PLANNING BOARD SECOND MEETING AGENDA
CONDUCTED WITH ZOOM
APRIL 20, 2021 4:00 PM – TUESDAY

Join Zoom Meeting
https://zoom.us/j/2610095007?pwd=d01aMVlrY0hINVFGd25RcGpyZS83QT09
OR
Tel – 1-646 876 9923 US (New York)
ID # 261 009 5007
Password 281 797

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

RESOLUTION

1. #09-2020 - SEPE - 33 UNION AVENUE
2. #12-2021 - HOWARD, THOMAS AND DEIRDRE - 329 EUCLID AVENUE

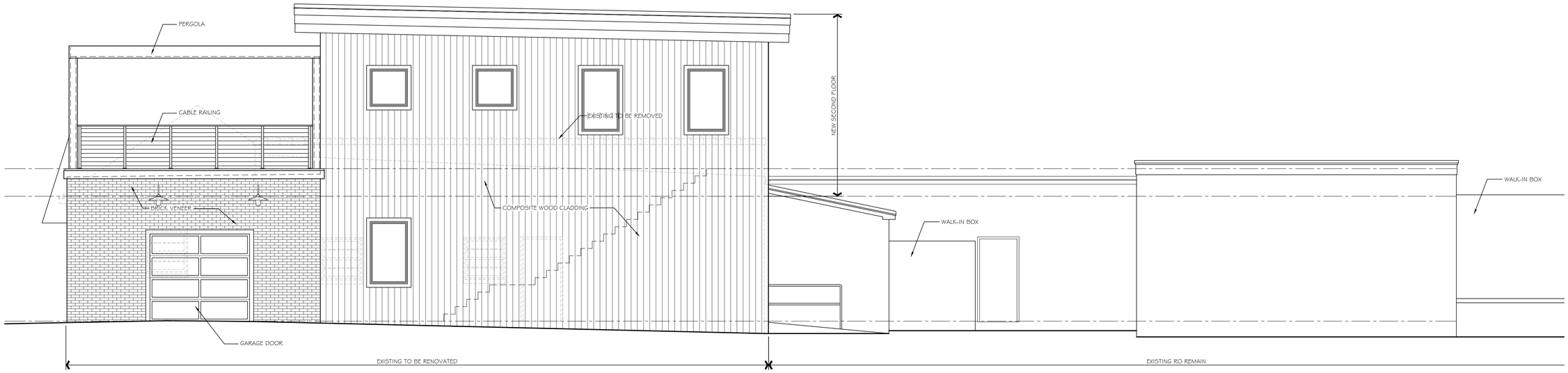
APPLICATION

3. #25-2021 - THE COMMITTED PIG - 165 MAIN STREET
4. #18-2021 - 21 NORTH MAIN STREET - RALCO

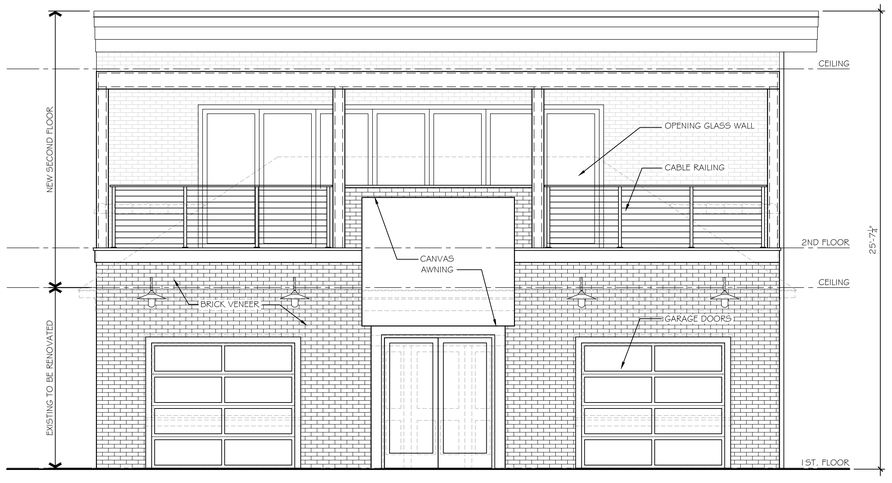
OTHER BUSINESS

Comments from individual board members

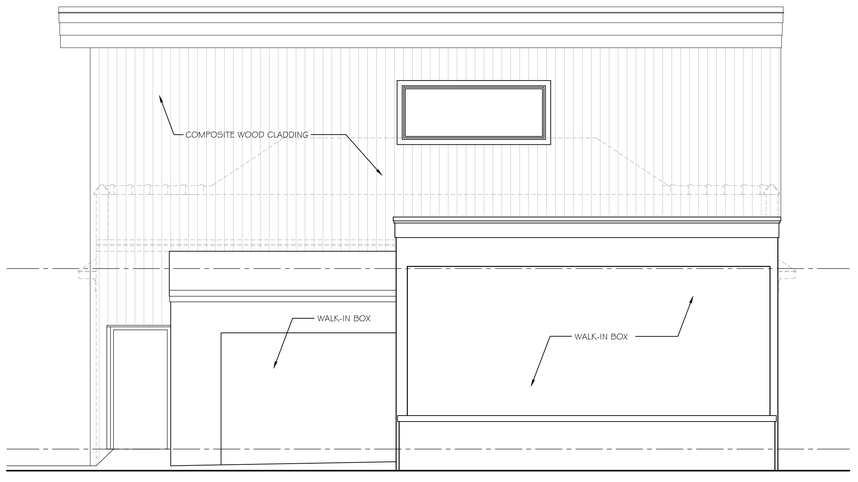
ADJOURNMENT



1/A1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2/A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3/A1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING CODE - IBC 2018 NJ

USE GROUP	A-2
CONSTRUCTION CLASS	VB
NUMBER OF HABITABLE STORIES	2
MAX. BUILDING HEIGHT	25'-7 1/4"
BUILDING WILL BE FULLY SPRINKLERED	
CUBATURE OF ADDITION	22,241 C.F.
BUILDING FOOTPRINT	3,406 S.F.
BASEMENT AREA	1,207 S.F.
1ST FLOOR AREA	3,406 S.F.
2ND FLOOR AREA	1,352 S.F.
TOTAL HABITABLE AREA	5,965 S.F.
OUTDOOR DINING	769 S.F.
1ST FLOOR OCCUPANT LOAD	
DINING ROOM (1396 SF @ 15 SF/OCC) 86 SEATS PROVIDED	93
BAR AREA (136 SF @ 200 SF/OCC)	2
KITCHEN (856 SF @ 200 SF/OCC)	5
TOTAL 1ST FL OCCUPANTS	100
2ND FLOOR OCCUPANT LOAD	
INDOOR DINING & BAR (626 SF @ 15 SF/OCC) 42 SEATS PROVIDED	42
BAR AREA (204 SF @ 200 SF/OCC)	2
OUTDOOR DINING (769 SF @ 15 SF/OCC) 52 SEATS PROVIDED	51
TOTAL 2ND FL OCCUPANTS	95
BASEMENT OCCUPANT LOAD (1200 S.F. @ 200 SF/OCC)	6

APPROVED BY THE
BOROUGH OF MANASQUAN
PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

FELTZ & FRIZZELL
Architects LLC
2315 BRIDGE AVE. PT. PLEASANT, NJ 08742
(732) 892-0208 FAX: (732) 892-0250

VERITY L. FRIZZELL, RA, FAIA, CPHD
STATE OF NEW JERSEY #21AI037800
NJSBA CERTIFICATE OF AUTHORIZATION
NO. AC399

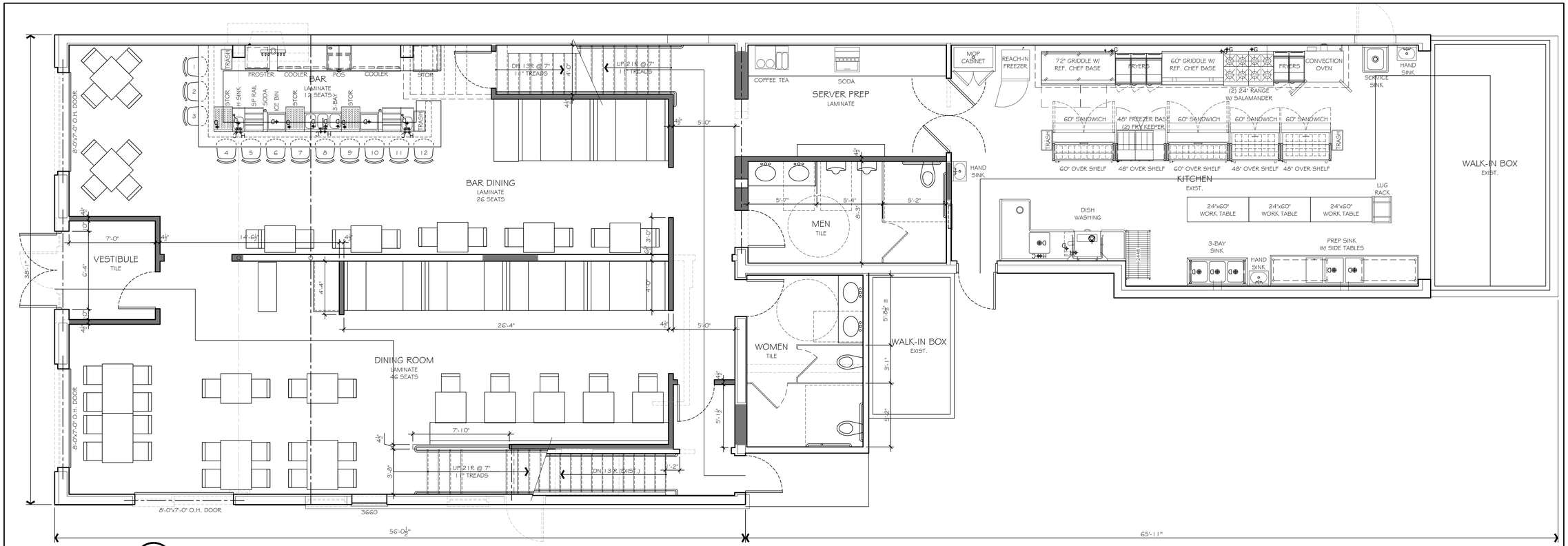
PROPOSED ADDITION & ALTERATION FOR:
THE COMMITTED PIG
165 MAIN STREET
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ

DWG. TITLE: ELEVATIONS

DATE:	MAR. 9, 2021
REVISIONS:	
	MAR. 31, 2021

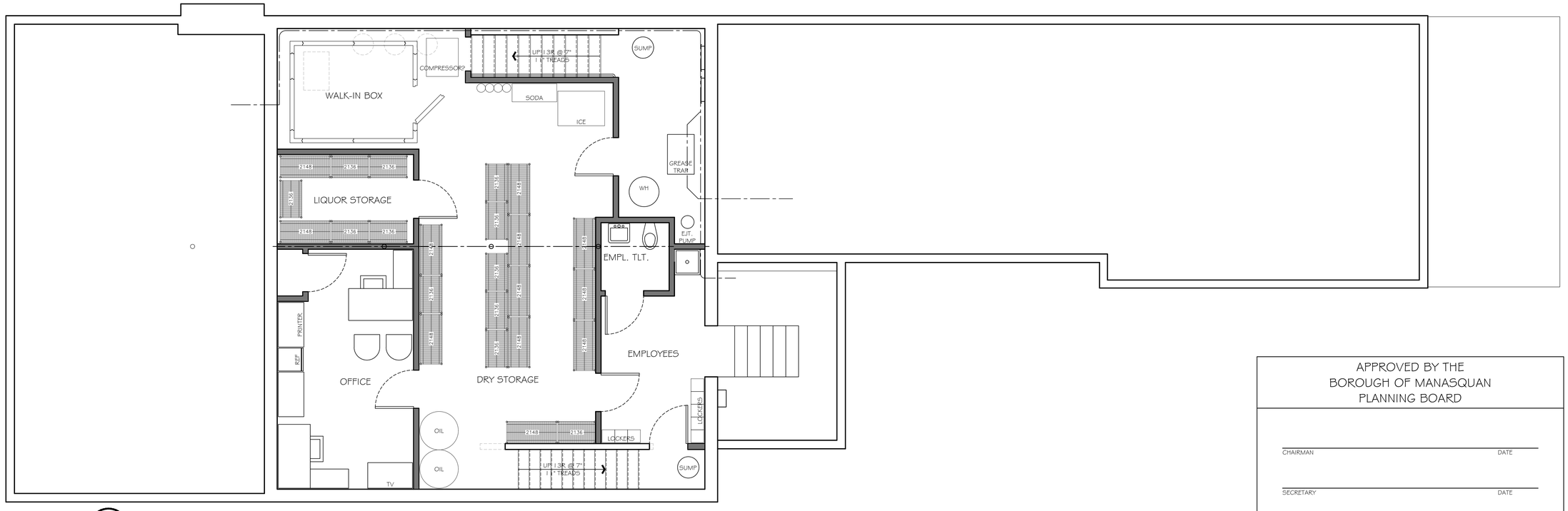
JOB NO: 20-15	**DWG. NO:** A1
DRAWN BY: VLF	

©2021 FELTZ & FRIZZELL ARCHITECTS, LLC



2 / A2 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
AREA: 3,406 S.F.



1 / A2 BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"
AREA: 1,207 S.F.

APPROVED BY THE
BOROUGH OF MANASQUAN
PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

FELTZ & FRIZZELL
Architects LLC
2315 BRIDGE AVE. PT. PLEASANT, NJ 08742
(732) 892-0208 FAX: (732) 892-0250

VERITY L. FRIZZELL, RA, FAIA, CPHD
STATE OF NEW JERSEY #21AI037800
NJSBA CERTIFICATE OF AUTHORIZATION
NO. AC399

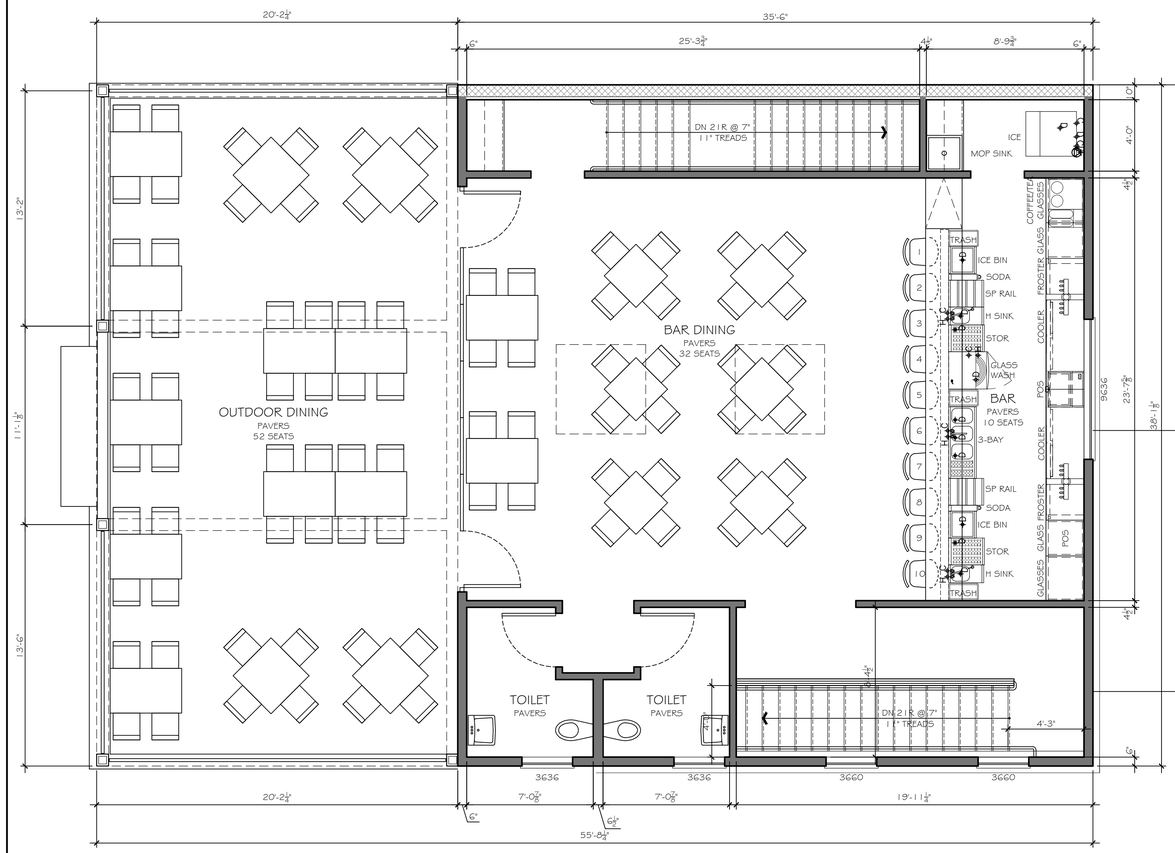
PROPOSED ADDITION & ALTERATION FOR:
THE COMMITTED PIG
165 MAIN STREET
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ

DWG. TITLE:
BASEMENT & FIRST FLOOR PLANS

DATE:	MAR. 9, 2021
REVISIONS:	
	MAR. 31, 2021

JOB NO: 20-15	**DWG. NO:** A2
DRAWN BY: VLF	

©2021 FELTZ & FRIZZELL ARCHITECTS, LLC



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
ENCLOSED AREA: 1,352 S.F.
OUTDOOR DINING: 769 S.F.

