

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

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

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

OLD/NEW BUSINESS

1. Voucher Approval

RESOLUTION

2. #16-2022 - Cinfio, Janet & Scott - 337 Beachfront/336 First Avenue - Block 185 Lot 14 - Application #35-2021
3. #17-2022 - Ricci, Robert - 451 Long Avenue - Block 175 Lot 45.01 - Application #46-2021
4. #18 Bushong, Charlotte - 222 East Main Street - Block 96 Lot 4.01 - Application #44-2021
5. #19-2022 - Bredehorst, John - 560 Brielle Road - Block 177 Lot 3 - Application #51-2021

APPLICATION

6. #43-2021 - VFW Lodge 1838 - 30 Ridge Avenue - Block 43 Lot 4.01

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

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

September 9, 2021

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

Re: Boro File No. MSPB-R1690
Amended Site Plan – Manasquan VFW Lodge 1838
Block 43, Lot 4.01
30 Ridge Avenue
R-2 - Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Amended Site Plan prepared by Ray Carpenter, PE, of R.C. Associates, Inc., dated October 11, 2012, last revised July 26, 2021.
2. Architectural Layout prepared by Brian Collins, RA, dated March 24, 2021.
3. Plan of Survey prepared by Charles O'Malley, PLS, dated March 4, 2021.

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

The following are our comments and recommendations regarding this application:

Zoning

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


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

September 9, 2021
Sheet 2

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

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

Very truly yours,



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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Michael Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736



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

September 9, 2021
Sheet 3

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

September 9, 2021
Revised November 4, 2021

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

Re: Boro File No. MSPB-R1690
Amended Site Plan – Manasquan VFW Lodge 1838
Block 43, Lot 4.01
30 Ridge Avenue
R-2 - Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Amended Site Plan prepared by Ray Carpenter, PE, of R.C. Associates, Inc., dated October 11, 2012, last revised October 25, 2021.
2. Architectural Layout prepared by Brian Collins, RA, dated March 24, 2021.
3. Plan of Survey prepared by Charles O'Malley, PLS, dated March 4, 2021.

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

The following are our comments and recommendations regarding this application:

Zoning

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




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

November 4, 2021
Sheet 2

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

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

Very truly yours,



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



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

November 4, 2021
Sheet 3

ADY:jy

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

**PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY**

I. APPLICANT: Manasquan VFW Lodge 1838

Address: 30 Ridge Ave, Manasquan, NJ 08736

Phone: 732-962-8566

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

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

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

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

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

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

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

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

III. SITE INFORMATION:

Street Address: 30 Ridge Ave

Block 43, Lot 4.01

Zoning Districts: R-2

Present Use: Social Club

Proposed Use: Social Club

Permitted Use: One Single Family dwelling

VI. ZONE REQUIREMENTS: R-2 Zone

Min. Lot Area: 5,000 sq ft

Min Lot Frontage: 50 ft

Front Yard Setback: 25 ft

Side Setback: 5/10 ft

Rear Setback: 20 ft

Max. Bldg. Height: 35 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 30%

Max. Lot Coverage: 45%

V. MISCELLANEOUS:

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

VI. COMMENT:

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

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

8/27/21
Date


MICHAEL D. HENDERSON, ESQ
Attorney for Applicant

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

October 14, 2020

Manasquan VFW Lodge 1838
30 Ridge Avenue
Manasquan, NJ 08736

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

Dear Sir or Madam:

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

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

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

Application denied for the following reason(s):

