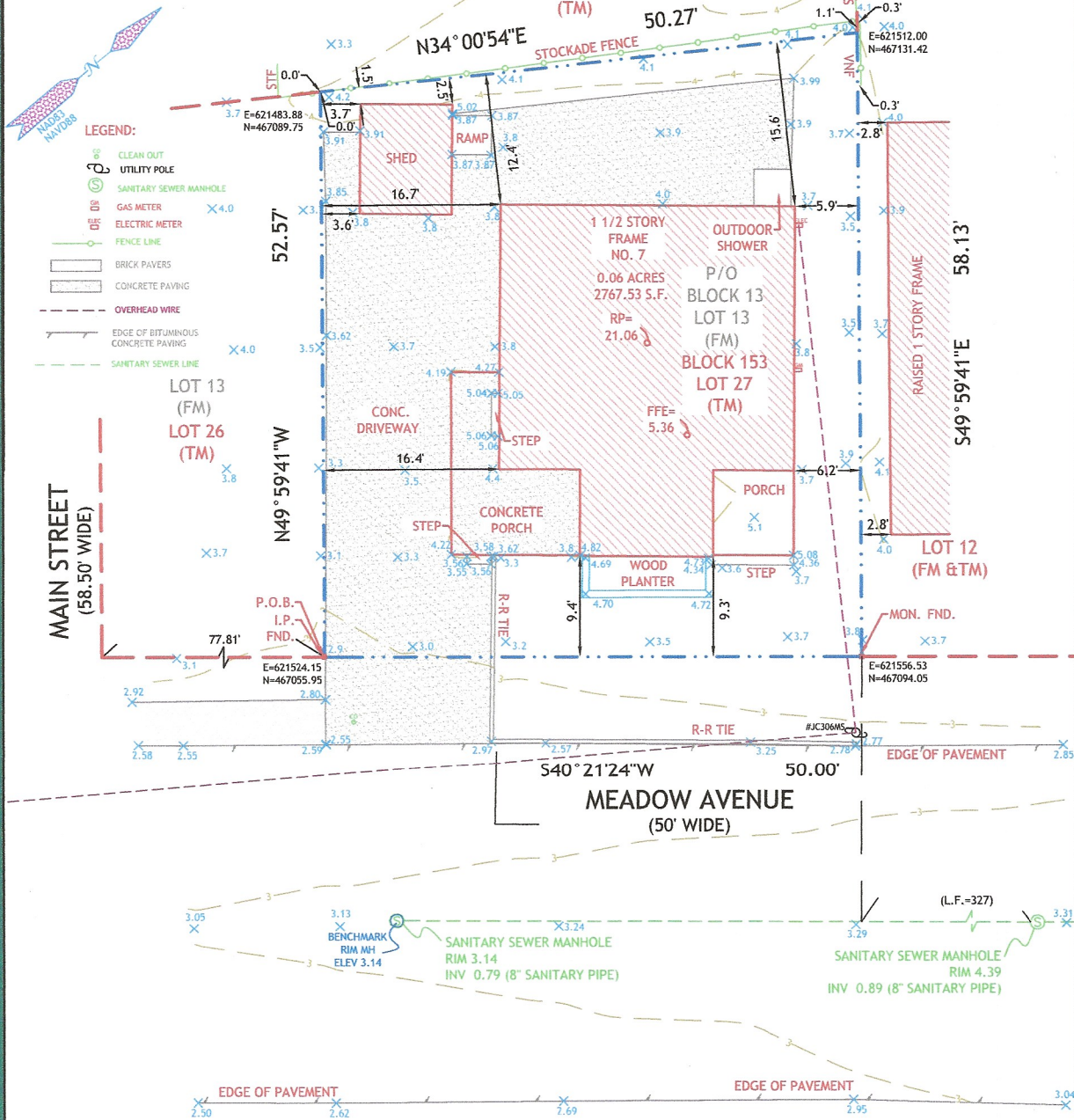
DESCRIPTION:

BEING KNOWN AS A PART OF LOT 13 IN BLOCK 37, AS SHOWN ON A CERTAIN MAP ENTITLED: "REVISED MAP OF SECTION NO. 3 MANASQUAN SHORES", WHICH MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON FEBRUARY 25, 1941 AS MAP NO. 34-8.