APPROVED BY THE
BOROUGH OF MANASQUAN
PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

FELTZ & FRIZZELL
Architects LLC
2315 BRIDGE AVE. PT. PLEASANT, NJ 08742
(732) 892-0208 FAX: (732) 892-0250

VERITY L. FRIZZELL, RA, FAIA, CPHD
STATE OF NEW JERSEY #21AI037800
NJSBA CERTIFICATE OF AUTHORIZATION
NO. AC399

PROPOSED ADDITION & ALTERATION FOR:
THE COMMITTED PIG
165 MAIN STREET
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ

DWG. TITLE:
SECOND
FLOOR PLAN

DATE: MAR. 9, 2021
REVISIONS:
MAR. 31, 2021

JOB NO: 20-15
DRAWN BY: VLF
DWG. NO: A3

©2021 FELTZ & FRIZZELL ARCHITECTS, LLC

THE COMMITTED PIG

BURGER & PANCAKE HOUSE

CAHILL STUDIO

THE COMMITTED PIG

BURGER & PANCAKE HOUSE

CAHILL STUDIO

THE COMMITTED PIG

BURGER & PANCAKE HOUSE

CAHILL STUDIO

THE COMMITTED PIG

BURGER & PANCAKE HOUSE

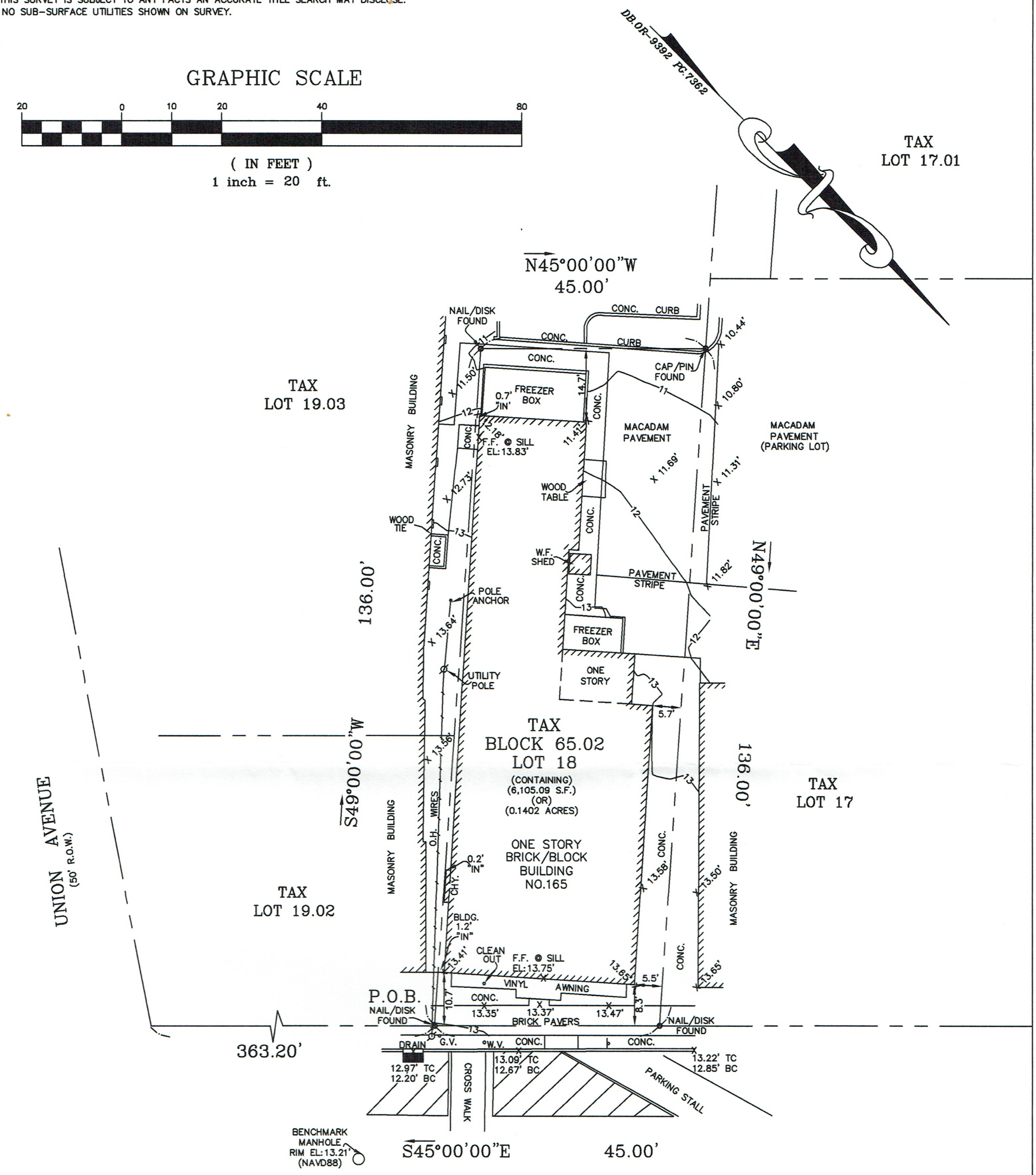
CAHILL STUDI

NOTES:
THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
THIS SURVEY IS SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
NO SUB-SURFACE UTILITIES SHOWN ON SURVEY.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



MAIN STREET
(68.50' R.O.W.)

CHECKED BY:	DRAWN BY:
RON P.	R.P. / D.G.

RODOLFO PIERRI P.L.S.

DATE OF SIGNATURE 10/16/2020

N.J. LAND SURVEYOR
LICENSE NO.24GS03860600

TOPOGRAPHIC SURVEY MAP

OF PROPERTY OF
165 MAIN HOLDINGS, LLC
SITUATED IN THE BOROUGH OF MANASQUAN
MONMOUTH COUNTY NEW JERSEY
TAX BLOCK 65.02 LOT 18

CERTIFIED AS MY PROFESSIONAL OPINION TO:
165 MAIN HOLDINGS, LLC.

(PHONE) 732-807-3606
SHARK RIVER LAND SURVEYING LLC
NEPTUNE CITY NEW JERSEY 07753
CERTIFICATE OF AUTHORIZATION NO.24GA28307000

SCALE:	DATE OF SURVEY	DRAWING NO.:	SHEET NO.:
1"=20'	10/6/2020	20-656	1/1

LEGEND

WV ⋈	WATER VALVE
⌀	UTILITY POLE
Ⓓ	STORM DRAIN MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
—GMO—	GAS MARK OUT
0.00 x	SPOT GRADE
TC 0.00 x	TOP OF CURB
BC 0.00 x	BOTTOM OF CURB
TW 0.00 x	TOP OF WALL
BW 0.00 x	BOTTOM OF WALL
FF 0.00 x	FINISH FLOOR
—00—	EXIST. CONTOUR

ELEVATIONS ARE BASED N.A.V.D. 88 DATUM.
CONTOUR INTERVAL EQUALS 1 FOOT.
UNDERGROUND UTILITIES NOT SHOWN.

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

March 16, 2021

165 Holdings, LLC
2 Overlook Lane
Mendham, NJ 07945

Re: Block: 65.02 Lot: 18 Zone: BR-1
Committed Pig - 165 Main Street

Dear Sir or Madam:

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

Applicant is proposing to remove the freezer box in the rear yard and rebuild the existing building with a new exterior, new interior, second floor addition, rooftop dining on the second floor on the existing building footprint.

Survey prepared by Rodolfo Pierri on October 6, 2020. Site plan prepared by Joseph Kociuba on March 5, 2021. Revised conceptual plans prepared by Feltz and Frizzell on March 9, 2021.

Application denied for the following reason(s):

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

Section 35-9.4 – Front Setback – 10ft. Required
8.3ft. Existing and proposed

" - Rear Setback – 5ft. Required
3.6ft. Existing
14.7ft. Proposed

" - Side Setback (Left) – 3ft. Required
0.7ft. Existing and proposed

" - Building Coverage – 40% Permitted
60.75% Existing & proposed

" - Lot Coverage – 60% Permitted
94.5% Existing & proposed

Section 35-13.4 – On Site Parking – 1 Space/3 seats = 60 Spaces Required
0 Spaces Proposed

Note: This application will also require approval from the Governing Body regarding the expansion of the liquor license.

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

BORO ENGINEERING

April 13, 2021

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

Re: Boro File No. MSPB-R1540
Site Plan – The Committed Pig
Block 65.02, Lot 18
165 Main Street
BR-1 - Business Retail 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. Site Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated March 5, 2021.

2. Architectural Floorplans and Elevation prepared by Verity Frizzell, RA, of Feltz & Frizzell Architects, LLC, dated March 9, 2021, last revised March 31, 2021.

3. Topographic Survey Map prepared by Rodolfo Pierri, PLS, dated October 6, 2020.

4. Color Elevation Renderings, prepared by the Cahill Studio, not dated.

The property is located in the BR-1 - Business Retail Zone with frontage on Main Street. With this application, the applicant is proposing to construct a second floor addition including approximately 2,128 square feet of indoor and outdoor dining space as well as outdoor sidewalk seating in the westerly side yard. The application is deemed complete as of April 13, 2021.

The following are our comments and recommendations regarding this application:

Zoning

1. The property is located in the BR-1 – Business Retail Zone. The proposed restaurant use is permitted in the zone.

2. The following bulk ('c') variances are required as part of this application:

   a. A total of 60 parking spaces are required for the total number of seats in the restaurant (180 seats), whereas 0 spaces are required (0 exist). The applicant must clarify the actual number of seats as there appears to be a discrepancy between the engineering and architectural plans.

BORO ENGINEERING

Re: Boro File No. MSPB-R1540
Site Plan – The Committed Pig
Block 65.02, Lot 18

April 13, 2021
Sheet 2

3. The following non-conformities exist on Lot 18 and are not proposed to be modified as part of this application:

   a. A minimum front yard setback of 10 feet is required, whereas a setback of 8.3 feet exists and is proposed.

   b. A minimum side yard setback of 3 feet is required, whereas a setback of 0.2 feet exists and is proposed (east).

   c. A minimum rear yard setback of 5 feet is required, whereas a setback of 3.6 feet exists and is proposed to the walk in freezer.

   d. A maximum building coverage of 40% is permitted, whereas a coverage of 60.75% exists and is proposed.

   e. A maximum lot coverage of 60% is permitted, whereas a coverage of 94.5% exists and is proposed.

4. The applicant should explain the location of the proposed outdoor seating tables to the west of the building as it appears they may not fit solely on the applicant's property.

5. Building mounted signage is shown on the submitted renderings, however no dimensions are provided. The applicant should be aware that any proposed signage must meet ordinance requirements as no variances are being requested.

6. The proposed hours of operation for the proposed use should be indicated to the Board.

7. The applicant should explain the proposed trash storage and collection methods for the expanded restaurant use as well as how deliveries will be made as no dedicated loading zone is proposed.

8. As there is no increase in building or lot coverage, additional stormwater improvements are not required.

9. Grades have not been shown to demonstrate handicap accessibility however if no grading changes are proposed for the first floor access, the existing grades appear sufficient to meet code requirements.

10. Any site improvements (sidewalk, pavers, curb, building lighting, etc.) or grading changes must be shown on the site plan.

11. No trees are to be removed as part of the application.

12. Any Borough sidewalk damaged during construction must be replaced as necessary.

13. 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

BORO ENGINEERING

Re: Boro File No. MSPB-R1540
Site Plan – The Committed Pig
Block 65.02, Lot 18

April 13, 2021
Sheet 3

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
C. Keith Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
165 Holdings LLC
2 Overlook Lane, Mendham, NJ 07945

APPLICATION TO THE PLANNING BOARD

Applicant's Name 21 N Main Street LLC

Applicant's Address 139 Union Avenue, Unit A, Manasquan, NJ 08736

Telephone Number 732.223.2005, 732.580.8393
(Home and Cell)

Property Location 21 N Main Street
Block: 31 **Lot** 1.01

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

Date of Zoning Officer's Denial Letter February 2, 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? No
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 – by others – See attached
(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 2/4/21

EDWARD DONOVAN
Mayor

AMY SPERA, CMFO
Chief Financial Officer
aspera@manasquan-nj.gov
(732) 223-0544 ext. 330

Incorporated December 30, 1887

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

COURTNEY R. HOGAN, CTC
Tax Collector
chogan@manasquan-nj.gov
(732) 223-2292 ext. 239

ROBYN PALUGHI, CTA
Tax Assessor
taxassessor@manasquan-nj.gov
(732) 223-2292 ext. 238

ROBYN A PALUGHI, CTA – TAX ASSESSOR

*********LIST OF PROPERTY OWNERS TO BE SERVED NOTICE*********

BLOCK 31 LOT(S) 1.01 QUALIFIER _____

PROPERTY ADDRESS 21 Main St N

REQUESTED BY Kevin Starkey

I CERTIFY THAT THE ATTACHED LIST IS AN ACCURATE AND COMPLETE LIST OF PROPERTY OWNERS AND ADDRESSES, AS PREPARED FROM THE MOST RECENT TAX DUPLICATE, WHO MUST BE NOTIFIED PURSUANT TO NJSA 40:55d-12.

DATE 1/13/21

ROBYN A PALUGHI, CTA
MUNICIPAL TAX ASSESSOR

X TAXES ARE CURRENT

_____ TAXES ARE DELINQUENT

_____ TAX EXEMPT PROPERTY

_____ TAXES OPEN BUT WITHIN GRACE PERIOD

_____ TAXES ASSESSED BY ANOTHER TOWN

1/13/21

COURTNEY R HOGAN, CTC
TAX COLLECTOR

STORMWATER MANAGEMENT REPORT

PREPARED FOR

PRELIMINARY AND FINAL SITE PLAN BLOCK 31 - LOT 1.01

BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY

FEBRUARY 24, 2021

R.C. ASSOCIATES
Consulting, Inc.

Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey 08736
Ph. 732-528-0141 • Fax 732-528-1060

Ray Carpenter
Professional Engineer
New Jersey License No. GE23223

1.0 INTRODUCTION

The project site consists of approximately 0.33 acres and is referred to as Lot 1.01, Block 31 located on the Borough of Manasquan Tax Map sheet number 5. The parcel is located within the Borough's 'B-1' Business Zone and has frontage on North Main Street and is adjacent to the Edgar Felix Bike Path. The site currently contains the remains of an automotive repair building with associated parking. The Applicant proposes to raze the existing building and construct a retail/residential building on the site with associated parking, utility, lighting, landscaping and stormwater management improvements. The stormwater management system has been designed in accordance with the requirements of the Borough of Manasquan.

2.0 METHODOLOGY

This project does not qualify as a major development under NJDEP, NJ Residential Site Improvement Standards (R.S.I.S)., or Manasquan Stormwater Management Oridnances. As a result, the site was designed to handle the NJ 2-Year Quality Storm.

3.0 SITE DRAINAGE DESIGN

The land cover of the existing site consists of mostly of poorly grassed areas and impervious coverage. The county soil survey indicates the developed portion of this site to be within the Downer Soil type which has a Hydrologic Soil Group designation of Type'A'.

In order to mitigate the additional runoff created by the increase in impervious area due to the proposed development, an underground recharge system is proposed on the site. The system is to be connected to the roof leaders of the building as well as inlets within the parking area. This system is designed to overflow in the emergency condition and discharge to the existing drainage system within North Main Street. Each building downspout will also include an overflow surcharge pipe & leaf filter.

3.1 CALCULATIONS

Soil: Downer-Urban land complex 0-5% slopes – "A"

Storm duration: 2 hr

Area: 0.33 acres
iavg: 1.25 in/2hr = 0.625 in/hr
Cpre:

Description:	C	Area	C x Area
Buildings	0.99	0.042	0.042
Pavement	0.99	0.065	0.064
Land cover/grass	0.49	0.223	0.109
			0.215

Weighted Cpre = 0.215/0.33 = 0.65

Cpost:

Description:	C	Area	C x Area
Buildings	0.99	0.076	0.075
Pavement	0.99	0.155	0.153
Land cover/grass	0.49	0.099	0.049
			0.277

Weighted Cpost = 0.277/0.33 = 0.84

Q=C*I*A

Qpre=(0.66)(0.625)(0.33) = 0.136 cfs
Qpost=(0.84)(0.625)(0.33) = 0.173 cfs

Runoff Volume(R) = Q* duration*3600

Rpre=(0.136)(2)(3600) = 979.2 cf
Rpost=(0.173)(2)(3600) = 1,245.60 cf
Volume increase = 1245.60-979.20 = **266.40 c.f.**

Storage provided: 184 L.F. 36" perforated HDPE @ 7.069 C.F./L.F.