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

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

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

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

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

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

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

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

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

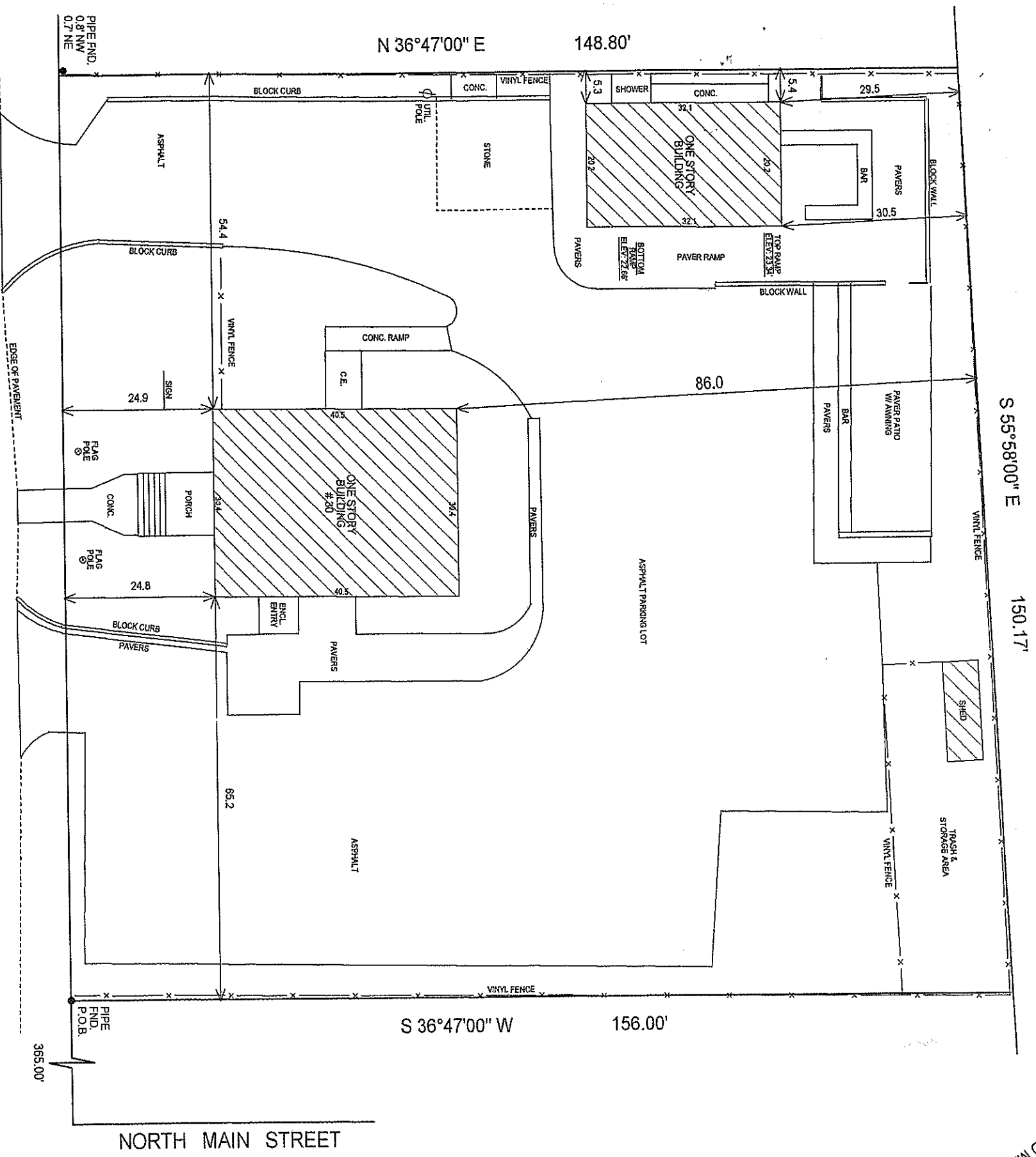
Section 35-13.3 – On site Parking – 1 Space / 200sf. Required
23 Spaces Required
15 Spaces Existing

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



SURVEY NOTES:
 ALL ELEVATIONS NAVD 1988

THIS SURVEY CERTIFIED TO:
 MANASQUAN VFW POST 1838

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

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

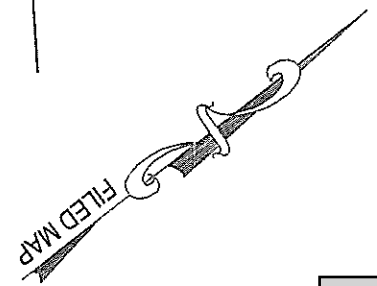
Charles O'Malley
CHARLES O'MALLEY, P.L.S.

