PLANNING BOARD FEBRUARY 2 2021 ZOOM MEETING AGENDA
CONDUCTED WITH ZOOM
FEBRUARY 02, 2021 7:00 PM – TUESDAY

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

Please take notice that the Manasquan Planning Board will convene a remote meeting on February 02, 2021 7:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

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

PUBLIC MEETING

Salute to the Flag
Roll Call
Sunshine Law Announcement

OLD/NEW BUSINESS

RESOLUTION

1. #26-2020 WEAVER CYNTHIA 131 THIRD AVENUE

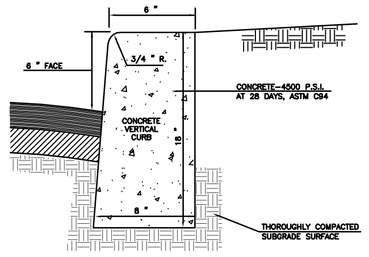
APPLICATION

2. #29-2020 SNITSKY PAUL AND KELLY 551 BRIELLE ROAD
3. #30-2020 PARDIVILA, AUTURO AND LESLIE 403 FIRST AVENUE
4. #31-2020 ROTH DARLENE AND JARRETT 193 THIRD AVENUE
5. #28-2020 PACCIONE JOSEPH 50 SOUTH STREET

OTHER BUSINESS

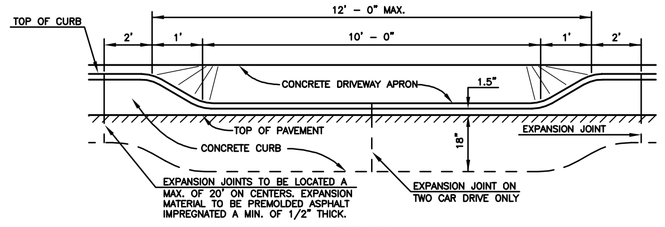
Comments from individual board members

ADJOURNMENT



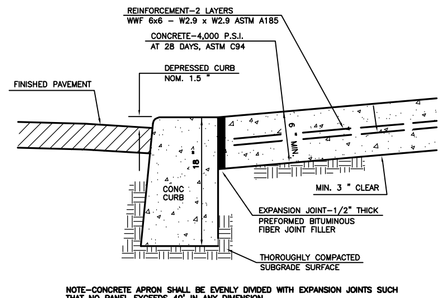
NOTE-CONSTRUCT EXPANSION JOINT AND 2 FT. KNOCKOUT CURB SECTION (TYP.) AT END OF CURBS WHERE PROPOSED CURB DOES NOT MEET EXISTING CURBS OR INLETS.

DETAIL:
CONCRETE VERTICAL CURB
N.T.S.