Total = 1300.70 c.f. storage provided

4.0 CONCLUSION

The proposed drainage system stores the entire 2-year storm for the proposed improvements and satisfies the NJ 2-year quality storm requirements by providing more storage that the proposed increase in runoff volume.

BIRDSALL ENGINEERING, INC.
CONSULTING & ENVIRONMENTAL ENGINEERS

A BIRDSALL SERVICES GROUP COMPANY

Borough of Manasquan Planning Board
201 Main Street
Manasquan, NJ 08736

August 11, 2005
Job No. 2-06853-100165

Attn: Mary Salerno, Planning Board Secretary

Re: Ocean Bay Properties, LLC
Site Plan Application
21 North Main Street
Block 31, Lot 1.01

Dear Chairman and Board Members:

Our office is in receipt of an application package for the above-referenced project. The package includes a set of plans entitled, "New Commercial/Residential Building for: Ocean Bay Properties, 21 North Main Street, Block 31, Lot 1.01, Borough of Manasquan, Monmouth County, New Jersey," consisting of three (3) sheets dated 06/07/05, as prepared Architectural Design Associates. We have reviewed all information submitted in support of the application and offer the following information and comments for your consideration.

General

The property in question is located on the northwesterly side of North Main Street, approximately 144-feet south of Atlantic Avenue. This location is within the Borough's Business Zone (B-1). The parcel is a 14,173 square foot lot currently containing a one-story, masonry and frame structure. The Applicant proposes to remove all existing improvements and construct a three-story mixed-use structure. The first floor consists of four (4) commercial spaces and the second and third floors would contain four (4) two-bedroom apartments. The proposed use and structure are conforming for the zone.

No engineering plans have been provided for review. I recommend that the Board consider this application for Conceptual or Preliminary Site Plan review only. Items such as the number of commercial units, the number of residential units, building appearance and materials, site layout and buffer requirements should all be addressed. In the event that the Board should look favorably upon the proposed uses, any approvals granted should be conditioned upon the Applicant submitting a full set of Engineered plans for Final Site Plan Approval.

Land Use/Site Planning Issues

A review of the Borough's Zoning Ordinance in conjunction with the proposed plan identifies the following issues that should be addressed through the public hearing process.

1. In accordance with Code Section 35-9.4, the maximum permitted lot coverage in the B-1 Zone is 60%, whereas 60.5% has been provided. A variance will be required for this inconsistency.

2. In accordance with Section 35-13.3, non-residential off-street parking areas shall be setback a minimum of 15-feet from the residential zone line, whereas a 5-foot setback has been provided. A variance will be required. It is noted that the Applicant has submitted an Alternate Parking Layout, which shows the parking area conforming to these required setbacks.

☑ 611 Industrial Way West
Eatontown, NJ 07724-2213
P 732.380.1700
F 732.380.1701

☐ 529 Route 9
Barnegat, NJ 08005-2120
P 609.698.1144
F 609.698.6814

☐ 95A Connecticut Drive
Burlington, NJ 08016
P 609.239.4378
F 609.239.4567

☐ 560 Hudson Street
Hackensack, NJ 07601
P 201.562.1500
F 201.562.1501

3. The Applicant shall be prepared to address the prospective tenants for the commercial space.

4. The plan identifies two (2) ground floor stores, however the first floor layout is designed to accommodate four (4) units on the first floor. There are "Possible Divider Walls" and additional bathroom areas shown to accommodate two additional units.

   Any approvals granted by the Board should address the number of commercial units and residential units permissible for the site.

5. The plan identifies access to a below grade level (basements). The Applicant should be prepared to discuss the intended use of these basements. Floor plans including ceiling height should also be provided.

   Additionally, exterior basement accesses should be eliminated.

   Furthermore, any approvals granted by the Board should be conditioned upon use of the basement areas being restricted to the first-floor commercial tenants only.

6. No Centralized trash and refuse location has been designated. The Applicant should discuss where trash is to be stored as well as how trash collection (and delivery vehicles) will maneuver around the site.

7. Off-street loading of goods should be discussed as no loading area has been provided.

8. New curbing, sidewalks and a driveway apron should be installed. Details of same should be provided.

9. Barrier Free Access to the commercial facilities is required. Handicapped ramps and walkways to all entrances shall be required. It is noted that this may increase the lot coverage provided.

10. Details of the site identification sign should be shown. In the B-1 Zone, the site identification sign shall meet the requirements set forth in Section 107-80 of the Coded Ordinances in the Borough of Manasquan.

11. Building setbacks should be established and dimensioned on the plans.

12. The plan identifies a building height of 39.35-feet. The Applicant shall identify the reference datum utilizes for this measurement. The Borough's definition of building height utilized the top of curb elevation at the center of the site's frontage. If the building height needs to be recalculated from this datum, a variance may be required, as 40-feet is the maximum permissible building height in the zone.

Engineering/Final Site Plan Issues

1. A full set of engineering plans shall be provided that addresses the following minimum requirements:
   a. A grading and drainage plan must be provided for review. Stormwater runoff will not be permitted to flow onto adjacent properties.
   b. Finished floor elevations must be provided.
   c. A utility plan addressing water, sewer and placement of mechanical units must be provided for review. It is recommended that each unit be serviced separately.
   d. Profiles of all utilities should be provided.
   e. A stormwater management report must be submitted for review.
2. A landscape and lighting plan must be provided which identifies the following minimum requirements:
   a. The site plan must provide the type of landscaping to be provided.
   b. Planting heights and material heights at maturity should be addressed.
   c. Planting details are required.
   d. Site lighting should provide for a minimum of 0.5 foot-candles in parking areas.
   e. Details of all lighting fixtures, including mounting heights and isolux outputs must be provided.
   f. A buffer to the residential zone boundary shall be established.
3. Construction Details will be required. The following details should be added to the plan set:
   a. Handicapped parking stall dimensions and required signage;
   b. Concrete driveway apron;
   c. Handicapped ramps;
   d. Concrete sidewalks;
   e. Concrete curb;
   f. Parking lot pavement sections;
   g. Brick paver sections;
   h. Water service connections;
   i. Sewer service connections;

BIRDSALL ENGINEERING, INC.
CONSULTING & ENVIRONMENTAL ENGINEERS

A BIRDSALL SERVICES GROUP COMPANY

j. Site signage, (Stop Bar and Stop Sign, Handicapped Parking Striping and signage, site identification signage including sign foundation, etc…); and,

k. Drainage Structures.

4. I reserve the right to make additional comments pending a review of this requested information.

5. The Applicant shall submit to, and appear before, other Local, State and Federal jurisdictional agencies for appropriate permits pertaining to this project including, but not limited to, the Freehold Soils Conservation District and the Monmouth County Planning Board.

6. Prior to commencement of construction, the applicant shall post a performance guarantee and inspection fund in accordance with the provisions of the Borough's Land Use Ordinance and the Municipal Land Use Law.

The Board may entertain the bulk variances listed above. In order to grant these variances, the Applicant would have to establish the basis for each in accordance with Municipal Land Use Law and demonstrate that the benefits of the deviations outweigh any detriments. Furthermore, the Applicant would have to demonstrate that the granting of said variances would not be a detriment to the public good nor impair the intent or purposes of the Zoning Plan or Zoning Ordinance in the Borough of Manasquan.

We trust this report is suitable for your purposes. If you have any questions with regard to the above, please contact me

Very truly yours,

BIRDSALL ENGINEERING, INC.

Elissa C. Commins

Elissa C. Commins P.E., P.P., C.M.E
Planning Board Engineer/Planner

ECC:kbh

cc: Geoffrey Cramer, Esq., Planning Board Attorney
Jack de Castro, Applicant
Denise O'Donnell, Esq., Applicant's Attorney

J:\Jobs\2006\53100165\Documents\Review Letter.doc

BOROUGH OF MANASQUAN
PLANNING BOARD

RESOLUTION NO.46A-2005

RE: APPLICATION OF OCEAN BAY PROPERTIES AND JACK DeCASTRO SEEKING FINAL SITE PLAN APPROVAL WITH RESPECT TO THE CONSTRUCTION OF A MIXED USE DEVELOPMENT IN A SINGLE STRUCTURE LOCATED UPON PROPERTY KNOWN AS LOT 1.01 IN BLOCK 31 IN THE BOROUGH OF MANASQUAN

WHEREAS, Ocean Bay Properties and Jack DeCastro have applied to the Planning Board of the Borough of Manasquan for final site plan approval with respect to the construction of three story mixed use building containing office units on the first floor and four dwelling units on the second and third floors, to be located on Lot 1.01 in Block 31 at 21 North Main Street, in the Borough of Manasquan; and

WHEREAS, the Planning Board conducted a public hearing with reference to the subject application seeking final site plan approval on November 1, 2005; and

WHEREAS, the Board previous to the February meeting granted preliminary approval by Resolution No. 46-2004, adopted on September 6, 2005; and

WHEREAS, at the public hearing held with respect to the request for final site plan approval on November 1, 2005, the Planning Board received testimony and provided to all interested parties, neighbors and objectors, an opportunity to be heard with regard to the application; and

WHEREAS, the members of the Planning Board have reviewed the drawing and submissions with respect to final site plan submitted by Applicant and, in addition thereto, has considered the written report, comments and suggests made by the Board's Assistant Professional Engineer and Planner, Elissa C. Commins, P.E., P.P., C.M.E., dated November 1, 2005, as well as its traffic officer's written report; and

WHEREAS, the Planning Board does hereby makes the following findings and conclusions based upon the testimony presented and exhibits provided, and the Board's review of the subject application and public comments received:

1. The property forming the subject of the application is located on the northwesterly side of North Main Street, approximately 144 feet south of North Main Street's intersection with Atlantic Avenue. The Applicant's property is located in the

Borough's B-1 Business Zone. The parcel is a 14,173 square foot lot.

2. Eileen O'Donnell, Esquire, attorney for the Applicant appeared together with expert witnesses, project engineer Ray Carpenter and project engineer Richard S. Jacobs. Applicant **stipulated** through counsel that no additional variances are being sought in connection with the subject final site plan approval. Applicant **stipulated** through its project engineer that all pavers would be set in quarry stone or mason sand to eliminate impervious qualities and assure a 59% lot coverage

3. Additionally, Applicant **stipulated** that the seven foot setback would be observed on the southerly property line. Said setback would be achieved by moving the parking lot area an additional two feet to the north. Parking stalls would not be shrunk by way of that movement. The original resolution adopted by the Board under Resolution 46-2005 provided for sixteen parking spaces, which number is one in excess of that required by the Zoning Ordinance. In order to achieve the sixty percent lot coverage, fifteen parking spaces would be provided consistent with the Ordinance. Applicant **stipulates** that it will provide fifteen parking spaces as required by the Ordinance and stay under the sixty percent permitted lot coverage. Applicant further **stipulated** that there will be eight parking spaces reserved for residential tenants and seven parking spaces for office tenants. A typographical in the final site plan identifying storage spaces will be corrected. On the first floor there will only be office spaces. Applicant **stipulated** to making the last mentioned changes. Applicant **stipulated** that it will comply with the original height limitation of 39.4 feet but if the opportunity presents itself to reduce the overall height, that reduction can be made, provided, however, Applicant can satisfy the Board's Professional Engineer and Planner with respect to the reduction and that the reduction will not detract from the aesthetics of the project.

4. With respect to the sight triangle easement referenced in the Board's Engineer and Professional Planner's report, the triangle will be an equilateral triangle that is the site triangle and will have dimensional measurements of 25 feet and an easement establishing same will be in form and content satisfactory to the Board's Professional Engineer.

5. The Board notes that the installation of concrete sidewalks, although not a problem, would require variance relief because of the their impermeable nature. Accordingly, Applicant **stipulated** that it will provide a walkway that is constructed utilizing pavers set in quarry stone and masonry sand.

6. Applicant **stipulated** that all mechanical and air-conditioning equipment will be placed at ground level at the rear of the proposed building. Applicant further **stipulated** that any inconsistency in the plans with said location will be eliminated. The Applicant **stipulated** that it will provide and show on the plans the hours of operation of the first floor offices on the plan. Additionally, the plans will contain a notation that all exterior parking lot lighting will be on from dusk to one hour after the conclusion of the business day. Appropriate shielding of lights will be provided satisfactory to the Board's Professional Engineer to assure that there will be no spillage onto adjacent properties. Lighting sufficient to provide security for the residents' use of the parking area will, however, be provided.

7. Applicant **stipulated** that they will provide for private garbage and recyclable pick up from the site and that said pick up will be available to all office and residential occupants without differentiation. The area set aside for that purpose can be constructed using a concrete pad or, in the alternative, pavers, provided, however, that the area is sized to accommodate the trash cans to be played by the residential tenants and office occupants and provide further that the lot coverage requirement of the Ordinance is not exceeded.

8. All performance and maintenance bonds required in conjunction with said refuse and trash collection area shall be provided in amounts and for a term consistent with the requirements of the Board's Professional Engineer. This will facilitate the utilization of a paver area as opposed to a reinforced concrete pad for the location of the dumpster.

9. Applicant, through its Architect, **stipulated** that a landscaping grass will be utilized to screen all trash receptacles and the dumpster. A landscaping plan that identifies the location and varieties of plantings will be provided to the Board's Professional Planner for her review and approval.

10. Considerable discussion took place with respect to the proximity of the bicycle path to Applicant's development. Applicant **stipulated** that he will provide signage in size, content and location satisfactory to the Board's Professional Engineer to help assure the safety of cyclists and pedestrians utilizing the bicycle path and the crossing at North Main to the public parking area opposite the bicycle path.

11. The Board emphasized to the Applicant that a pad mounted transformer would have to be utilized in connection with all underground utilities provided to the subject development site and that this is a condition of the Board's final site plan approval.

12. Applicant **stipulated** that fire lanes, as approved by the fire subcode official, will be at a location and design provided by Applicant and subject to final review by the Board's Professional Planner and appropriate fire subcode official.

13. Applicant **stipulated** signage identifying the project and office tenants will be provided that is wholly conforming with the Borough's Zoning Ordinance.

14. Applicant **stipulated** that it will eliminate the arbor vitae plantings at the rear of the subject project and will discuss with the property owner to the rear the placement of plantings at developer's cost and expense upon that adjoining property owner's land. The objective will be to free up as much of the area between the rear property line and the rear of the building proposed to be constructed for utilization by the residential occupants of the proposed building for their outdoor use and enjoyment.

15. The Board determines that the Applicant has timely applied for final approval of the entire project. The Board further determines that the plans submitted for final approval are substantially identical to that submitted for preliminary approval but for those changes set forth in the Board Engineer and Planner's final written report an addressed herein.

NOW, THEREFORE, BE IT RESOLVED by the Manasquan Planning Board that the Applicant's request for final site plan approval in connection with the construction of four townhouse residential units on the upper floor and two office units on the ground floor consistent with all preliminary and final plans presented and the Board Engineer's written recommendations contained in her November 1, 2005 report

(except as modified expressly by this Resolution) together with those stipulations made by Applicant and referenced hereinbefore during the course of the public hearing of February 1, 2005, together with all conditions contained in the prior Resolution of this Board, be and the same is hereby approved, conditioned, however, upon the Applicant's compliance with all the following conditions:

1. All plans and specifications hereinbefore provided shall comply with all applicable codes and ordinances of the Borough of Manasquan. Bonds shall be posted consistent with recommendations of the Board's Professional Engineer to insure the installation of improvements, including but not limited to, streets, grading, pavement, gutters, curbs, sidewalks, street lighting, shade trees, surveyors monuments, water mains, culverts, storm sewers, sanitary sewers or other means of sewage disposal , drainage structures, erosion control and sedimentation controlled devices and other on-site improvements and landscaping. Said bonds or guarantees to be in amounts approved by the Board's Professional Engineer.

2. Applicant shall provide a maintenance guarantee to be posted with the Borough Counsel for a period not to exceed two years after final acceptance of improvements in an amount not to exceed fifteen percent (15%) of the cost of the improvement. Applicant shall comply with other pertinent provisions of Section 35-19.13 (d)(e).

3. Applicant shall agree, in writing, to all conditions imposed by prior Resolution of the Board or this Resolution of the Board and shall provide proof that all taxes and assessments for local improvements on the property have been paid in full.

4. Consistent with Section 35-19.12 of the Zoning Ordinance of the Borough of Manasquan, this approval shall expire two (2) years from the date of adoption of this Resolution unless the Applicant has secured a building permit to commence construction consistent with said ordinance section last mentioned or unless a written request for an extension is timely received consistent with the provisions of 35-19.12.

5. All other approvals required to be obtained from the County of Monmouth Planning Board, State Highway Department of Transportation and the Monmouth County Soil Conservation.

6. Applicant shall make contributions to the Housing Trust Fund consistent with the provisions of Section 35-35 of the Borough of Manasquan Land Use Ordinance. Additionally, Applicant shall bring itself into compliance with all provisions of that Ordinance with regard to any other development projects completed by Applicant in the Borough of Manasquan.