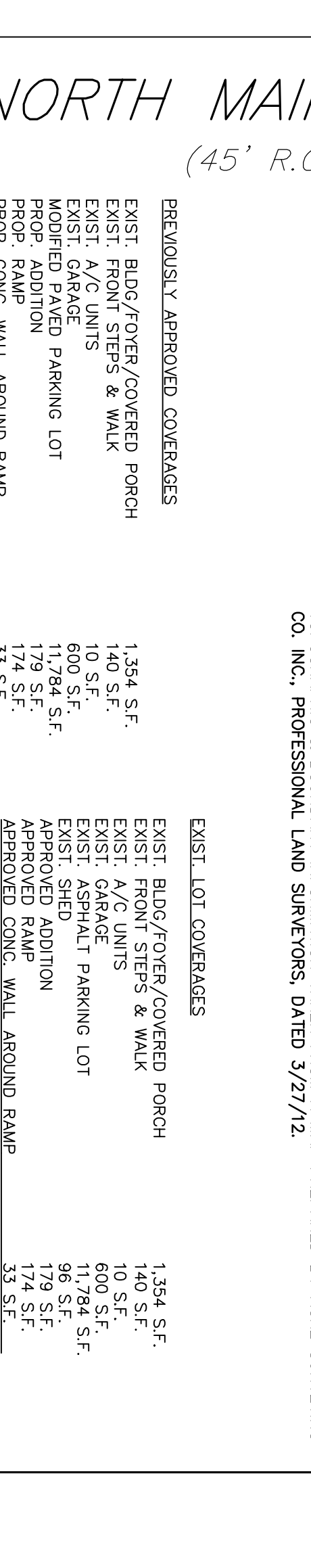
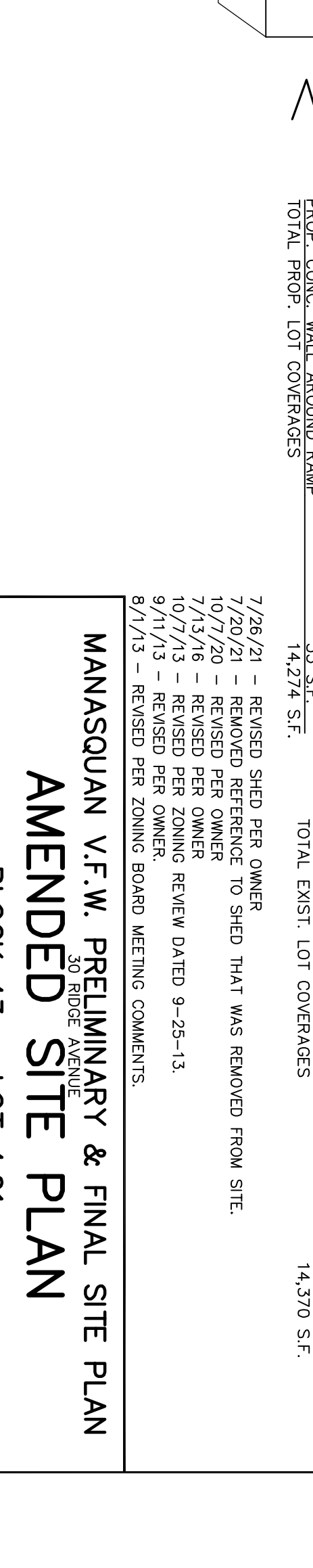
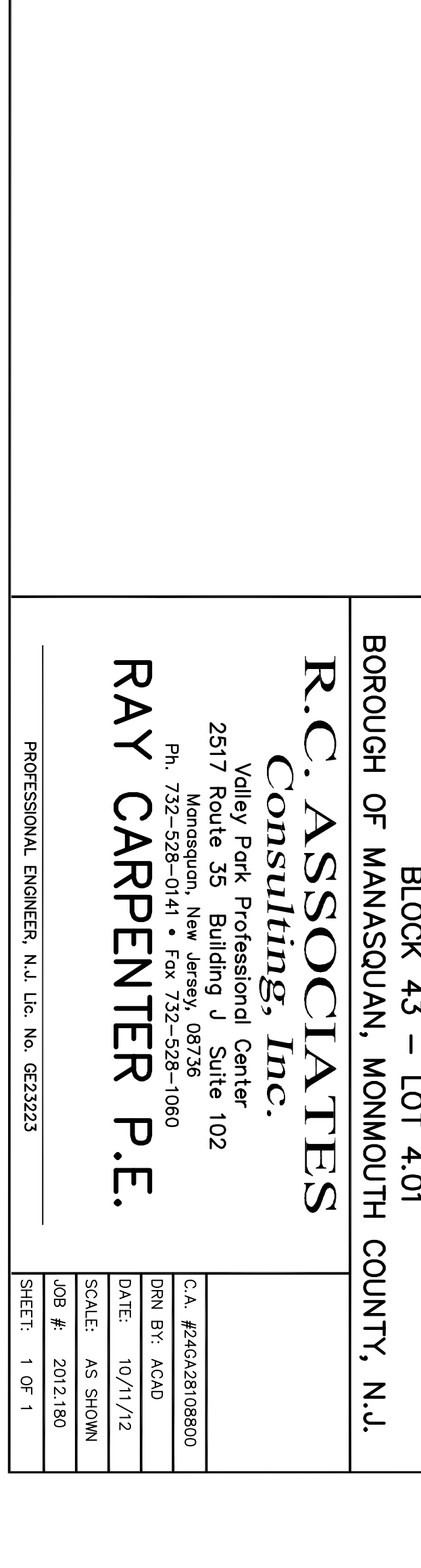
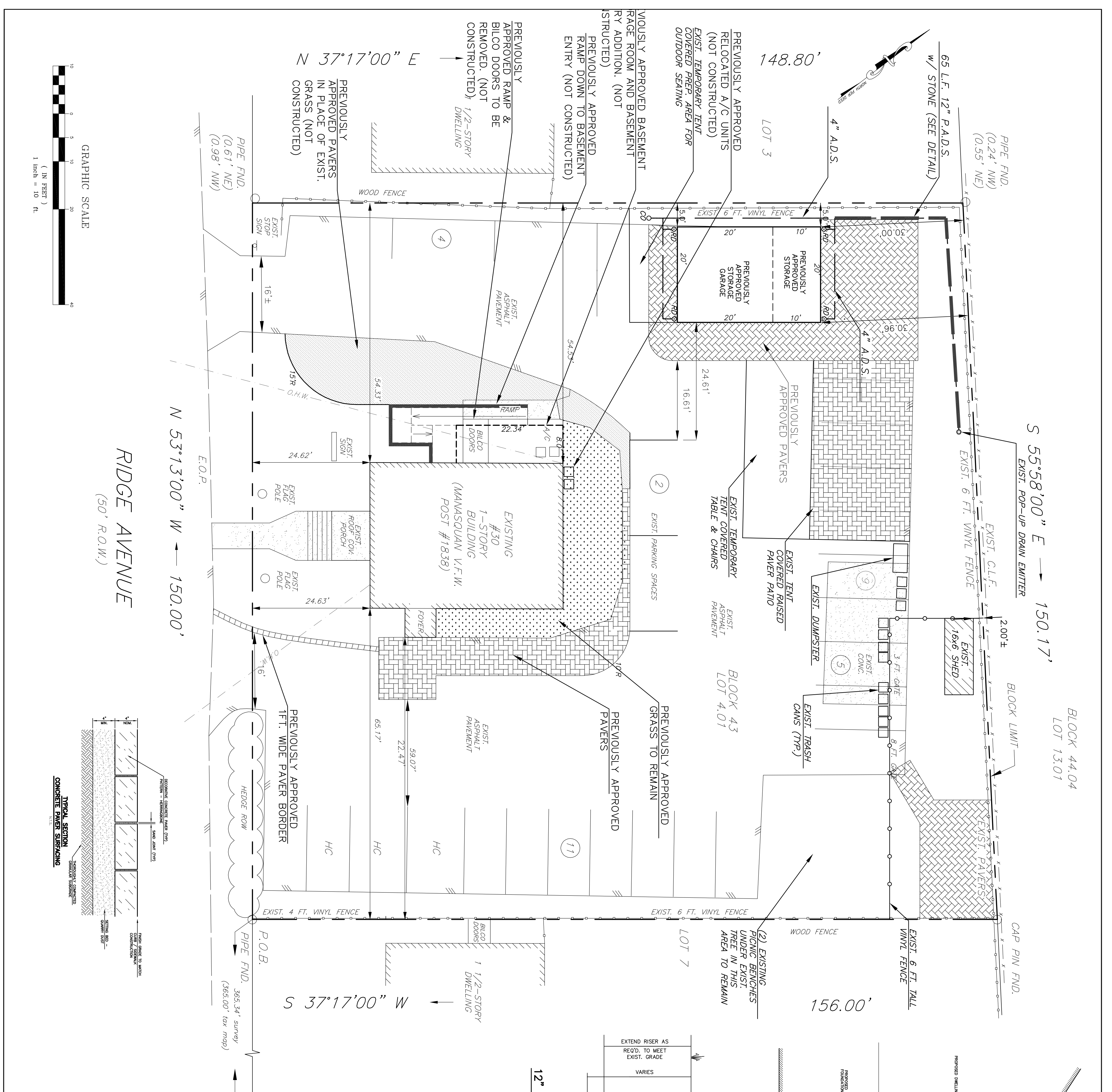
CHARLES O'MALLEY, PLS, LLC
 Professional Land Surveyor
 New Jersey Lic. No. 24GS03487100
 908 Riverview Drive
 Brielle, New Jersey 08730
 (732) 223-3141