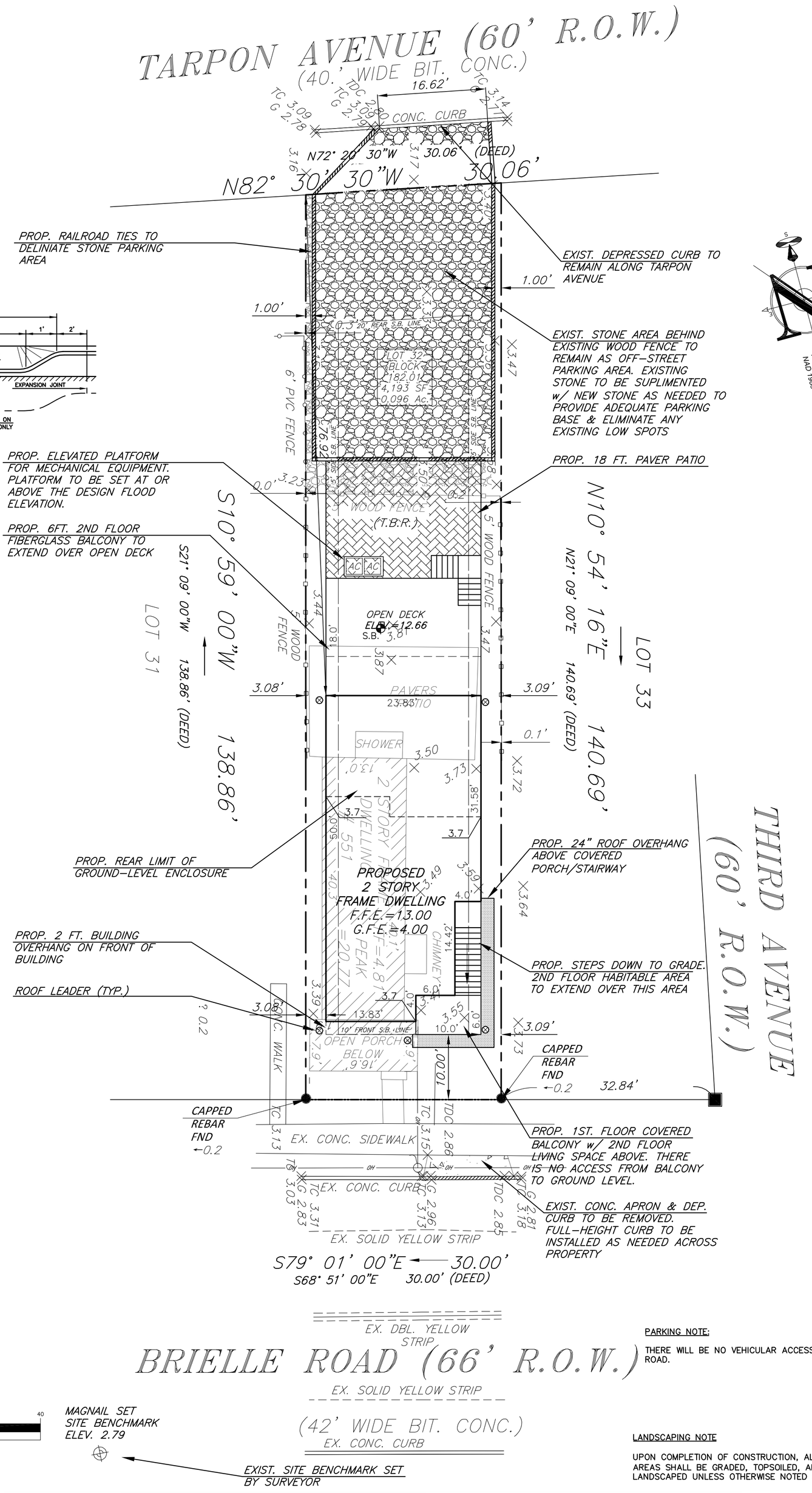
ELEVATION

DETAIL
CONCRETE DRIVEWAY APRON
N.T.S.



NOTE-CONCRETE APRON SHALL BE EVENLY DIVIDED WITH EXPANSION JOINTS SUCH THAT NO PANEL EXCEEDS 40' IN ANY DIMENSION.

DETAIL:
CONCRETE DRIVEWAY & APRON
N.T.S.



PARKING NOTE:

THERE WILL BE NO VEHICULAR ACCESS TO THE PROPERTY FROM BRIELLE ROAD.