7. Applicant shall provide to the Board a complete copy of any and all condominium documents (including but not limited to a copy of the Master Deed , condominium association by-laws, as well as rules and regulations) with regard to any condominium form of ownership established with respect to Applicant's development). Any modification or improvements or additions with respect to the subject development project and the site plan herein approved shall require application to and review and approval by this Board.

BE IT FURTHER RESOLVED that a copy of this Resolution be immediately provided by the Planning Board Secretary to the Zoning Officer, to the Construction Official, to the Planning Board Professional Planner and Engineer, and to the Tax Office and Water and Sewer Departments and to the Superintendent of the Department of Public Works in order that said officials and departments may appropriately note their records with respect to approvals hereby granted.

JOHN BURKE, Chairman
Manasquan Planning Board

I certify that the foregoing Resolution is a true copy of a Resolution adopted at the meeting of the Manasquan Planning Board on December 6, 2005.

MARY C. SALERNO, Secretary
Manasquan Planning Board

BOROUGH HALL, 201 EAST MAIN STREET

RICHARD DUNNE
Mayor

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

COLLEEN SCIMECA
Municipal Clerk

JOHN T. TRENGROVE
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

June 28, 2005

Ocean Bay Properties
157 Curtis Place
Manasquan, NJ 08736

Re: Block: 31 Lot: 1.01 Zone: B-1
21 North Main Street

Dear Sir:

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

Demolish all existing buildings and structures on the site and construct a 3 story mixed use building containing two retail units on the first floor and four dwelling units on the second and third floors. Survey prepared by Charles O'Malley on June 22, 2005 and a site plan and conceptual plans prepared by Architectural Design Associates on June 7, 2005.

Application denied for the following reason(s):

Section 35-18.3 – Site plan approval required by the Planning Board.

Section 35-9.4 - Lot Coverage – 60% Permitted
61% Proposed

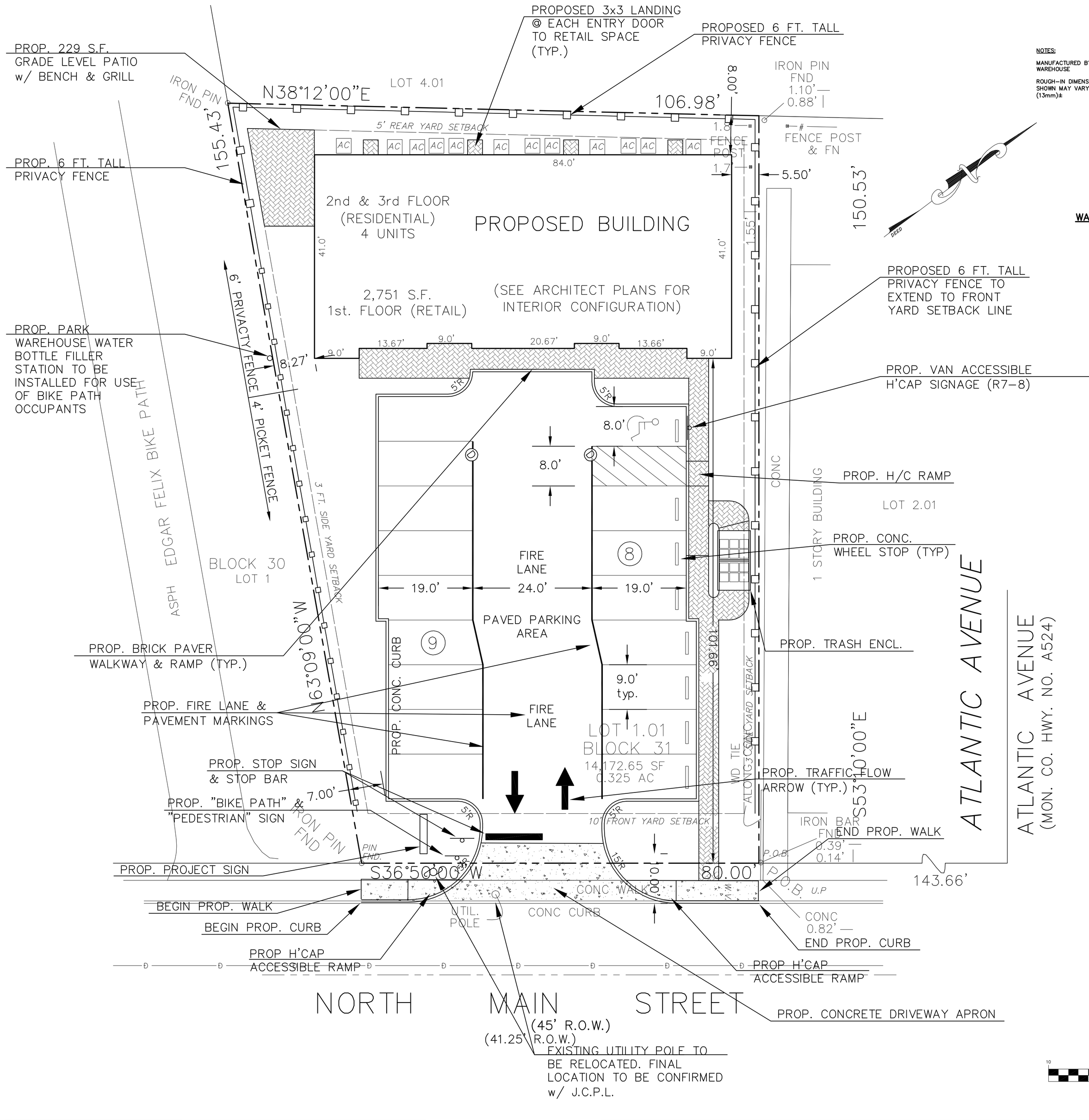
Section 35-13.3a – Parking Area Setback from Residential Zone – 15ft. Required
6.5ft. Proposed

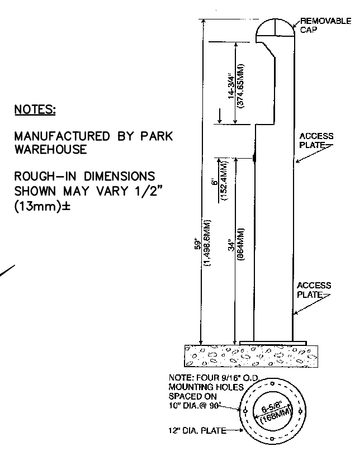
If I can be of any further assistance, please call me at (732)- 223-0544 ext. 256

Sincerely,

R. Furey

Richard Furey
Zoning Officer





WATER BOTTLE FILLER DETAIL

N.T.S.

ZONING SCHEDULE

ZONE B–1 (BUSINESS)

DESCRIPTION	REQUIRED/PERMITTED	PROPOSED
BUILDING USE	BUSINESS	BUSINESS/RESIDENTIAL
MIN. LOT AREA	5,000 S.F.	14,172.65 S.F.
MIN. LOT FRONTAGE	30 FT.	80 FT.
MIN. FRONT YARD SETBACK	10 FT.	101.66 FT.
MIN. SIDE YARD SETBACK	3 FT. (EACH)	6.21 & 5.50 FT.
MIN. REAR YARD SETBACK	5 FT.	8 FT.
MAX. BUILDING HEIGHT	40 FT./ 3 STORIES	40 FT. / 3 STORIES
MAX. BLDG. COVERAGE	40 % (5,669.06 S.F.)	23.24 % (3,294 S.F.)
MAX. LOT COVERAGE	60 % (8,503.59 S.F.)	** 63.25 % (8,964.25 S.F.)
PARKING LOCATION	REAR YARD	** FRONT YARD
MIN. STORAGE AREA	80 S.F.(PER RESIDENTIAL UNIT)	80 S.F.(PER RESIDENTIAL UNIT)
MIN. EXTERIOR DECKS	556 S.F.(139 S.F./ UNIT)	** 229 S.F.
MIN. PARKING STALL	9x19	9x19
MIN. LOADING ZONE SPACES	0 SPACES	0 SPACES
MIN. PARKING SPACES	17 SPACES(SEE BELOW)	17 SPACES
MIN. PARKING OFFSET TO R–2	15 FT.	** 7 FT.
PATIO LOCATION	REAR YARD	** SIDE YARD

* – INDICATES EXISTING NON–CONFORMITY
** – INDICATES VARIANCE REQUIRED.

WAIVERS REQUESTED:
TRAFFIC IMPACT ANALYSIS

REQUIRED PARKING FOR PROPOSED USE

RESIDENTIAL UNITS	2/UNIT @ 4 UNITS = 8 SPACES.
RETAIL	1/300 S.F. @ 2,751 S.F. =9 SPACES
TOTAL SPACES REQUIRED = 17 SPACES	

PROP. BUILDING COVERAGES

PROP. BUILDING	3,294 S.F.
TOTAL PROP. BUILDING COVERAGES	3,294 S.F.

PROP. LOT COVERAGES

PROP. BUILDING	3,294 S.F.
PROP. DRIVEWAY	5,340 S.F.
PROP. CURBS	148 S.F.
PROP. TRASH ENCLOSURE	78 S.F.
PROP. CONC. APRON	104.25 S.F.
TOTAL PROP. LOT COVERAGES	8,964.25 S.F.

PROPERTY SHALL BE SERVICED BY PUBLIC SEWER AND WATER

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY WILLIAM J. FIORE, P.L.S.

ALL MECHANICALS INCLUDING AIR CONDITIONING APPARATUS AND EQUIPMENT SHALL BE LOCATED BEHIND THE PROPOSED BUILDING.

OWNERSHIP AND MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL TRANSFER WITH OWNERSHIP OF THE PROPERTY.

ALL UNITS TO BE PROVIDED WITH SEPERATE WATER & GAS METERS FOR UTILITY CONTROL.

APPROVED BY
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

2/9/21 – REVISED PER OWNER
12/16/20 – REVISED LAYOUT PER OWNER

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PRELIMINARY & FINAL SITE PLAN

PROPOSED LAYOUT PLAN

21 NORTH MAIN STREET
BLOCK 31 – LOT 1.01
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

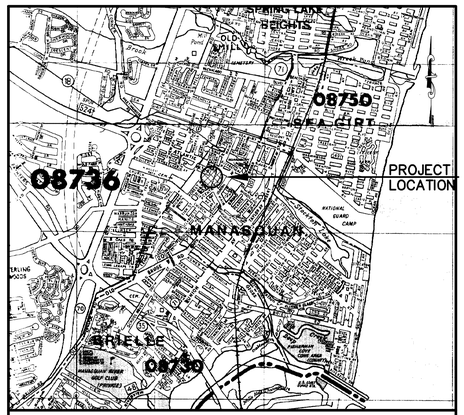
R.C. ASSOCIATES
Consulting, Inc.
Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey, 08736
Ph. 732–528–0141 • Fax 732–528–1060
RAY CARPENTER P.E.
PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

C.A.	#24GA28108800
DRN BY:	WAM
DATE:	10/13/20
SCALE:	AS SHOWN
JOB #:	2020.145
SHEET:	3 OF 6

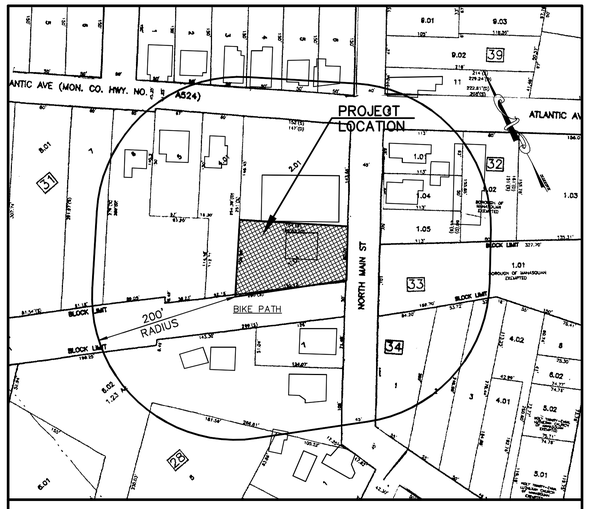
PRELIMINARY & FINAL SITE PLAN

BLOCK 31 - LOT 1.01

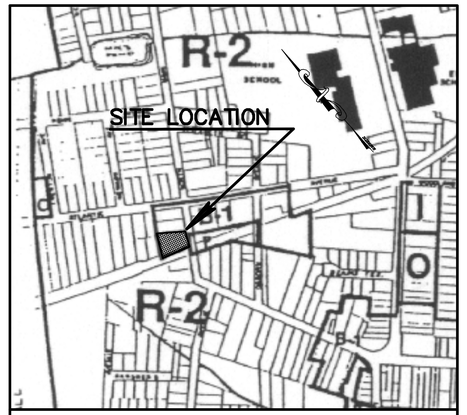
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY



KEY MAP
SCALE 1" = 200'±



AREA MAP
SCALE 1" = 100'



ZONING MAP
SCALE 1" = 200'±

GENERAL NOTES

PROPERTY IS KNOWN AS 21 NORTH MAIN STREET, MANASQUAN, MONMOUTH COUNTY, NEW JERSEY. PROPERTY ALSO KNOWN AS BLOCK 31, LOT 1.01 AS SHOWN ON SHEET 4 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY NEW JERSEY

PROPERTY IS LOCATED IN THE B-1 ZONE AND CONTAINS A TOTAL OF 14,217 SQ. FT. / 0.326± ACRES.

OWNER: 21 NORTH MAIN, LLC.
53 JACKSON AVE S
MANASQUAN, NJ 08736

APPLICANT: OCLAR PROPERTIES, LLC
139 UNION AVE
MANASQUAN, NJ 08736

THIS DRAWING IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

THIS SET OF PLANS HAVE BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL DE IN ACCORDANCE WITH:

-N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED;

-CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS;

-CURRENTLY, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.

THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD-CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.

THE SITE WILL BE CONSTRUCTED IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT OF 1990

THE APPLICANT SHALL OBTAIN ROAD OPENING PERMITS FOR ALL OPENINGS IN BOROUGH STREETS AND ROADS.

ALL BUILDING AND SITE WORK CONSTRUCTION IS TO BE DONE IN ONE PHASE.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY WILLIAM FIORE, PLS.

INDEX OF SHEETS

SHEET NO.	TITLE
1 OF 6	TITLE SHEET
2 OF 6	EXISTING CONDITIONS PLAN
3 OF 6	LAYOUT PLAN
4 OF 6	GRADING, DRAINAGE & UTILITY PLAN
5 OF 6	LANDSCAPE & LIGHTING PLAN
6 OF 6	CONSTRUCTION DETAILS

APPROVED BY
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN DATE

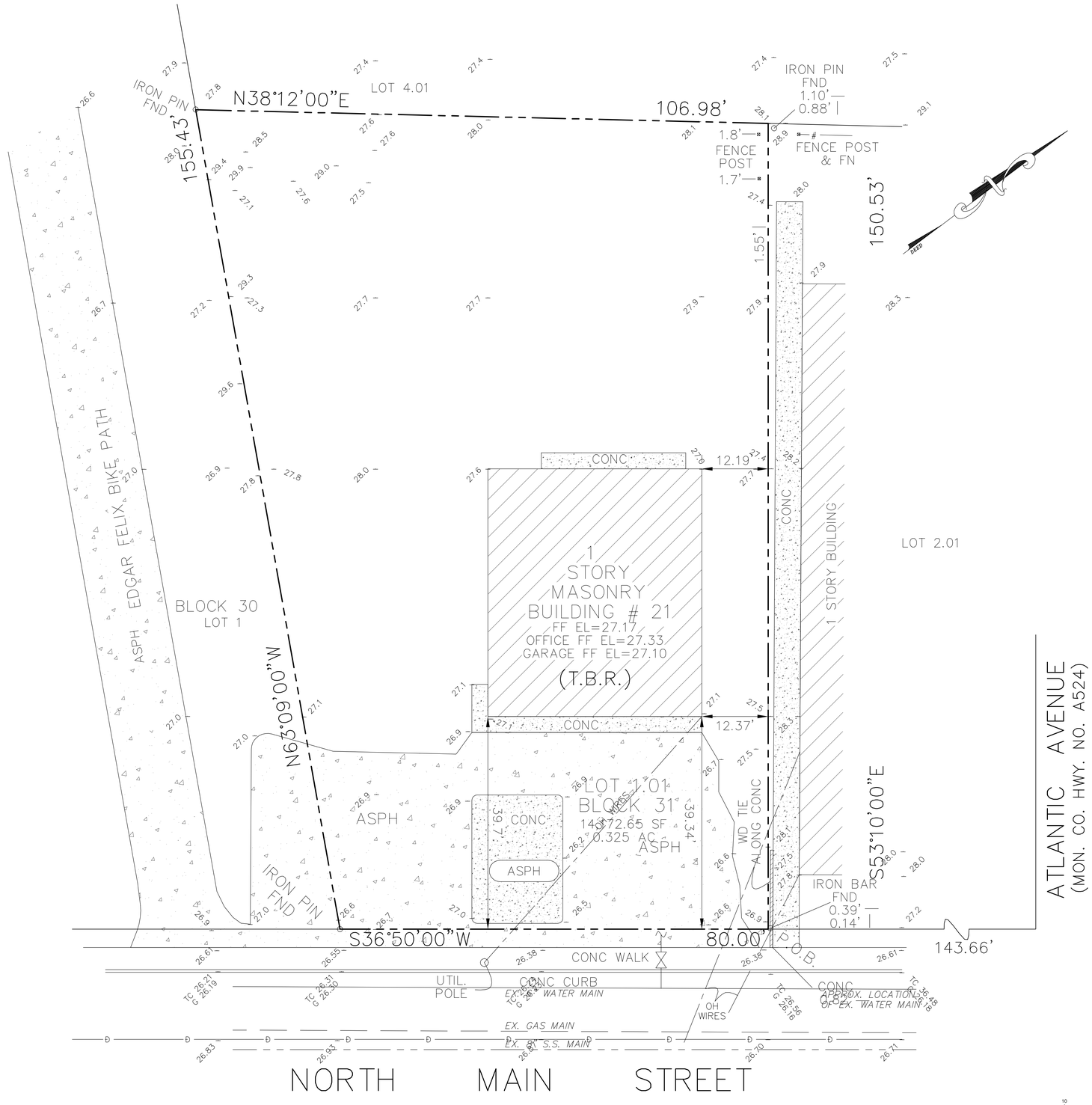
SECRETARY DATE

ENGINEER DATE

PRELIMINARY & FINAL SITE PLAN
TITLE SHEET
21 NORTH MAIN STREET
BLOCK 31 - LOT 1.01
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES CONSULTING, INC.
Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey, 08736
Ph. 732-528-0141 • Fax 732-528-1060
RAY CARPENTER P.E.
PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