PLAN OF SURVEY

LOT 4.01 BLOCK 43
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY
 NEW JERSEY

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

PROPERTY ID KNOWN AS BLOCK 43 LOT 4.01 AS SHOWN ON SHEET 7 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY. PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.52484 ACRES.

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

APPLICANT PROPOSES TO CONSTRUCT A SHED & COVERED PATIO AREA

DESCRIPTION	REQUIRED/PERMITTED	EXISTING
BUILDING USE	RESIDENTIAL	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	**24.62 FT.
5 & 10 FT.	46.53 & 59.07 FT.	**24.62 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.
MAX. BUILDING COVERAGE	30 % (6,858 SF)	13.28 % (3,039 SF)
MAX. LOT COVERAGE	45 % (10,287 SF)	**62.44% (14,274 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	1 STORY
(GARAGE) ACCESS, BLDG. SIDE S.B.	5 FT.	5 FT.
(GARAGE) ACCESS, BLDG. REAR S.B.	15 FT.	30 FT.
(GARAGE) ACCESS, BLDG. HEIGHT	15 FT.	15 FT.
(GARAGE) ACCESS, BLDG. AREA	600 S.F.	*600 S.F.
(GARAGE) ACCESS, BLDG. SIDE S.B.	5 FT.	**4.47 FT.
(GARAGE) ACCESS, BLDG. REAR S.B.	5 FT.	**4.47 FT.
(GARAGE) ACCESS, BLDG. HEIGHT	10 FT.	<10 FT.
(GARAGE) ACCESS, BLDG. AREA	100 S.F.	96 S.F.
MAX. # OF SHEDS	N/A	N/A
PARKING (1/200 S.F.)	8 SPACES	24 SPACES
1 SHED	1 SHED	1 SHED
8 SPACES	8 SPACES	21 SPACES

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

EXIST. LOT COVERAGES

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

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PREVIOUSLY APPROVED COVERAGES

EXIST. BLDG./OVER COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	140 S.F.
EXIST. A/C UNITS	10 S.F.
EXIST. ASPHALT PARKING LOT	11,784 S.F.
EXIST. SHED OPTION	96 S.F.
EXIST. SHED OPTION	179 S.F.
APPROVED RAMP	33 S.F.
APPROVED CONC. WALL AROUND RAMP	14,274 S.F.
TOTAL PROP. LOT COVERAGES	14,370 S.F.