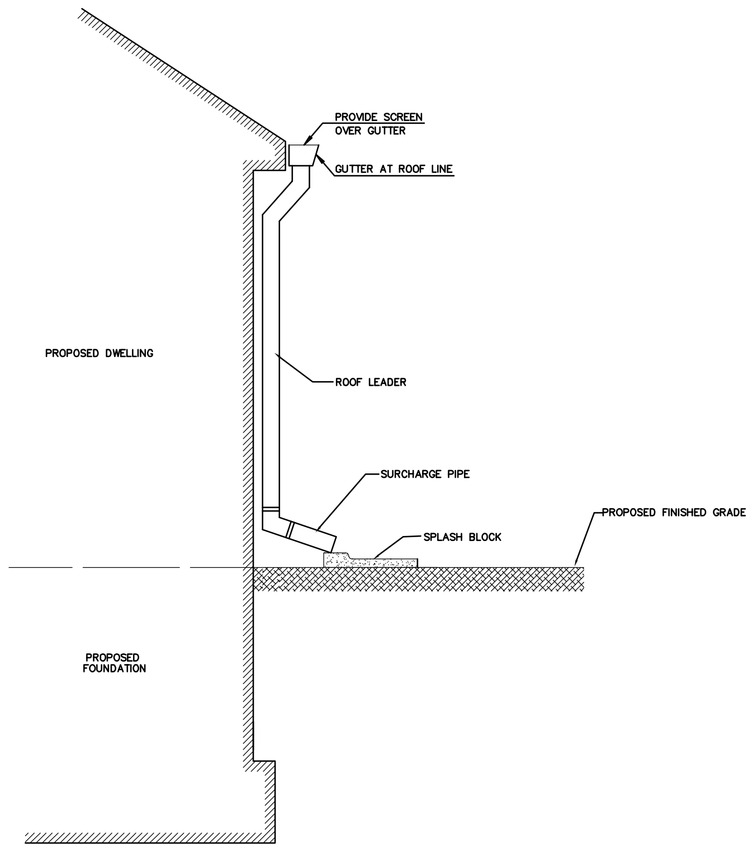
LANDSCAPING NOTE

UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED/DAMAGED PERVIOUS AREAS SHALL BE GRADED, TOPSOILED, AND SEEDED/SODDED OR LANDSCAPED UNLESS OTHERWISE NOTED ON THIS PLAN.

GRAPHIC SCALE

10 0 5 10 20 40

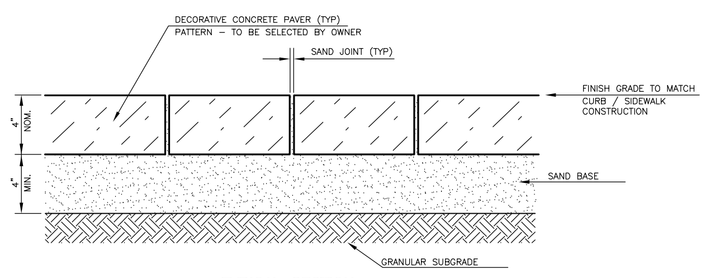
(IN FEET)
1 inch = 10 ft.



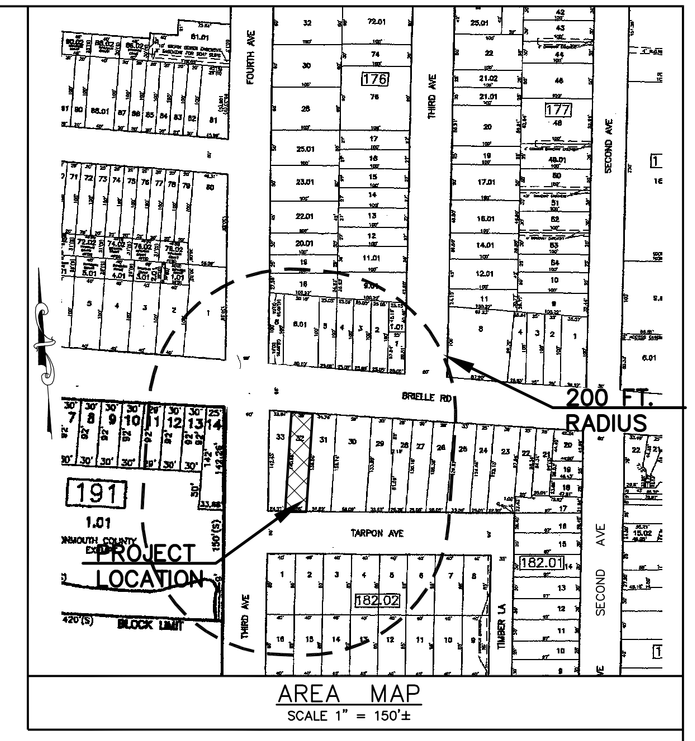
DETAIL:
ROOF LEADER TO SPLASH BLOCK
N.T.S.

DRAINAGE NOTE

DUE TO WATER TABLE BEING ONLY 12 INCHES BELOW THE GROUND LEVEL AT LOW TIDE, APPLICANT IS REQUESTING A WAIVER FOR REQUIRED RECHARGE SYSTEM, AS ANYTHING INSTALLED WOULD HAVE TO BE SET WITHIN THE WATER TABLE IN ORDER TO ALLOW FOR PROPER PITCH AND GROUND COVER ABOVE THE PIPE.



TYPICAL SECTION
CONCRETE PAVER SURFACING
N.T.S.



AREA MAP
SCALE 1" = 150'±

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 182.01 LOT 32 AS SHOWN ON SHEET 30 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE RESIDENTIAL R-5 ZONE AND CONTAINS A TOTAL OF 0.096± ACRES.