DRN BY:	WAM
DATE:	10/13/20
SCALE:	AS SHOWN
JOB #:	2020.145
SHEET:	1 OF 6



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

APPROVED BY
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

PRELIMINARY & FINAL SITE PLAN

EXISTING CONDITIONS PLAN

21 NORTH MAIN STREET
BLOCK 31 – LOT 1.01
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
Consulting, Inc.
Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey, 08736
Ph. 732-528-0141 • Fax 732-528-1060
RAY CARPENTER P.E.
PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

C.A.	#24GA28108800
DRN BY:	WAM
DATE:	10/5/20
SCALE:	AS SHOWN
JOB #:	2020.145
SHEET:	2 OF 6

PROPOSED 3x3 LANDING @ EACH ENTRY DOOR TO RETAIL SPACE (TYP.)

PROPOSED 6 FT. TALL PRIVACY FENCE

PROP. 229 S.F. GRADE LEVEL PATIO w/ BENCH & GRILL

IRON PIN FND

N38°12'00"E

LOT 4.01

106.98'

8.00'

IRON PIN FND 1.10'— 0.88'|

5' REAR YARD SETBACK

1.8 FENCE POST 1.7

FENCE POST & FN

5.50'

PROP. 6 FT. TALL PRIVACY FENCE

155.43'

84.0'

2nd & 3rd FLOOR (RESIDENTIAL) 4 UNITS

PROPOSED BUILDING

150.53'

41.0'

1.55'

41.0'

2,751 S.F. 1st. FLOOR (RETAIL)

(SEE ARCHITECT PLANS FOR INTERIOR CONFIGURATION)

PROPOSED 6 FT. TALL PRIVACY FENCE TO EXTEND TO FRONT YARD SETBACK LINE

PROP. PARK WAREHOUSE WATER BOTTLE FILLER STATION TO BE INSTALLED FOR USE OF BIKE PATH OCCUPANTS

6' PRIVACY FENCE 4' PICKET FENCE

8.27'

9.0' 13.67' 9.0' 20.67' 9.0' 13.66' 9.0'

S.R.

S.R.

PROP. VAN ACCESSIBLE H'CAP SIGNAGE (R7-8)

8.0'

8.0'

PROP. H/C RAMP

LOT 2.01

CONC

1 STORY BUILDING

PROP. CONC. WHEEL STOP (TYP)

ASPH EDGAR FELIX BIKE PATH

BLOCK 30 LOT 1

3 FT. SIDE YARD SETBACK

FIRE LANE

24.0'

19.0'

19.0'

PAVED PARKING AREA

8

9

PROP. BRICK PAVER WALKWAY & RAMP (TYP.)

N63°00'00"W

PROP. CONC. CURB

99.10'

PROP. TRASH ENCL.

PROP. FIRE LANE & PAVEMENT MARKINGS

FIRE LANE

9.0' typ.

LOT 1.01 BLOCK 31 14,172.65 SF 0.325 AC

ALONG 3.3 CONC YARD SETBACK

WD TIE

PROP. STOP SIGN & STOP BAR

PROP. "BIKE PATH" & "PEDESTRIAN" SIGN

7.00'

IRON PIN FND

PROP. TRAFFIC FLOW ARROW (TYP.)

S53°00'00"E

ATLANTIC AVENUE

ATLANTIC AVENUE (MON. CO. HWY. NO. A524)

5' R

10' FRONT YARD SETBACK

IRON BAR FND 0.39'— 0.14'|

END PROP. WALK

PIN FND.

P.O.B.

P.O.B.

U.P

PROP. PROJECT SIGN

S36°50'00"W

80.00'

143.66'

CONC WALK

15' R

100.00'

BEGIN PROP. WALK

BEGIN PROP. CURB

UTIL. POLE

CONC CURB

CONC 0.82'— END PROP. CURB

PROP H'CAP ACCESSIBLE RAMP

PROP H'CAP ACCESSIBLE RAMP

NORTH MAIN STREET (45' R.O.W.) (41.25' R.O.W.)

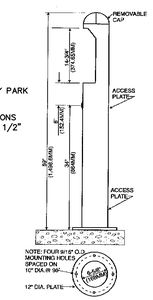
PROP. CONCRETE DRIVEWAY APRON

EXISTING UTILITY POLE TO BE RELOCATED. FINAL LOCATION TO BE CONFIRMED w/ J.C.P.L.

NOTES:

MANUFACTURED BY PARK WAREHOUSE

ROUGH-IN DIMENSIONS SHOWN MAY VARY 1/2" (13mm)±



WATER BOTTLE FILLER DETAIL

N.T.S.

ZONING SCHEDULE

ZONE B–1 (BUSINESS)

DESCRIPTION	REQUIRED/PERMITTED	PROPOSED
BUILDING USE	BUSINESS	BUSINESS/RESIDENTIAL
MIN. LOT AREA	5,000 S.F.	14,172.65 S.F.
MIN. LOT FRONTAGE	30 FT.	80 FT.
MIN. FRONT YARD SETBACK	10 FT.	101.66 FT.
MIN. SIDE YARD SETBACK	3 FT. (EACH)	6.21 & 5.50 FT.
MIN. REAR YARD SETBACK	5 FT.	8 FT.
MAX. BUILDING HEIGHT	40 FT./ 3 STORIES	40 FT. / 3 STORIES
MAX. BLDG. COVERAGE	40 % (5,669.06 S.F.)	23.24 % (3,294 S.F.)
MAX. LOT COVERAGE	60 % (8,503.59 S.F.)	60 % (8,503.25 S.F.)
PARKING LOCATION	REAR YARD	** FRONT YARD
MIN. STORAGE AREA	80 S.F.(PER RESIDENTIAL UNIT)	80 S.F.(PER RESIDENTIAL UNIT)
MIN. EXTERIOR DECKS	556 S.F.(139 S.F./ UNIT)	** 229 S.F.
MIN. PARKING STALL	9x19	9x19
MIN. LOADING ZONE SPACES	0 SPACES	0 SPACES
MIN. PARKING SPACES	17 SPACES(SEE BELOW)	17 SPACES
MIN. PARKING OFFSET TO R–2	15 FT.	** 7 FT.
PATIO LOCATION	REAR YARD	** SIDE YARD

* – INDICATES EXISTING NON–CONFORMITY
** – INDICATES VARIANCE REQUIRED.

WAIVERS REQUESTED:
TRAFFIC IMPACT ANALYSIS

REQUIRED PARKING FOR PROPOSED USE

RESIDENTIAL UNITS	2/UNIT @ 4 UNITS = 8 SPACES.
RETAIL	1/300 S.F. @ 2,751 S.F. =9 SPACES
TOTAL SPACES REQUIRED = 17 SPACES	

PROP. BUILDING COVERAGES

PROP. BUILDING	3,294 S.F.
TOTAL PROP. BUILDING COVERAGES	3,294 S.F.

PROP. LOT COVERAGES

PROP. BUILDING	3,294 S.F.
PROP. CURBS	148 S.F.
PROP. TRASH ENCLOSURE	78 S.F.
PROP. PAVED DRIVEWAY	4,983.25 S.F.
TOTAL PROP. LOT COVERAGES	8,503.25 S.F.

PROPERTY SHALL BE SERVICED BY PUBLIC SEWER AND WATER

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY WILLIAM J. FIORE, P.L.S.

ALL MECHANICALS INCLUDING AIR CONDITIONING APPARATUS AND EQUIPMENT SHALL BE LOCATED BEHIND THE PROPOSED BUILDING.

OWNERSHIP AND MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL TRANSFER WITH OWNERSHIP OF THE PROPERTY.

ALL UNITS TO BE PROVIDED WITH SEPERATE WATER & GAS METERS FOR UTILITY CONTROL.

APPROVED BY
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

2/24/21 – ADDED PAVER SECTIONS TO PARKING LOT
2/9/21 – REVISED PER OWNER
12/16/20 – REVISED LAYOUT PER OWNER

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PRELIMINARY & FINAL SITE PLAN

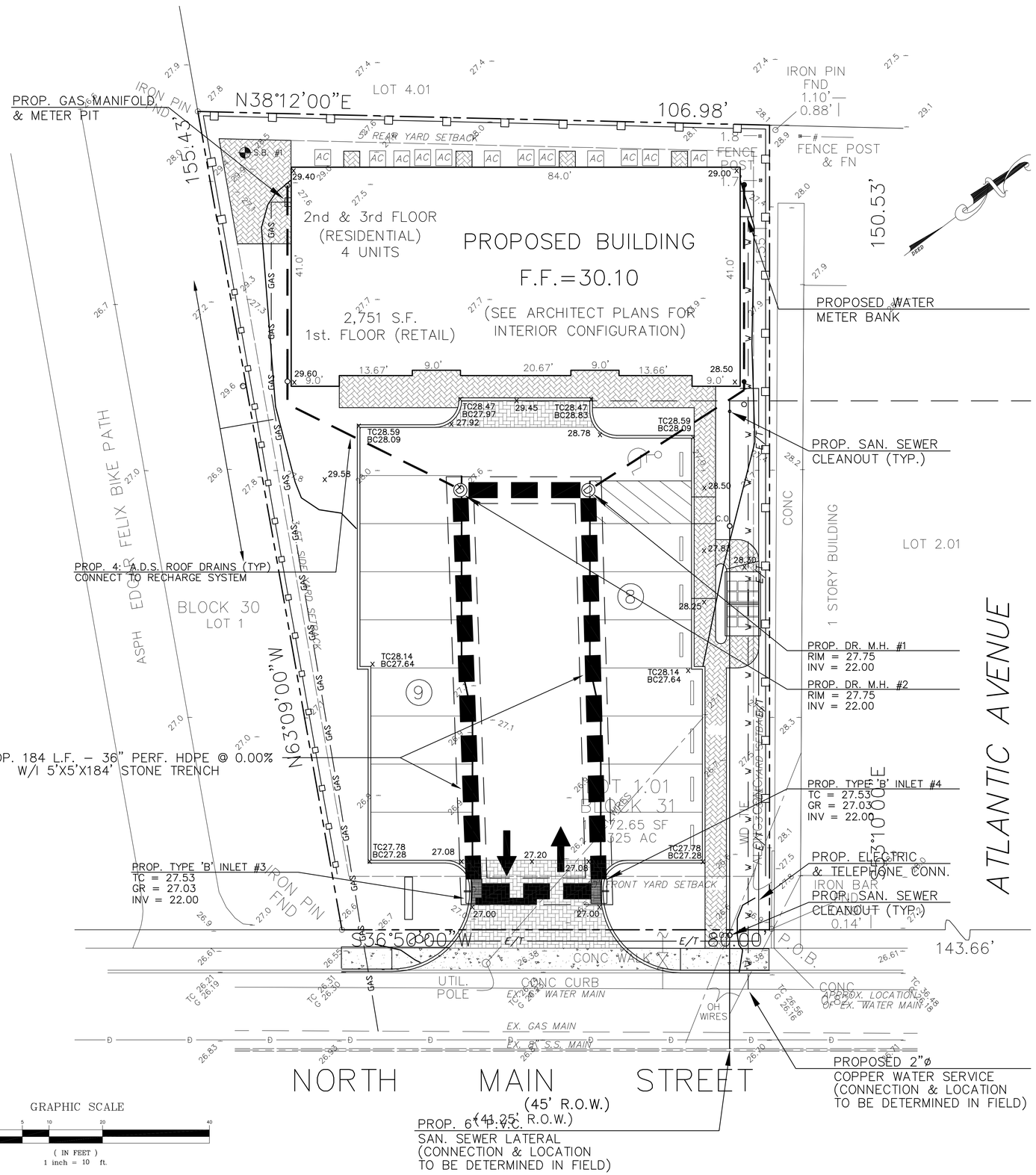
PROPOSED LAYOUT PLAN

21 NORTH MAIN STREET
BLOCK 31 – LOT 1.01
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
Consulting, Inc.
Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey, 08736
Ph. 732-528-0141 • Fax 732-528-1060

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

C.A. #24GA28108800	
DRN BY:	WAM
DATE:	10/13/20
SCALE:	AS SHOWN
JOB #:	2020.145
SHEET:	3 OF 6



GENERAL NOTES

THE LOCATION OF UNDERGROUND UTILITIES, AS SHOWN ON THE DRAWING, ARE ONLY APPROXIMATE AND BASED ON INFORMATION OF RECORD. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL EXISTING UTILITIES FOUND AT THE SITE, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES PRIOR TO STARTING WORK AND TO UNCOVER AND LOCATE ALL UNDERGROUND UTILITIES AND INSTALLATIONS, WHETHER SHOWN ON THESE PLANS OR NOT.

THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO DETERMINE THE PRECISE DEPTH AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY.

THE CONTRACTOR SHALL SUPPORT THE SIDES OF THE EXCAVATION BY SHORING. THE SHORING SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR TO SAFELY RESTRAIN THE EXCAVATION WALLS AND PREVENT DAMAGE TO EXISTING UTILITIES AND STRUCTURES.

ALL WORK TO BE PERFORMED IN EXCAVATION SHALL INCLUDE REMOVAL OF ALL WATER TO A POINT AT LEAST TWENTY–FOUR (24) INCHES BELOW THE INVERT OF ANY PIPE LAID BY COMPLETE DEWATERING OF THE TRENCH, INCLUDING STONE OR GRAVEL USED FOR CONTROL OF WATER IN THE TRENCH.

DO NOT SCALE DRAWINGS, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDING, STRUCTURES, ETC.. ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

THIS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.

THIS SET OF PLANS HAVE BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

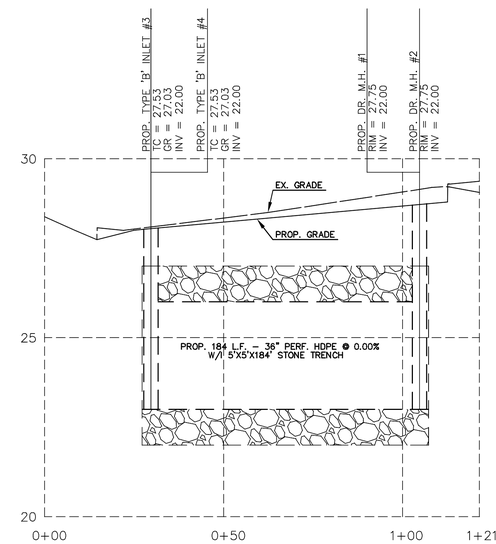
– N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED;

– CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS;

– CURRENTLY, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.

THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.

NOTE – ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.



PROFILE: PARKING LOT DRAINAGE

SCALE: 1"=20' HORIZ.
SCALE: 1"=2' VERT.