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

PREVIOUSLY APPROVED COVERAGES

EXIST. BLDG./OVER COVERED PORCH

EXIST. FRONT STEPS & WALK

EXIST. A/C UNITS

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TOTAL PROP. LOT COVERAGES

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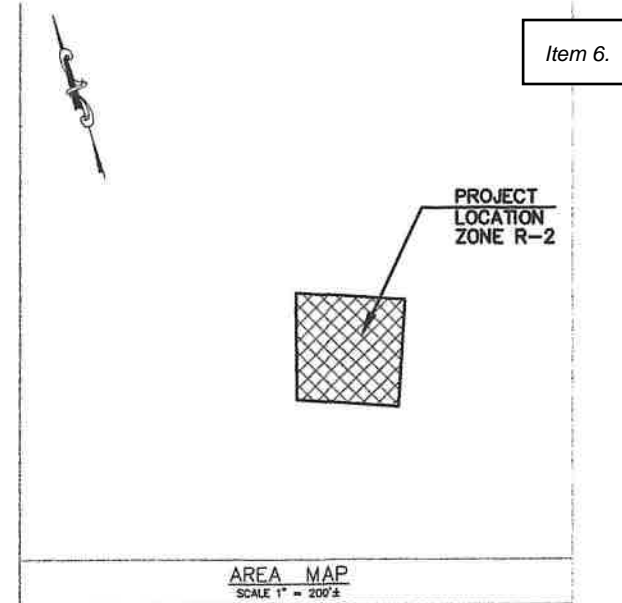
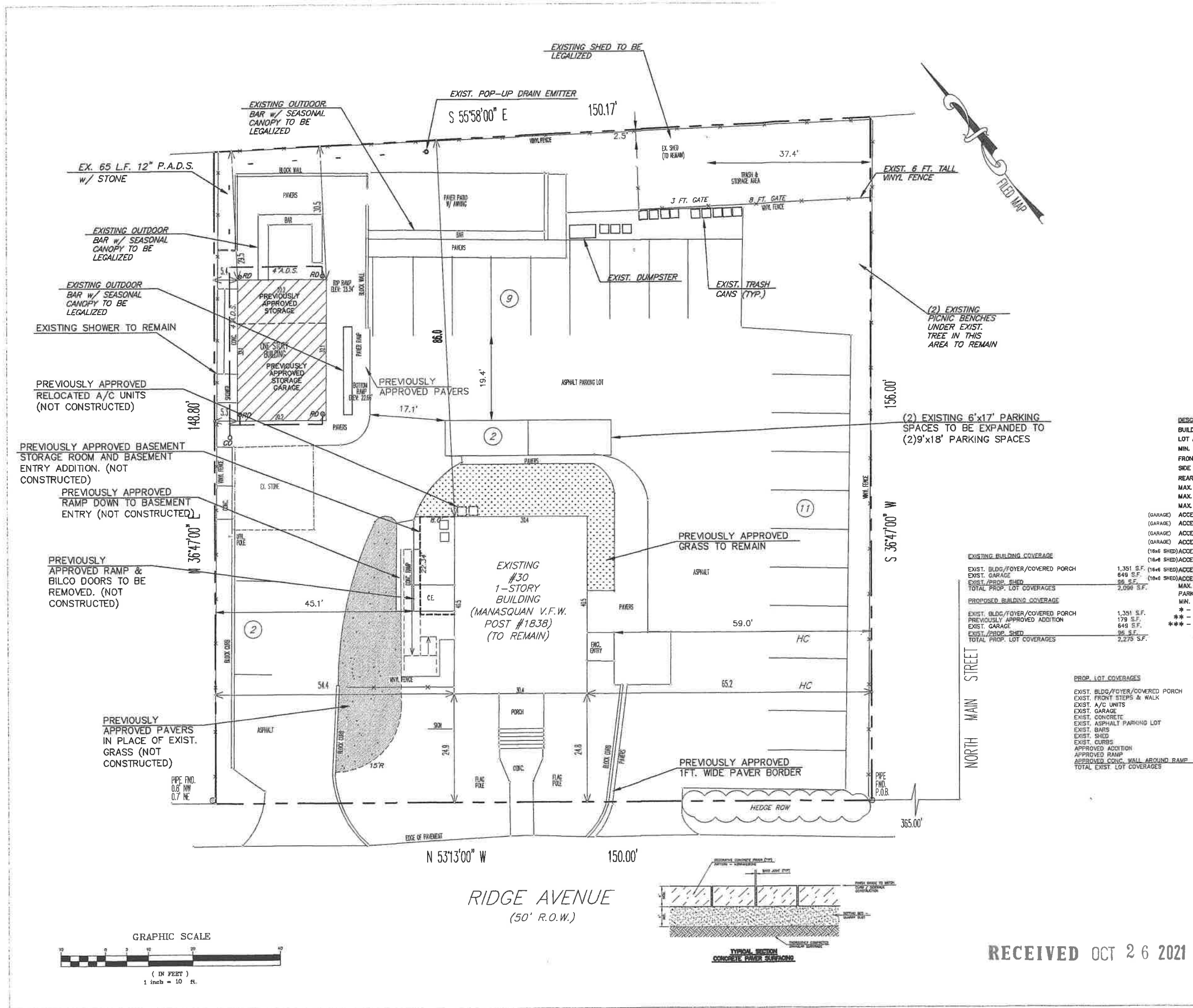
EXIST. SHED OPTION