OWNER/APPLICANT: PAUL & KELLY SNISKY
551 BRIELLE ROAD
MANASQUAN, NEW JERSEY 08736

APPLICANT PROPOSES TO CONSTRUCT A NEW 2-STORY DWELLING w/ GROUND-LEVEL STORAGE AREA & ASSOCIATED IMPROVEMENTS

ZONE R-5

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	2,700 S.F.	4,193 S.F.	4,193 S.F.
MIN. LOT FRONTAGE	40 FT.	∗30 FT.	∗∗30 FT.
FRONT YARD SETBACK	10 FT.	∗4.3 FT.	10 FT.
SIDE YARD SETBACK	5 FT.	∗0.6 & 12.8 FT.	∗∗3.08 & 3.09 FT.
REAR YARD SETBACK	20 FT.	86.3 FT.	76.92 FT.
MAX. BUILDING COVERAGE	35 % (1,467.55 S.F.)	15.86 % (665 S.F.)	29.56 % (1,239.66 S.F.)
MAX. LOT COVERAGE	50 % (2,096.50 S.F.)	16.22 % (680 S.F.)	29.56 % (1,239.66 S.F.)
MAX. BLDG. HEIGHT (T.O.C. = 3.13)	33 FT.(2.5 STY.)	17.64 FT. (2 STY.)	33 FT. (2 STY.)
MIN. STORAGE	80 S.F.	80 S.F.	80 S.F.
MIN. DECK/PATIO	80 S.F. or 10% 1st. FLOOR (109.4 S.F.)	131 S.F.	475 S.F.
MAX. GARAGE COVERAGE	600 S.F.	N/A	N/A
MIN. GAR. SETBACK	5/5 FT. (SIDE/REAR)	N/A	N/A
MAX. GAR. HEIGHT	15 FT.	N/A	N/A
MIN. ACCESS. SETBACK(100 S.F. MAX.)	3/3 FT. (SIDE/REAR)	N/A	N/A
MIN. POOL SETBACK	10/10 FT. (SIDE/REAR)	N/A	N/A
MAX. CURB CUTS ALLOWED	1 CURB CUT	∗2 CURB CUTS	1 CURB CUTS

∗ - INDICATES EXISTING NON-CONFORMITY
∗∗ - INDICATES VARIANCE REQUIRED

HEIGHT CALCULATIONS

FIRST FLOOR	= 13.00
+ HOUSE	= 23.31
RIDGE HEIGHT	= 36.31
- AVG. T.O.C.	= 3.31
BUILDING HEIGHT	= 33.00

- PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER AND WATER SERVICES
- EXISTING CURB SHALL BE REPLACED AS DETERMINED BY THE ZONING OFFICER
- NO TREES WILL BE REMOVED FOR DEVELOPMENT
- TOPOGRAPHIC INFORMATION IS BASED ON NAVD88 DATUM

FIRM FLOOD ZONE 'AE' - ELEV. 8.0 - COMMUNITY PANEL NUMBER 34025C0456F, MONMOUTH COUNTY, N.J. - DATED SEPT. 25, 2009.

FEMA PRELIMINARY FIRM FLOOD ELEVATION ZONE 'AE' - ELEV. 9.0, JANUARY 30, 2015

BOUNDARY & SITE INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 182.01, LOT 32, 551 BRIELLE ROAD, SITUATED IN BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY", PREPARED FOR CMG CUSTOM BUILDERS, PREPARED BY JUSTIN J. HEDGES, PROFESSIONAL LAND SURVEYOR NJ LIC. No. GS43362, DATED 8/14/20.

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	Snisky	PROJ.#	2020.141
LOT	32	BLOCK	182.01
ADDRESS	551 Brielle Road		
MUNICIPALITY	Manasquan		
PREPARED BY	RCA	DATE	10/13/2020
BORING NO.	SB-1		
BORING DESCR.	3'10" yard (ELEV. 3.81)		

DEPTH (FT)	THICKNESS	DESCRIPTION
0" - 10"	10"	GW
10" - 84"	74"	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
WT 12" (ELEV. 2.81)

10/13/20

SOIL BORING NOTE

SOIL BORING WAS TAKEN AT LOW TIDE

SOIL BORING

PROPOSED BUILDING COVERAGE

PROP. DWELLING	1,094 S.F.
PROP. COVERED FRONT PORCH	60 S.F.
PROP. FRONT BUMPOUT	27.66 S.F.
PROP. REAR FIBERGLASS BALCONY	143 S.F.
PROP. 2ND FLOOR SIDE BUMPOUT	58 S.F.
TOTAL BUILDING COVERAGE	1,382.66 S.F.