APPROVED BY
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

2/24/21 – ADDED PAVER SECTIONS TO PARKING LOT
2/9/21 – REVISED PER OWNER
12/16/20 – REVISED LAYOUT PER OWNER

Ray Carpenter, P.E., P.P.
President
R.C Associates Consulting Inc
2517 Rte 35 Building J Suite 102 Manasquan NJ 08736

SOIL BORING DESCRIPTION

PROJECT OCEAN Properties LLC — PROJ. # 2020020.145
LOT 1.01 — BLOCK 31
ADDRESS 21 North Main St
MUNICIPALITY Manasquan
PREPARED BY RCA — DATE 9/2/2020
BORING NO. SB-1
BORING DESCR. rear left ex. 28.5

DEPTH (FT)	THICKNESS	DESCRIPTION
0' - 8'	8'	SM
8' - 18'	10'	GW
18' - 36'	18'	CL
36' - 120'	84'	SP

SOIL CLASSIFICATIONS

GW	Well-graded gravels, gravel-sand mixtures, little or no fines
GP	Poorly graded gravels or gravel-sand mixtures, little or no fines
GM	Silty gravels, gravel-sand-silt mixtures
GC	Clayey gravels, gravel-sand-clay mixtures
SW	Well-graded sands or gravelly sands, little or no fines
SP	Poorly graded sands or gravelly sands, little or no fines
SM	Silty sands, sand-silt mixtures
SC	Clayey sands, sand-clay mixtures
ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
OL	Organic silts and organic silty clays of low plasticity
MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
CH	Inorganic clays of high plasticity, fat clays
OH	Organic clays of medium to high plasticity, organic silts
PT	Peat and other highly organic soils

SHWT 102.7' elev 20
WT 114.7' elev 19

Ray Carpenter 9/8/20
Ray Carpenter, PE Date

PRELIMINARY & FINAL SITE PLAN

GRADING, DRAINAGE & UTILITY PLAN

21 NORTH MAIN STREET
BLOCK 31 – LOT 1.01
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
Consulting, Inc.
Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey, 08736
Ph. 732-528-0141 • Fax 732-528-1060
RAY CARPENTER P.E.
PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

DRN BY:	WAM
DATE:	10/13/20
SCALE:	AS SHOWN
JOB #:	2020.145
SHEET:	4 OF 6

PLANTING NOTES:

1. THE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLAN TO BECOME THOROUGHLY FAMILIAR WITH GRADING AND SURFACE UTILITIES.

2. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW. SEE SEASONAL PLANT LIST FOR PLANTING TIMES OF BULBS AND SEASONAL PLANTS.

3. THE CONTRACTOR SHALL COORDINATE WITH LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.

4. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

5. DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.

6. THE CONTRACTOR SHALL CALL N.J. UNDERGROUND UTILITY LOCATION SERVICE UTILITY A MINIMUM OF THREE DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE OF UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.

7. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

8. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM SLOPE. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.

9. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.

10. IN THE EVENT OF VARIATIONS BETWEEN WRITTEN QUANTITIES SHOWN ON THE PLAN AND THE PLANT LIST, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD AND SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.

11. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATION.

12. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN (ANA), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED.

13. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE.

14. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

15. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.

16. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.

17. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT, AS INDICATED ON THE DOCUMENTS.

18. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY ON OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH 4-INCH SHREDDED HARDWOOD MULCH. MULCH SHALL HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS.

19. ALL PLANTING BEDS ADJACENT TO LAWN, SOD, OR SEEDED AREAS SHALL BE SPADE EDGED.

20. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, FERTILIZING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER.

21. UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.

22. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD REQUIRED BY THE CLIENT AND MUNICIPALITY FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.

23. THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON THE SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.

24. PLANTER SOILS (IF AND WHERE REQUIRED) SHALL BE WELL-DRAINING AND FERTILE. SOILS SHALL BE SANDY-LOAM, FRIABLE MIX, FREE FROM DEBRIS, ROCKS, ETC.. SOIL TO BE 20 % SAND AND 20 % PEAT MIXED WITH 50 % SELECTED WELL- DRAINED SOILS FROM THE SITE. BACK FILL SOILS SHALL BE AS NOTED ON THE PLANTING DETAILS.

25. THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRIABLE SOIL PLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.

26. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS.

27. ALL DISTRIBUTED AREAS OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SODDED.

28. ALL SOD (IF AND WHERE REQUIRED) SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS FAMILIAR TO AREAS TO BE COVERED. AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AR RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).

29. BULBS (IF AND WHERE REQUIRED) SHALL BE IN CONFORMANCE WITH SECTION 11 OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

30. ALL PLANTING PROCEDURES SHALL CONFORM TO NJDOT SPECIFICATIONS.

31. SOME FIELD LOCATED PLANTS ARE NOT GRAPHICALLY SHOWN ON THIS PLAN BUT ARE WITHIN THE LIMIT OF CONSTRUCTION. ALL PLANTS (FIELD LOCATED PLANTS GRAPHICALLY SHOWN PLANTS) ARE NOTED ON THE PLANT LISTS. THIS PLAN IS TO BE USED FOR LANDSCAPING AND LIGHTING PURPOSES ONLY. THE CONTRACTOR SHALL

32. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR EXACT LOCATIONS OF UTILITIES, DRAINS ETC., AND NOTIFY THE OWNER ABOUT ANY DISCREPANCIES BEFORE STARTING WORK. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE AMERICAN

33. STANDARD OF NURSERY STOCK (LATEST VERSION) AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES & VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUN SCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS AND ALL OTHER FORMS OF INFECTION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANTS SHALL BE GRADE "A" NURSERY STOCK. EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY PERFORMED BY HAND. ALL TREES SHALL NOT

34. BE LOCATED CLOSER THAN 10' OF ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO EXISTING

35. GRADE AT THE NURSERY. FIELD ADJUST ALL PROPOSED PLANTING LOCATIONS TO AVOID ANY DAMAGE TO EXISTING FACILITIES, AS

36. WELL AS VEGETATION. ALL PLANTING MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE FINAL

37. ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. PRUNE NEWLY PLANTED TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PINES

38. SHALL BE SHEARED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE. UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED.

39. ALL DISTURBED AREAS TO BE TOP SOILED 4" THICK, FERTILIZED, SEEDED AND MULCHED WITH SMALL GRAIN STRAW.

40. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS AND OTHER FOREIGN MATTER. SHADE TREES LOCATED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BRANCH BELOW 7'.

41. ALL SHRUB MASSES SHALL FORM PLANTING BEDS AND SHALL BE MULCHED.

42. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF BALL ONLY IF NON-JUTE ROPING IS USED.

43. THE DEPTH OF PLANTING PITS SHALL BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE

44. AGGREGATE (3/4" TO 1-1/2" DIAMETER) WHEREVER POOR DRAINAGE OCCURS OR WHERE DIRECTED BY THE LANDSCAPE ARCHITECT. GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART. GUY WIRES TO SECOND

45. BRANCH (MINIMUM ONE-THIRD HEIGHT OF TREE). USE TWO GUYS PER TREE UNLESS OTHERWISE INDICATED. TREE STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE GROWING SEASON. PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.

46. MULCH, 4" IN DEPTH, SHALL BE EITHER WOOD CHIPS, PINE BARK OR SHREDDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION.

47. A WEED RETARDANT BARRIER SHALL BE USED IN ALL NON-GRASSED AREA.

48. ALL PLANTS WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE ELEVATION OF CURB.

49. THE CONTRACTOR SHALL FERTILIZE ALL PLANT MATERIAL WITH 5-10-5 FERTILIZER, OR APPROVED EQUAL AT THE RATE SPECIFIED BY THE MANUFACTURER. ALL TURF AREAS SHALL BE LIMED AND FERTILIZED APPROPRIATELY FOR THE TYPES OF SOILS ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE SOIL ACIDITY AND A SOIL TEST CONDUCTED BY THE COUNTY SOIL DISTRICT OR EXTENSION SERVICE TO ESTABLISH THE SOIL'S LIME AND FERTILIZER RATES.

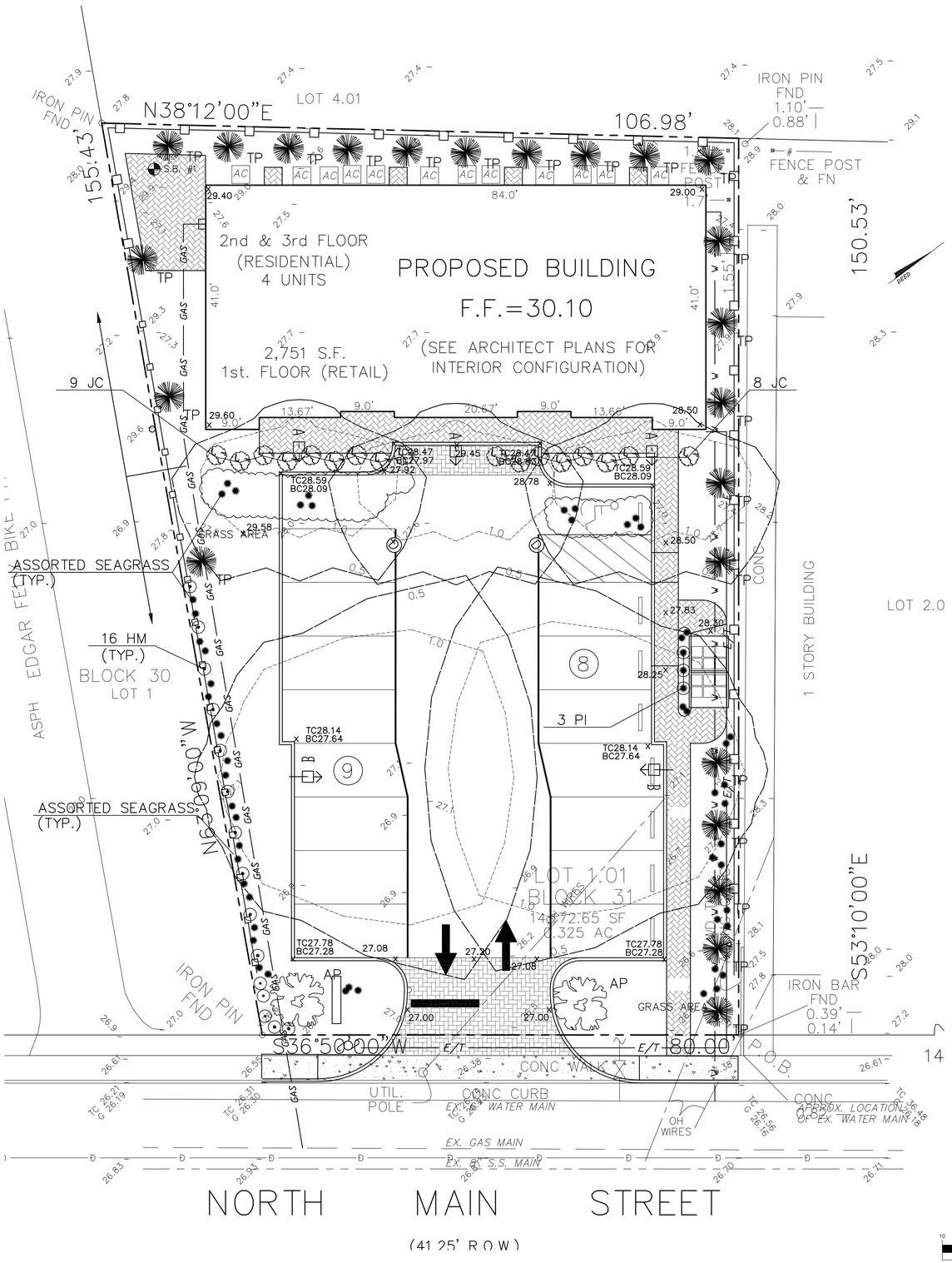
50. ALL TREES OVER SIX FEET IN HEIGHT ARE TO BE STAKED AT TIME OF INSTALLATION.

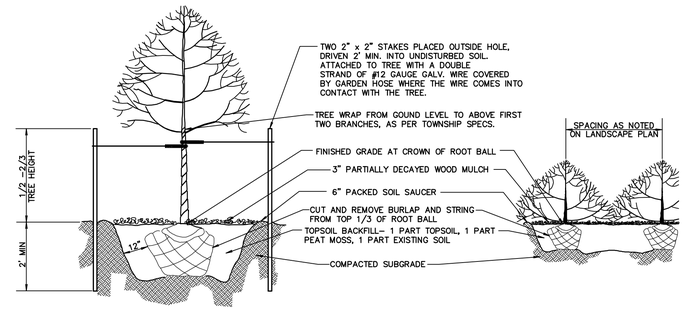
51. ALL WATER APPLIED TO PLANTED OR TURF AREAS SHALL BE FREE FROM IMPURITIES HARMFUL TO VEGETATION AND APPLIED AT A RATE OF 5 GALLONS OF WATER PER SQUARE YARD OF PLANT PIT IMMEDIATELY AFTER PLANTING AND INSTALLATION. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADEQUATE IRRIGATION TO ALL PLANT MATERIALS AND LAWN AREAS INSTALLED AS PART OF THIS CONTRACT DURING THE CONSTRUCTION TIME PERIOD UP TO AND INCLUDING THE TIME PERIOD ESTABLISHED FOR PLANT MATERIAL SURVIVAL GUARANTEE. WATER APPLIED DURING THE GUARANTEE PERIOD SHALL BE AT THE RATE OF 1 INCH OF WATER PER WEEK, WITH AN ALLOWANCE FOR NATURAL PRECIPITATION AND RAINFALL.

52. BACK FILL MATERIAL FOR RAISED PLANT BEDS SHALL SHALL CONSIST OF NATURAL LOAM TOPSOIL, FREE FROM SUBSOIL, AND SHALL BE OBTAINED FROM AN AREA WHICH HAS NEVER BEEN STRIPPED. TOPSOIL SHALL HAVE BEEN REMOVED FROM A DEPTH OF NO MORE THAN 1 FOOT, OR LESS IF SUBSOIL IS ENCOUNTERED. TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY HARD PAN, SODS, PARTIALLY DISINTEGRATED STONE, LIME CEMENT, TAR RESIDUES, CHIPS OR ANY OTHER UNDESIRABLE MATERIAL.

53. ALL PLANTS ARE SHOWN SEMI-MATURE SIZE ON PLANS. SIZES INDICATED IN PLANT LIST ARE SIZES AT TIME OF INSTALLATION.

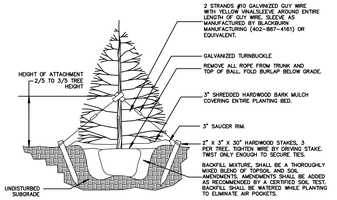
54. PLANT MATERIAL SHOWN IN A MASS OR TOUCHING EACH OTHER SHALL BE ALLOWED TO GROW TOGETHER TO PERFORM AS A SCREEN OR A HEDGE. DO NOT PRUNE OR SHEER INTO INDIVIDUAL FREESTANDING PLANTS!





TREE & SHRUB PLANTING & STAKING DETAIL

N.T.S.



SECTION

NOTES:
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT END OF GUARANTEE PERIOD. ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FORM THE TIME OF FINAL ACCEPTANCE BY TOWNSHIP LANDSCAPE ARCHITECT.

EVERGREEN PLANTING DETAIL

N.T.S.

PLANT LIST

SYMBOL	QUANTITY & LABEL	BOTANICAL NAME	COMMON NAME	DESCRIPTION		
				HEIGHT/SIZE	ROOT	SPACING
◉	3 PI	PIERES	ANDROMEDA	12–18"	CONT.	AS SHOWN
❀	2 AP	ACER PALMATUM	JAPANESE MAPLE	2.5" CAL.	B & B	AS SHOWN
⊕	17 JC	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER	18"	B & B	2' O.C.
✱	23 TP	THUJA PLICATA	WESTERN ARBORVITAE	6'	B & B	AS SHOWN
⊙	15 HM	HYDRANGEA MACROPHYLLA	HYDRANGEA	18–24"	CONT.	AS SHOWN

NOTES –
1. ALL PLANTED AREAS TO BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

APPROVED BY
MANASQUAN BOROUGH PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

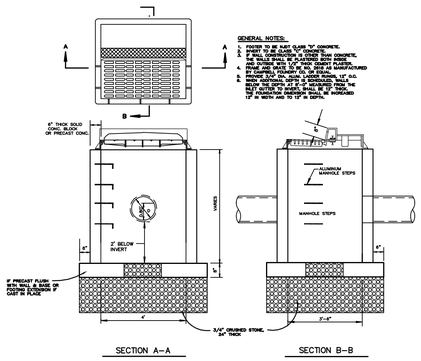
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

2/24/21 – ADDED PAVER SECTIONS TO PARKING LOT
2/9/21 – REVISED PER OWNER
12/16/20 – REVISED LAYOUT PER OWNER

PRELIMINARY & FINAL SITE PLAN
LANDSCAPE & LIGHTING PLAN
21 NORTH MAIN STREET
BLOCK 31 – LOT 1.01
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

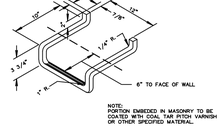
R.C. ASSOCIATES
Consulting, Inc.
Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey, 08736
Ph. 732-528-0141 • Fax 732-528-1060
RAY CARPENTER P.E.
PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

DRN BY:	WAM
DATE:	10/13/2020
SCALE:	AS SHOWN
JOB #:	2020.145
SHEET:	5 OF 6



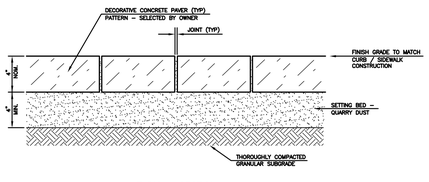
STANDARD DETAIL–TYPE "B" INLET

NOT TO SCALE



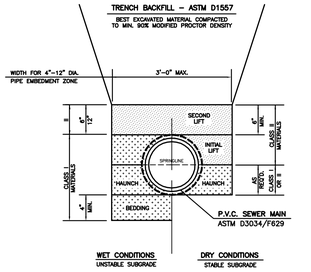
ALUMINUM M.H. STEPS

N.T.S.