EXIST. SHED OPTION

APPROVED RAMP

APPROVED CONC. WALL AROUND RAMP

TOTAL PROP. LOT COVERAGES



GENERAL NOTES

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BUILDING USE	RESIDENTIAL	SOCIAL CLUB	SOCIAL CLUB
LOT AREA	5,000 S.F.	22,880 S.F.	22,860 S.F.
MIN. LOT FRONTAGE	50 FT.	150.0 FT.	150.0 FT.
FRONT YARD SETBACK	25 FT.	** 24.62 FT.	** 24.8 FT.
SIDE YARD SETBACK	5 & 10 FT.	46.53 & 59.07 FT.	45.1 & 59 FT.
REAR YARD SETBACK	20 FT.	86.61 FT.	88 FT.
MAX. BUILDING COVERAGE	30 % (8,658 S.F.)	9.33 % (2,133 SF)	9.85 % (2,275 S.F.)
MAX. LOT COVERAGE	45 % (10,287 S.F.)	** 52.44% (14,274 SF)	59.56 % (13,616.50 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STORY)	< 35 FT. (1 STORY)	< 35 FT. (1 STORY)
(GARAGE) ACCESS. BLDG. SIDE S.B.	5 FT.	5 FT.	5.3 FT.
(GARAGE) ACCESS. BLDG. REAR S.B.	5 FT.	30 FT.	29.5 FT.
(GARAGE) ACCESS. BLDG. HEIGHT	15 FT.	15 FT.	15 FT.
(GARAGE) ACCESS. BLDG. AREA	600 S.F.	*600 S.F.	***649 S.F.
(16x6 SHED)ACCESS. BLDG. SIDE S.B.	5 FT.	N/A	37.4 FT.
(16x6 SHED)ACCESS. BLDG. REAR S.B.	5 FT.	N/A	***2.5 FT.
(16x6 SHED)ACCESS. BLDG. HEIGHT	10 FT.	N/A	< 10 FT.
(16x6 SHED)ACCESS. BLDG. AREA	100 S.F.	N/A	98 S.F.
MAX. # OF ACCESSORY BLDGS.	1 BUILDING	1 BUILDING	***2 BUILDINGS
PARKING (1/200 S.F.)	8 SPACES	24 SPACES	24 SPACES
MIN. SHOWER SETBACK	5 FT.	N/A	***0.8 FT.

EXISTING BUILDING COVERAGE

EXIST. BLDG./FOYER/COVERED PORCH	1,351 S.F.
EXIST. GARAGE	649 S.F.
EXIST./PROP. SHED	96 S.F.
TOTAL PROP. LOT COVERAGES	2,096 S.F.

PROPOSED BUILDING COVERAGE

EXIST. BLDG./FOYER/COVERED PORCH	1,351 S.F.
PREVIOUSLY APPROVED ADDITION	179 S.F.
EXIST. GARAGE	649 S.F.
EXIST./PROP. SHED	96 S.F.
TOTAL PROP. LOT COVERAGES	2,275 S.F.

PROP. LOT COVERAGES

EXIST. BLDG./FOYER/COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	10 S.F.
EXIST. A/C UNITS	649 S.F.
EXIST. GARAGE	86 S.F.
EXIST. CONCRETE	10,008 S.F.
EXIST. ASPHALT PARKING LOT	216 S.F.
EXIST. BARS	96 S.F.
EXIST. SHED	77 S.F.
EXIST. CURBS	179 S.F.
APPROVED RAMP	174 S.F.
APPROVED CONC. WALL AROUND RAMP	33 S.F.
TOTAL EXIST. LOT COVERAGES	13,616.50 S.F.

PREVIOUSLY APPROVED COVERAGES

EXIST. BLDG./FOYER/COVERED PORCH	1,354 S.F.
EXIST. FRONT STEPS & WALK	10 S.F.
EXIST. A/C UNITS	140 S.F.
EXIST. GARAGE	16 S.F.
EXIST. ASPHALT	800 S.F.
MODIFIED PAVED PARKING LOT	11,784 S.F.
PROP. ADDITION	179 S.F.
PROP. RAMP	174 S.F.
PROP. CONC. WALL AROUND RAMP	33 S.F.
TOTAL PROP. LOT COVERAGES	14,274 S.F.

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

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

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

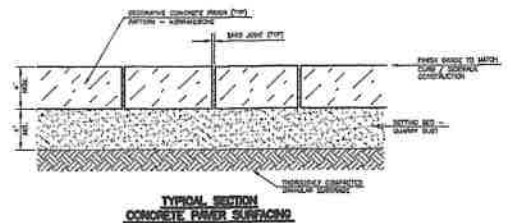
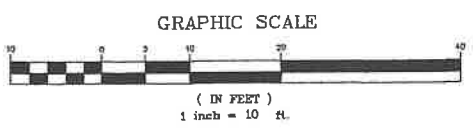
BLOCK 43 - LOT 4.01
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

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

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Manasquan, New Jersey, 08738
Ph. 732-528-0141 • Fax 732-528-1060

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

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



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