PROPOSED IMPERVIOUS COVERAGE

PROP. DWELLING	1,094 S.F.
PROP. COVERED FRONT PORCH	60 S.F.
PROP. FRONT BUMPOUT	27.66 S.F.
PROP. REAR FIBERGLASS BALCONY	143 S.F.
PROP. 2ND FLOOR SIDE BUMPOUT	58 S.F.
TOTAL IMPERVIOUS COVERAGE	1,382.66 S.F.

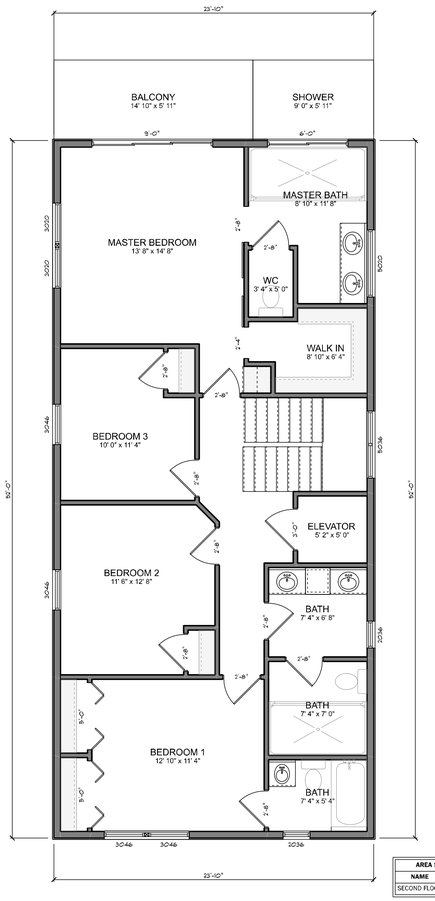
1/26/21 - REVISED PER COMMENTS AT PLANNING BOARD MEETING
11/4/20 - ADDED NOTE FOR FRONT OVERHANG & REVISED REAR SETBACK
10/27/20 - REVISED PER OWNER

SNISKY GRADING PLAN
BLOCK 182.01 - LOT 32
551 BRIELLE ROAD
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

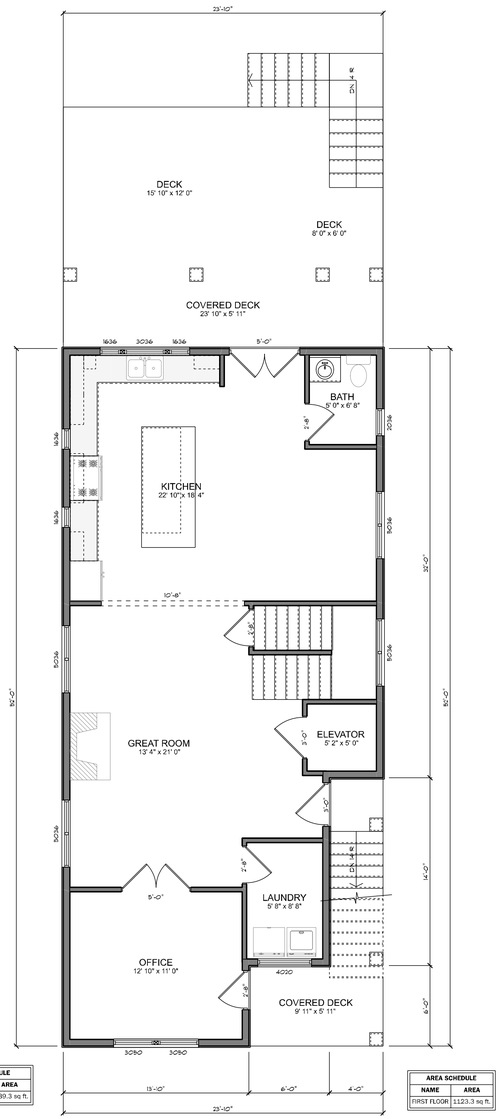
C.A.	#24GA28108800
DRN BY:	WAM
DATE:	10/14/20
SCALE:	AS SHOWN
JOB #:	2020.141
SHEET:	1 OF 1