AND ALSO BEING KNOWN AS LOT 27 IN BLOCK 153 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BORO OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

CERTIFIED TO:

KBA ENGINEERING SERVICES, LLC.



- LEGEND:
- CLEAN OUT
  - UTILITY POLE
  - SANITARY SEWER MANHOLE
  - GAS METER
  - ELECTRIC METER
  - FENCE LINE
  - BRICK PAVERS
  - CONCRETE PAVING
  - OVERHEAD WIRE
  - EDGE OF BITUMINOUS CONCRETE PAVING
  - SANITARY SEWER LINE

ALAN R. BOETTGER	<p><b>CLEARPOINT SERVICES LLC</b> Professional Land Surveyors</p> <p>Headquarters   640 Herman Road   Suite 1   Jackson, NJ 08527 New York Office   390 Broadway   Suite 3   Monticello, NY 12201 732-905-5463 www.clearpointservices.com</p>		OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR <b>7 MEADOW AVENUE</b> ~ LOT 27 ~ BLOCK 153 ~ SITUATED IN THE BORO OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY			
			PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 41997	CERTIFICATE NO. 24GA28115000	JOB NO. 21-33430	SCALE 1"=10'





June 9, 2021

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

Re: Boro File No. MSPB-R1590  
Variance – Ferchak  
Block 153, Lot 27  
7 Meadow Avenue  
R-3 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. Topographic Survey prepared by Alan Boettger, P.L.S., of Clearpoint Services, LLC, dated March 9, 2021.
2. Plot Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated April 23, 2021.
3. Architectural Floorplans and Elevations, prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated April 28, 2021.

The property is located in the R-3 Single-Family Residential Zone with frontage on Meadow Avenue. With this application, the applicant proposes to construct a new two-story raised dwelling and associated site improvements on the existing lot. The application is deemed complete as of June 9, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-3 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
  - a. A minimum front yard setback of 25 feet is required, whereas a setback of 9.3 feet is proposed.
  - b. A minimum rear yard setback of 20 feet is required, whereas a setback of 17.34 feet is proposed.

**RECEIVED JUN 11 2021**

Re: Boro File No. MSPB-R1590  
Variance – Ferchak  
Block 153, Lot 27

June 9, 2021  
Sheet 2

- c. A maximum building coverage of 35% is permitted, whereas a building coverage of 37.62% is proposed (27.9% exists).
  - d. A maximum curb cut of 12 feet is permitted, whereas a curb cut of 16 feet is proposed.
  - e. Two conforming parking spaces are required for the single family dwelling, whereas no conforming (9'x19') parking spaces are proposed on the property. It should be noted that it appears useable but undersized parking spaces are available in the proposed garage and between the dwelling and the edge of the roadway, although a portion of this area is located within the borough right-of-way.
3. The following non-conformities exist on Lot 27 and are not proposed to be modified as part of this application:
  - a. A minimum lot area of 3,400 square feet is required, whereas an area of 2,767 square feet exists and is proposed.
  - b. A minimum accessory side rear yard setback of 3 feet is required, whereas a setback of 1.5 feet exists to the shed.
4. A stormwater management system as required by the borough's stormwater ordinance is not proposed. It is assumed one is not proposed due to high groundwater in the area, however the applicant's engineer must be prepared to justify the elimination of such a system to the Board. Test pit data confirming the seasonal high water table must also be provided.
5. The proposed first floor elevation of the dwelling at 13.0 feet where the current base flood elevation is 8 feet.
6. The mechanicals for the dwelling are proposed in the rear yard on a raised platform at elevation 9.0.
7. The method of property stabilization (stone, grass) should be indicated on the plot plan.
8. If housewalk is proposed from the driveway or road to the front door, it should be shown on the plot plan. It does not appear that a variance will be created for lot coverage if it is provided.
9. The direction of the stairs on the rear landing should be clarified as the architectural and engineering plans differ. The stair location may affect the door swing on the deck. If a concrete landing is proposed at the base of the stairs it should also be shown on the plan.
10. A grading plan for the property has been provided.
11. Any proposed utilities should be located underground if possible.



Re: Boro File No. MSPB-R1590  
Variance – Ferchak  
Block 153, Lot 27

June 9, 2021  
Sheet 3

12. A landscaping plan for the property must be provided. No trees will be removed as part of this application.

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

Very truly yours,

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

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney  
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