TYPICAL SECTION
CONCRETE PAVER SURFACING

N.T.S.

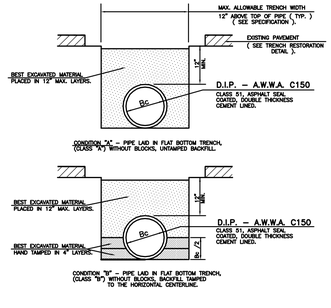


MATERIAL SPECIFICATIONS

CLASS I – GRADED STONE 0.25" – 1.25" SIZE
CLASS II – COURSE SAND & GRAVEL MAX. 1.25" SIZE COMPACT 85% M.P.D.

DETAIL:
BEDDING AND INITIAL BACKFILL
P.V.C. SEWERAGE

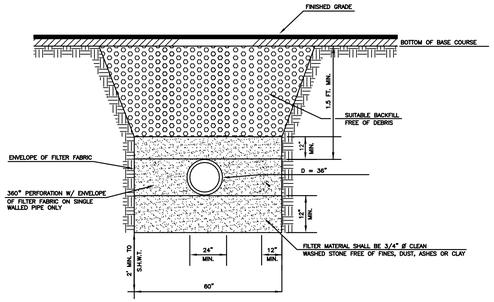
REF. ASTM D2321



DETAIL:
BEDDING AND INITIAL BACKFILL
FOR IRON PIPE

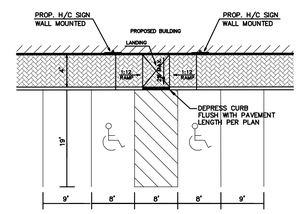
(REF. A.W.W.A. C600)

N.T.S.



TRENCH DETAIL
SUBSURFACE RECHARGE SYSTEM

N.T.S.

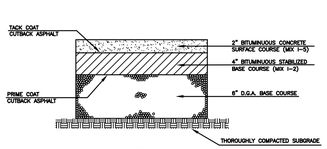


DETAIL
HANDICAPPED RAMP

N.T.S.

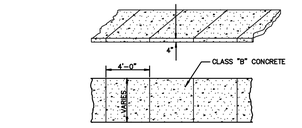
LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
A	A	KIM LIGHTING MLO14-D4-70MH-HS-VOLTS-COLOR	(1) 70MH	5600	WALL MOUNTED @ 9' A/G	0.72	2
B	B	Spaulding TA-CM-FLCS-HM-F-HS-VOLTS-COLOR	(1) 250MH	23000	20' AT GRADE	0.72	1



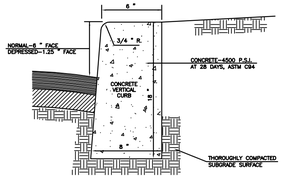
DETAIL
PAVEMENT SECTION

N.T.S.



TYPICAL DETAIL CONCRETE SIDEWALK

N.T.S.

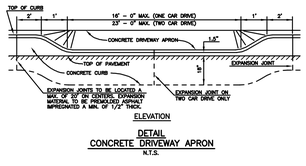


NOTE–CONSTRUCT EXPANSION JOINTS AT 20 FT. INTERVALS AND CONSTRUCTION JOINTS SHALL BE INSTALLED AT 10 FT. INTERVALS.

NOTE–CONSTRUCT EXPANSION JOINT AND 2 FT. KNOCKOUT CURB SECTION (TYP.) AT END OF CURVE WHERE PROPOSED CURB DOES NOT MEET EXISTING CURBS OR INLETS.

DETAIL:
CONCRETE VERTICAL CURB

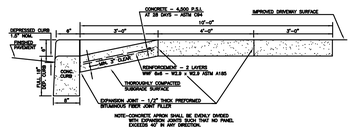
N.T.S.



ELEVATION

DETAIL
CONCRETE DRIVEWAY APRON

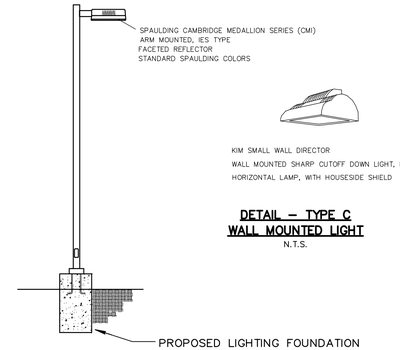
N.T.S.



SECTION

DETAIL
CONCRETE DRIVEWAY APRON

N.T.S.



DETAIL – TYPE A & B
PARKING LOT LIGHTING

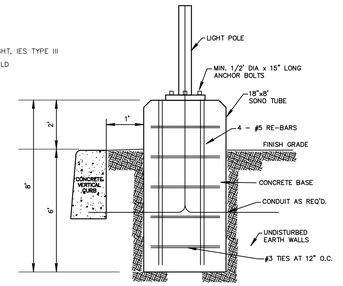
N.T.S.

NOTE :
LIGHTING SHALL PROVIDE AN AVERAGE MAINTAINED ILLUMINATION LEVEL OF 0.50 FOOTCANDLES WITH A 5:1 AVERAGE TO MINIMUM UNIFORMITY

KIM SMALL WALL DIRECTOR
WALL MOUNTED SHARP CUTOFF DOWN LIGHT, IES TYPE III
HORIZONTAL LAMP, WITH HOUSESIDE SHIELD

DETAIL – TYPE C
WALL MOUNTED LIGHT

N.T.S.

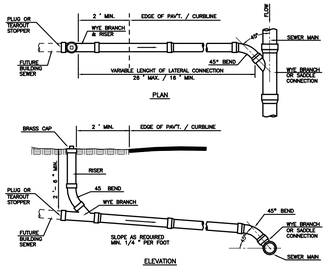


LIGHT STANDARD ANCHORING DETAIL

N.T.S.

STOP SIGN
R1–1
24"x24"

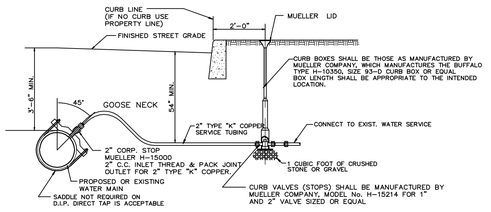
NOTE – ALL TRAFFIC CONTROL SIGNAGE TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)



DETAIL
STANDARD LATERAL CONNECTION WITH CLEANOUT

SEWER DEPTH – 10 ' OR LESS

N.T.S.

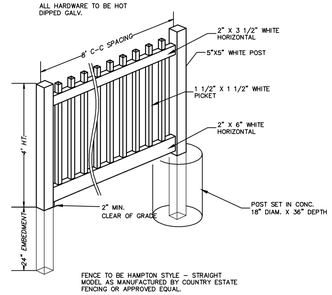


WATER SERVICE CONNECTION

N.T.S.

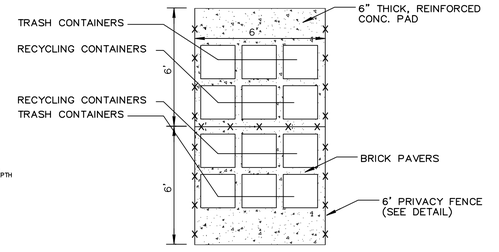
DETAIL
SAMPLE PROJECT SIGN

N.T.S.



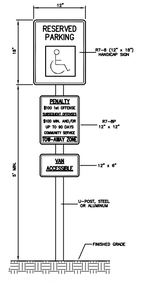
4' HIGH PICKET FENCE DETAIL

N.T.S.



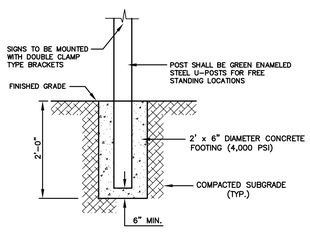
DETAIL TRASH ENCLOSURE

NOT TO SCALE



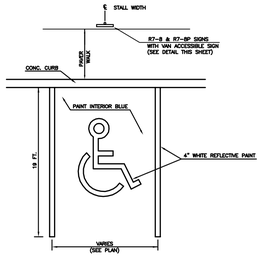
DETAIL
HANDICAP PARKING PENALTY SIGNS

N.T.S.



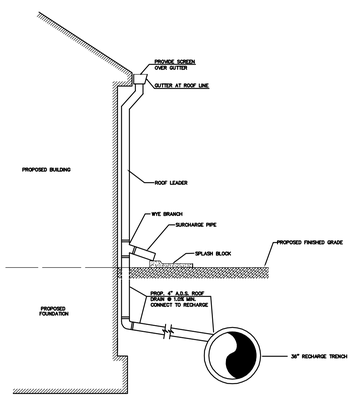
DETAIL
SIGN POST & FOOTING

N.T.S.



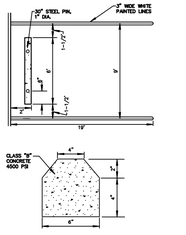
DETAIL
HANDICAP STALL

N.T.S.



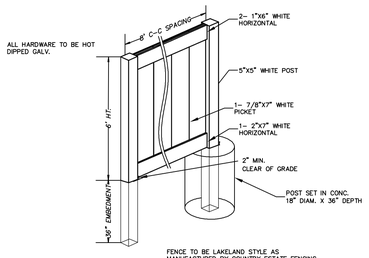
DETAIL:
ROOF LEADER TO 36" RECHARGE TRENCH

N.T.S.



CONCRETE WHEEL STOP DETAIL

NOT TO SCALE



6' HIGH PRIVACY FENCE DETAIL

N.T.S.

PRELIMINARY & FINAL SITE PLAN

CONSTRUCTION DETAILS

21 NORTH MAIN STREET

BLOCK 31 – LOT 1.01

BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
Consulting, Inc.
Valley Park Professional Center
2517 Route 35 Building J Suite 102
Manasquan, New Jersey, 08736
Ph. 732–528–0141 • Fax 732–528–1060
RAY CARPENTER P.E.
PROFESSIONAL ENGINEER, N.J. Lic. No. GE23223

DRN BY:	WAM
DATE:	10/13/20
SCALE:	AS SHOWN
JOB #:	2020.145
SHEET:	6 OF 6

BORO ENGINEERING

March 12, 2021

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

Re: Boro File No. MSPB-R1460
Site Plan – 21 N. Main LLC
Block 31, Lot 1.02
21 North Main Street
B-1 - Business 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. Site Plan prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated October 13, 2020, last revised February 24, 2021.

2. Architectural Floorplans and Elevation prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated December 21, 2020.

3. Stormwater Management Report prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated February 24, 2021.

The property is located in the B-1 - Business Zone with frontage on North Main Street. With this application, the applicant is proposing to construct a 2,751 square feet, three story mixed use building with our retail units on the first floor and two apartments on both the second and third floors (four total). A seventeen stall parking lot and associated site improvements are also proposed. The application is deemed complete as of March 12, 2021.

The following are our comments and recommendations regarding this application:

Zoning

1. The property is located in the B-1 - Office Zone. The proposed mixed use building is permitted in the zone.

2. The following bulk ('c') variances are required as part of this application:

   a. A minimum parking lot setback of 15 feet is required from the adjacent residential zone to the south, whereas a setback of 7 feet is proposed to the parking lot.

b. Off street parking is permitted in the rear yard only, whereas parking is proposed in the front yard.

c. Patios are not permitted in a side yard, whereas a patio is proposed in the southerly side yard.

d. An exterior living space a minimum of 80 square feet is required for each residential unit, whereas a common patio area of 229 square feet is proposed.

e. An enclosed storage space of 80 square feet is required for each residential unit, whereas no dedicated storage space is proposed.

f. A total of 18 (17.17) parking spaces are required, whereas 17 parking stalls are provided.

3. This site has historic contamination as per the NJDEP. The status of the contamination and any ongoing clean-up should be explained to the Board.

4. The proposed type of retail office use should be discussed with the board. The type of deliveries, including where delivery trucks will park and unload, anticipated number of employees, and hours of operation should be explained.

5. The site will share parking for the apartment units and first floor retail space. The applicant should describe how this mixed use will utilize the parking spaces and if dedicated parking spaces for the units are proposed.

6. The plans propose a water fountain/bottle filler facing the bike path. The ownership and long term maintenance of this item should be discussed with the Board. The bottle filler is also located on the bike path property so the necessary approval from the Borough will be required.

7. The garbage enclosure appears to show individual trash cans for each unit rather than a communal dumpster. The method of trash collection should be explained and where the cans will be placed for pick-up.

8. Specifics for the site sign have not been provided. The size and location of the sign must meet the applicable ordinance requirements as no variances have been requested.

Grading/Drainage

9. An underground stormwater storage and recharge system in proposed under the parking area. This system will collect the roof runoff as well as the runoff from the parking area.

10. Pre and post development drainage area maps which show the impervious coverage area calculations must be submitted. Although pavers are not included as impervious coverage in the zoning requirements, they should be counted as such in the drainage calculations.

11. The effect of the recharge system on the historic site contamination must be explained to the Board. I suggest that if the clean-up is still active, the site LSRP provide input on the effect of the proposed system

12. Spot shot grades should be shown in the center of the parking area to demonstrate the entire lot will drain to the proposed inlets and shown on the handicap accessible path (ramp and sidewalk) to show the required slopes.

13. Grades must be provided at the sidewalk ramps at the entrance drive within the right-of-way.

14. The pipe sizes and slopes must be labeled between both inlets and manholes.

15. A detail for the proposed manholes must be included on the plans.

16. Slotted covers should be provided on the downspout overflows.

Landscaping/Lighting/Signage

17. The proposed sign is located within what would appear to be the sight triangle for the entrance drive. Sight triangle areas should be shown on the plan to demonstrate unimpeded sight distances with the proposed improvements.

18. Additional landscaping appears warranted at the proposed patio area and the site sign.

19. The seagrass and shrubs should be removed from the parking area.

20. The sight lights are proposed to be shielded. Details for the building mounted lighting must be provided and also should be shielded.

21. The hours of the site lighting should be indicated as this will be a mixed use and may need lighting of the parking area at all hours.

22. Any lighting of the proposed site sign should be shown on the plans. Any sign lighting must be buffered and directed to not spill onto the roadway.

Miscellaneous

23. The applicant's engineer should be prepared to discuss the traffic impacts the site will have on the roadway and adjacent intersection.

24. A detail for the "Bike Path/Pedestrian" sign must be provided. The sign must also be relocated from behind the proposed stop sign.

25. I suggest the gas meter be relocated off the patio area as it will impact the use of this area.

BORO ENGINEERING

Re: Boro File No. MSPB-R1460
Site Plan – 21 N. Main LLC
Block 31, Lot 1.02

March 12, 2021
Sheet 4

26. Access to the patio from a stabilized walkway appears warranted and should be provided. I suggest the walkway be pavers to prevent an additional lot coverage variance.

27. The proposed areas of road repair in North Main Street should be shown for the utility connections and curb replacement. A street opening permit will be required for this work. A detail for the road repair should also be provided.

28. The proposed fire lane markings must be approved by the fire inspector.

29. Any existing trees on the property should be shown on the plan and labeled if they are to be removed.

30. Any Borough sidewalk damaged during construction must be replaced as necessary.

31. 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
Kevin Starkey, esq.
1593 Route 88 West, Brick, NJ 08724
RALCO Builders
139 Union Avenue, Manasquan, NJ 08736
R.C. Associates, Inc.
2517 Route 35, Bldg 'P', Suite 101, Manasquan, NJ 08736

William J. Fiore, Inc.
Professional Land Surveyor
263 Brick Boulevard, Unit 5
Brick, NJ 08723

William J. Fiore, P.L.S.
N.J.L.S. # 35362

Tel. (732) 920-5100
Fax (732) 920-5199

METES AND BOUNDS DESCRIPTION

Lot 1.01, Block 31 as shown on the Borough of Manasquan Tax Map.