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



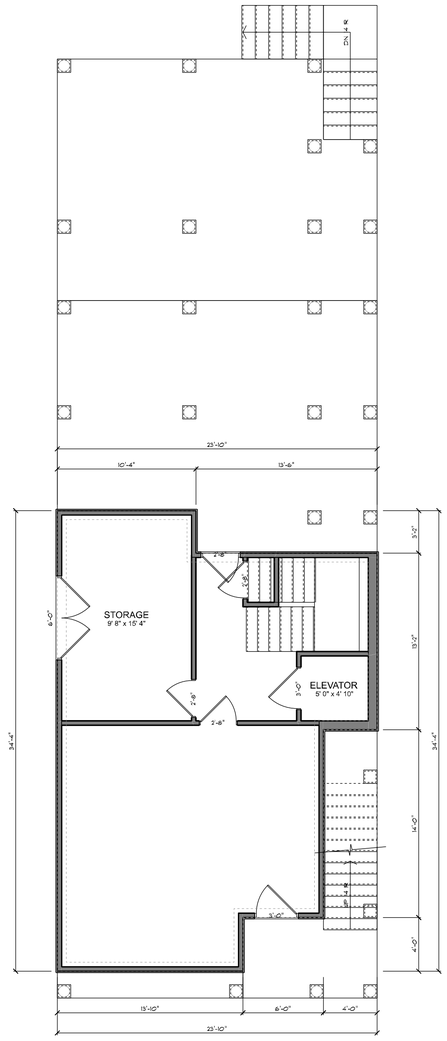
AREA SCHEDULE	
NAME	AREA
SECOND FLOOR	1239.3 sq ft.

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



AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	1123.3 sq ft.

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



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

Item 2.

NEW JERSEY
LICENSE # 21-0019-BB-001
BRIAN BERLINSKIS
REGISTERED ARCHITECT
COPYRIGHT 2021

PROJECT FOR:
The Snisky Residence
Block: 182.01
Lot: 32
511 Brielle Road
Manasquan
New Jersey
Project Number
CN#020-09-008

DATE	BY
1/28/2021	BB

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

SHEET A-1
TOTAL 1

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

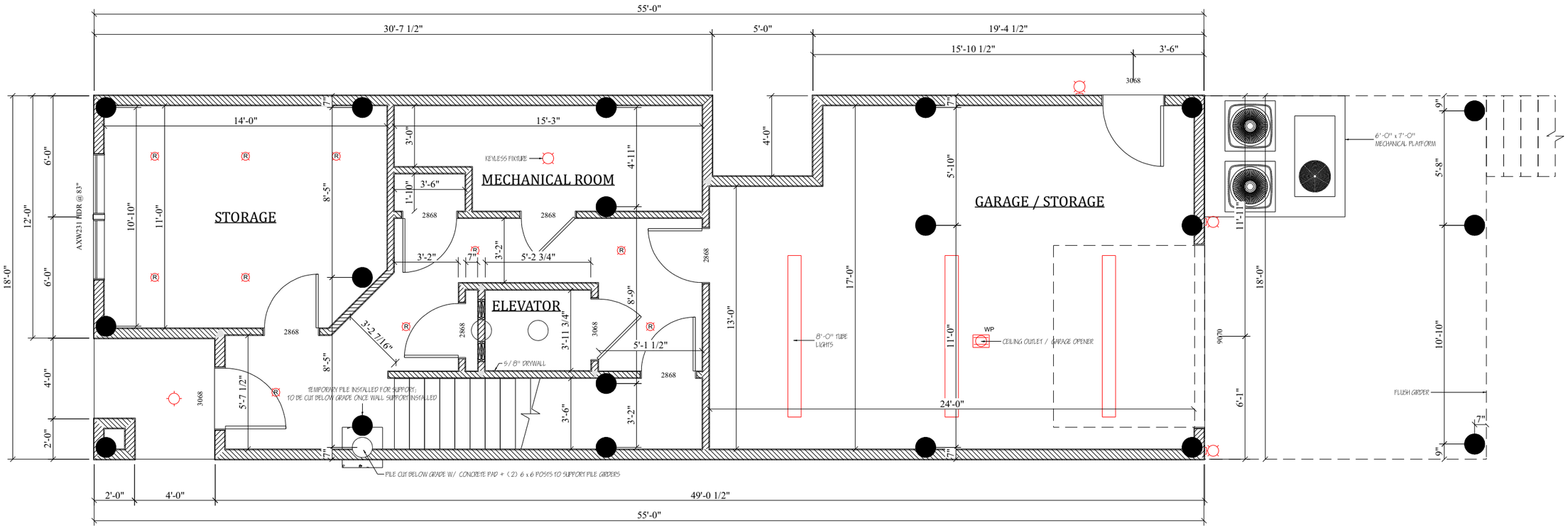
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

PARDAVILA RESIDENCE

403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

A-4



FOUNDATION PLAN

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

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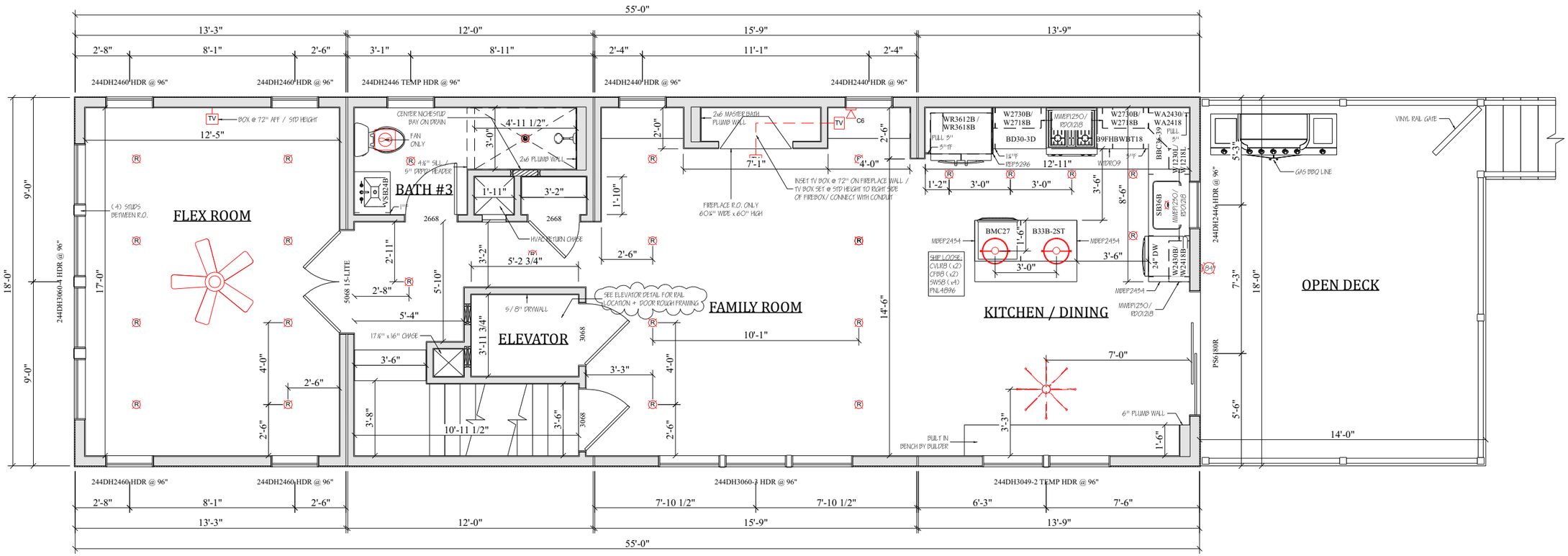
PARDAVILA RESIDENCE
403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