All that certain lot, parcel, tract of land, situate, lying and being in the Borough of Manasquan, the County of Monmouth, and the State of New Jersey and is more particularly described as follows:

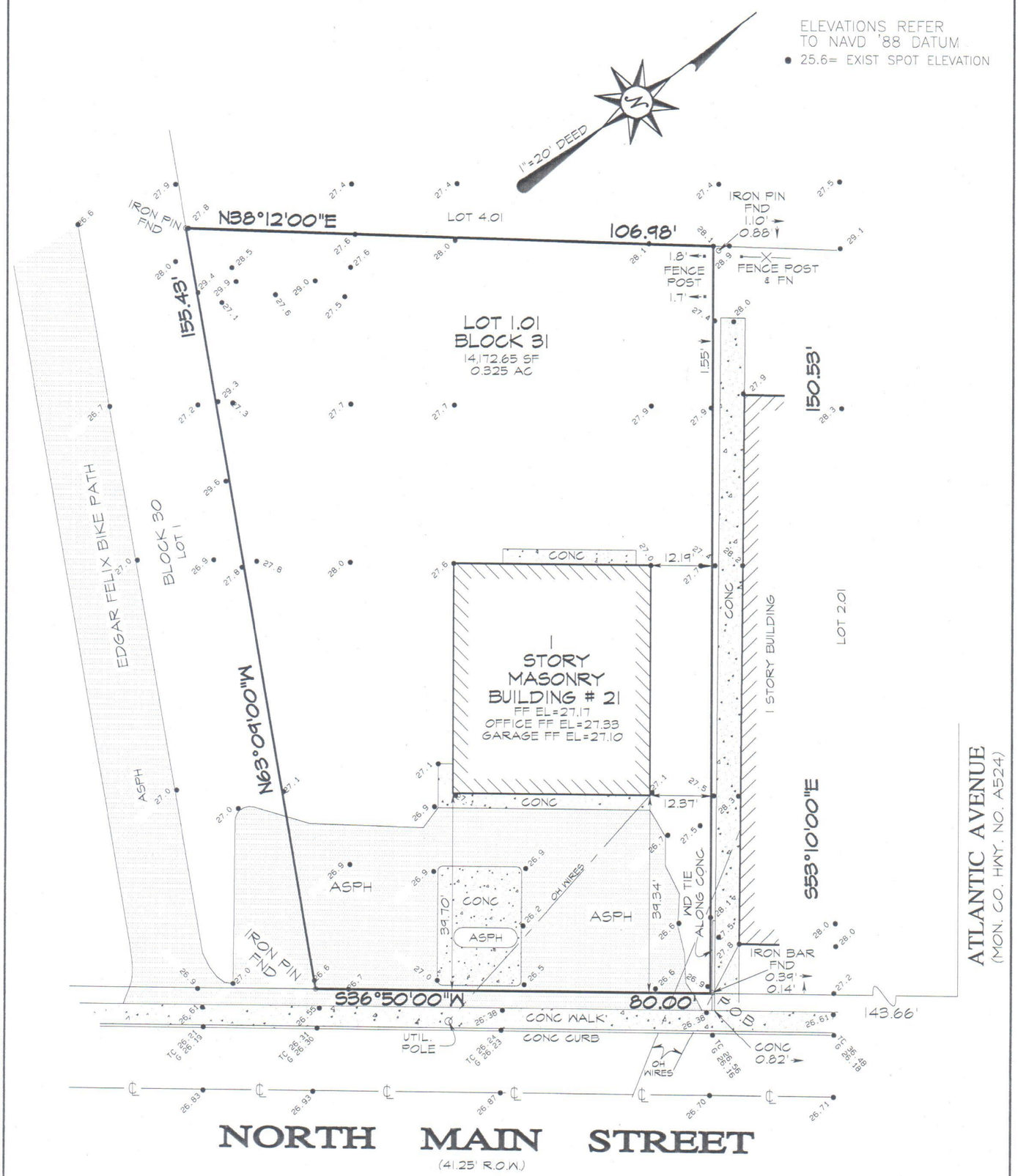
BEGINNING at a point in the northwesterly line of North Main Street (41.25') said point being distant 143.66' southwesterly from the corner formed by the intersection of the northwesterly line of North Main Street and the southwesterly line of Atlantic Avenue (Mon. Co. Hwy. No. A524) running; thence

1. Along the northwesterly line of North Main Street S36°50'00"W 80.00' to an iron pin found; thence
2. N63°09'00"W 155.43' to an iron pin found; thence
3. N38°12'00"E 106.98' to a point; thence
4. S53°10'00"E 150.53' to the point or place of BEGINNING.

Containing 14,172.65 SF or 0.325 ac more or less.

William J. Fiore
Professional Land Surveyor
G.S. # 35362

Project No. 31543



I declare that the best of my professional knowledge, information and belief that this map or plan is the result of a field survey made 2/10/20 by me or under my direct supervision in accordance with the rules and regulations promulgated by the state Board of professional engineers and Land Surveyors N.J.A.C. 13; 40-5.1 "Land surveyors, preparation of land surveys". The information shown hereon correctly represents the conditions found at and as of the date of the field survey except such improvements or easements if any below the surface of the ground and not visible, or any pertinent facts an accurate title search may disclose. This declaration is given to parties named hereon solely for this transaction only and is non-transferable. No responsibility is assumed by the surveyor for use of this survey for any other purpose. Caution; if this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered. Offsets and building dimensions shown hereon shall not be used as a basis for construction of any permanent features including fences, sheds, buildings, etc. or property line location.

THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID.

REV:	UDATE SURVEY	10/01/2020

SURVEY PLAT

LOT 1.01 BLOCK 31

ON THE

BOROUGH OF MANASQUAN

TAX MAP

BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

TO: OCLAR PROPERTIES, LLC
SURETY TITLE AGENCY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
STARKEY, KELLY, KENNEALLY, CUNNINGHAM & TURNBACH

CERT. OF AUTH. # 24GA27979000

WILLIAM J. FIORE, INC.

PROFESSIONAL LAND SURVEYORS
263 BRICK BLVD., UNIT 5, BRICK, NJ 08723
TEL. (732) 920-5100 FAX (732) 920-5199

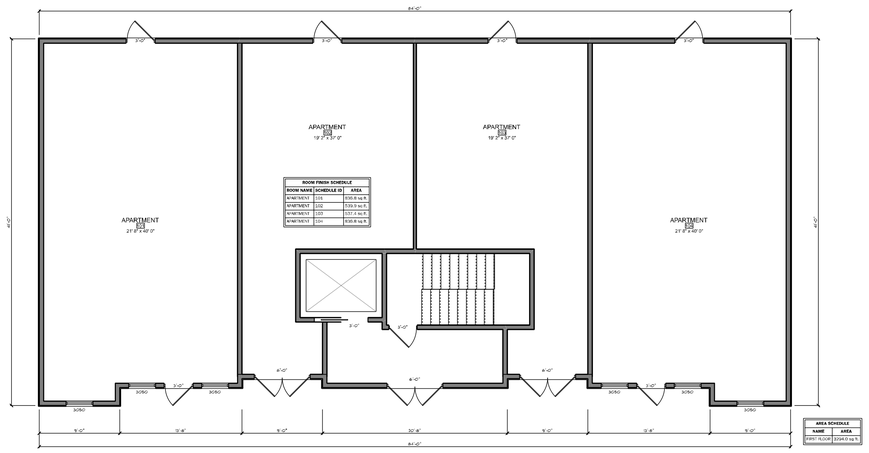
WILLIAM J. FIORE, PROFESSIONAL LAND SURVEYOR GS# 35362 DATE 2/12/2020

PROJECT NO. 31543

DRAWN BY: JDP

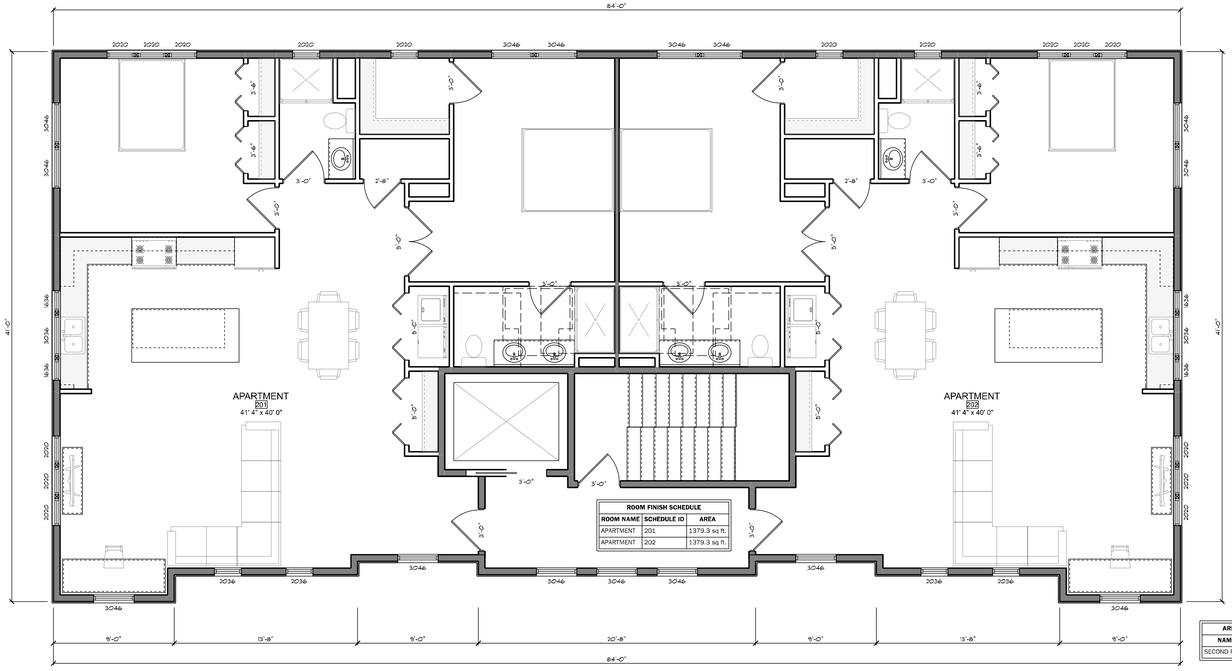
ELEVATION

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



PROPOSED FIRST FLOOR

SCALE: 1/8" = 1'-0"



PROPOSED SECOND THIRD FLOOR

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

PROJECT FOR:

21 North Main, LLC

21 North Main Street
Manasquan
New Jersey

Block: 31
Lot: 1.01

Project Number
CN#020-07-021

DATE	BY
12/21/2020	BB

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

A-1
SHEET
TOTAL
1

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

February 2, 2021

Ralco Builders
139 Union Avenue
Manasquan, NJ 08736

Re: Block: 31 Lot: 1.01 Zone: B-1
21 North Main Street

Dear Sir or Madam:

Remove all of the existing buildings and structures on the property and construct a new 3 story mixed use building. (Retail use on first floor – 2 residential units on the second floor and 2 residential units on the third floor).

Plot plan prepared by Ray Carpenter on October 13, 2020. Conceptual plans prepared by Brian Berzinskis on December 21, 2020.

Application denied for the following reason(s):

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

Section 35-9.4 – Lot Coverage – 60% Permitted
63.65% Proposed

Section 35-7.9e - Requires on site parking in the rear yard only

Section 35-13.4 – On site parking - Retail 1/300s.f. – 3,495s.f. = 12 Spaces
Residential – 2/ unit = 8 Spaces
20 Spaces required
17 Spaces proposed

Section 35-13.3 – Setback from parking area to R-2 Zone line – 15ft. Required
7ft. Proposed

Section 35-13.2 – Aisle width – 24ft. Required
22ft. Proposed

Section 35-11.8k – Prohibits locating a patio in the side yard.

Additional required documentation:

- Plot plan revised to show compliance with Section 28-1.3.
- Plot plan and building plans revised to comply with Section 35-7.9.
- Plot plan revised to show location of any mechanical equipment
- Prior approval from the Shade Tree Committee regarding the removal of any trees on the property.

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

Sincerely,

Richard Furey
Zoning Officer

BORO ENGINEERING

March 12, 2021

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

Re: Boro File No. MSPB-R1460
Site Plan – 21 N. Main LLC
Block 31, Lot 1.02
21 North Main Street
B-1 - Business 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. Site Plan prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated October 13, 2020, last revised February 24, 2021.

2. Architectural Floorplans and Elevation prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated December 21, 2020.

3. Stormwater Management Report prepared by Ray Carpenter, PE, of R.C. Associates Consulting, Inc., dated February 24, 2021.

The property is located in the B-1 - Business Zone with frontage on North Main Street. With this application, the applicant is proposing to construct a 2,751 square feet, three story mixed use building with our retail units on the first floor and two apartments on both the second and third floors (four total). A seventeen stall parking lot and associated site improvements are also proposed. The application is deemed complete as of March 12, 2021.

The following are our comments and recommendations regarding this application:

Zoning

1. The property is located in the B-1 - Office Zone. The proposed mixed use building is permitted in the zone.

2. The following bulk ('c') variances are required as part of this application:

   a. A minimum parking lot setback of 15 feet is required from the adjacent residential zone to the south, whereas a setback of 7 feet is proposed to the parking lot.

b. Off street parking is permitted in the rear yard only, whereas parking is proposed in the front yard.

c. Patios are not permitted in a side yard, whereas a patio is proposed in the southerly side yard.

d. An exterior living space a minimum of 80 square feet is required for each residential unit, whereas a common patio area of 229 square feet is proposed.

e. An enclosed storage space of 80 square feet is required for each residential unit, whereas no dedicated storage space is proposed.

f. A total of 18 (17.17) parking spaces are required, whereas 17 parking stalls are provided.

3. This site has historic contamination as per the NJDEP. The status of the contamination and any ongoing clean-up should be explained to the Board.

4. The proposed type of retail office use should be discussed with the board. The type of deliveries, including where delivery trucks will park and unload, anticipated number of employees, and hours of operation should be explained.

5. The site will share parking for the apartment units and first floor retail space. The applicant should describe how this mixed use will utilize the parking spaces and if dedicated parking spaces for the units are proposed.

6. The plans propose a water fountain/bottle filler facing the bike path. The ownership and long term maintenance of this item should be discussed with the Board. The bottle filler is also located on the bike path property so the necessary approval from the Borough will be required.

7. The garbage enclosure appears to show individual trash cans for each unit rather than a communal dumpster. The method of trash collection should be explained and where the cans will be placed for pick-up.

8. Specifics for the site sign have not been provided. The size and location of the sign must meet the applicable ordinance requirements as no variances have been requested.

Grading/Drainage

9. An underground stormwater storage and recharge system in proposed under the parking area. This system will collect the roof runoff as well as the runoff from the parking area.

10. Pre and post development drainage area maps which show the impervious coverage area calculations must be submitted. Although pavers are not included as impervious coverage in the zoning requirements, they should be counted as such in the drainage calculations.

BORO ENGINEERING

Re: Boro File No. MSPB-R1460
Site Plan – 21 N. Main LLC
Block 31, Lot 1.02

March 12, 2021
Sheet 3

11. The effect of the recharge system on the historic site contamination must be explained to the Board. I suggest that if the clean-up is still active, the site LSRP provide input on the effect of the proposed system

12. Spot shot grades should be shown in the center of the parking area to demonstrate the entire lot will drain to the proposed inlets and shown on the handicap accessible path (ramp and sidewalk) to show the required slopes.

13. Grades must be provided at the sidewalk ramps at the entrance drive within the right-of-way.

14. The pipe sizes and slopes must be labeled between both inlets and manholes.

15. A detail for the proposed manholes must be included on the plans.

16. Slotted covers should be provided on the downspout overflows.

Landscaping/Lighting/Signage

17. The proposed sign is located within what would appear to be the sight triangle for the entrance drive. Sight triangle areas should be shown on the plan to demonstrate unimpeded sight distances with the proposed improvements.

18. Additional landscaping appears warranted at the proposed patio area and the site sign.

19. The seagrass and shrubs should be removed from the parking area.

20. The sight lights are proposed to be shielded. Details for the building mounted lighting must be provided and also should be shielded.

21. The hours of the site lighting should be indicated as this will be a mixed use and may need lighting of the parking area at all hours.

22. Any lighting of the proposed site sign should be shown on the plans. Any sign lighting must be buffered and directed to not spill onto the roadway.

Miscellaneous

23. The applicant's engineer should be prepared to discuss the traffic impacts the site will have on the roadway and adjacent intersection.

24. A detail for the "Bike Path/Pedestrian" sign must be provided. The sign must also be relocated from behind the proposed stop sign.

25. I suggest the gas meter be relocated off the patio area as it will impact the use of this area.

BORO ENGINEERING

Re: Boro File No. MSPB-R1460
Site Plan – 21 N. Main LLC
Block 31, Lot 1.02

March 12, 2021
Sheet 4

26. Access to the patio from a stabilized walkway appears warranted and should be provided. I suggest the walkway be pavers to prevent an additional lot coverage variance.

27. The proposed areas of road repair in North Main Street should be shown for the utility connections and curb replacement. A street opening permit will be required for this work. A detail for the road repair should also be provided.

28. The proposed fire lane markings must be approved by the fire inspector.

29. Any existing trees on the property should be shown on the plan and labeled if they are to be removed.

30. Any Borough sidewalk damaged during construction must be replaced as necessary.

31. 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
Kevin Starkey, esq.
1593 Route 88 West, Brick, NJ 08724
RALCO Builders
129 Sea Girt Avenue, Manasquan, NJ 08736
R.C. Associates, Inc.
2517 Route 35, Bldg 'P', Suite 101, Manasquan, NJ 08736