A-1



FIRST FLOOR PLAN

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

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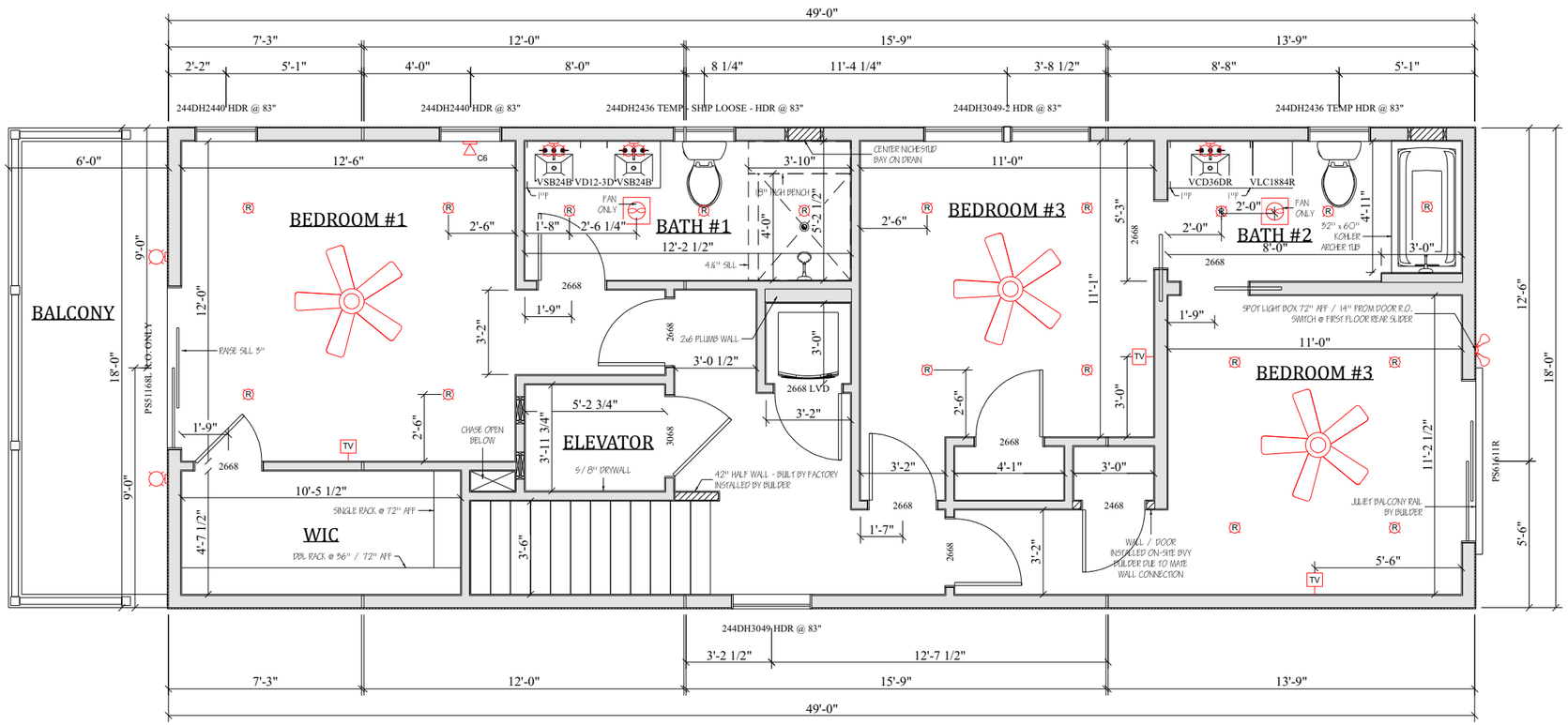
PARDAVILA RESIDENCE
403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

A- 6



SECOND FLOOR PLAN

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

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PARDAVILA RESIDENCE
403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

A-4

FRONT ELEVATION

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

REAR ELEVATION

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

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PARDAVILA RESIDENCE
403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

A-8

LEFT ELEVATION

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

ATLANTIC MODULAR BUILDERS
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PARDAVILA RESIDENCE
403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

A-

RIGHT ELEVATION

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

ATLANTIC MODULAR BUILDERS
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PARDAVILA RESIDENCE
403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

A-10

ATLANTIC MODULAR BUILDERS
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PARDAVILA RESIDENCE

403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

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PARDAVILA RESIDENCE

403 FIRST AVE, MANASQUAN
BLOCK - 186.01 / LOT - 9

DATE:
8/25/2020

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

October 6, 2020

Atlantic Modular Builders
75 Taylor Avenue
Manasquan, NJ 08736

Re: Block: 186.01 Lot: 9 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.
Pardivila - 403 First Avenue

Dear Sir or Madam:

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

Remove all of the buildings and structures on the property and construct a new two story single family dwelling.

Plot plan prepared by Joseph Kociuba on September 14, 2020. Conceptual plans prepared by Atlantic Modular Builders on August 25, 2020.

Application denied for the following reason(s):

Section 35-9.4 – Lot Frontage – 40ft. Required
25ft. Existing

" - Lot Area – 2,700s.f. Required
2,500s.f. Existing

" - Side Setback (Left) – 5ft. Required
3.5ft. Proposed

" - Side Setback (Right) – 5ft. Required
3.5ft. Proposed

" - Building Coverage – 35% Permitted
39.6% Proposed

Section 35-7.7e – Requires that the outer edge of the driveway must be setback a minimum of 1ft. from the side property line.

Section 35-11.8c – Requires that the mechanical equipment (a/c condensing units) must not encroach into the required 5ft. side setback area.

Additional required documentation:

- Prior approval from the Shade Tree Commission 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/Code Enforcement Officer

BORO ENGINEERING

November 19, 2020

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

Re: Boro File No. MSPB-R1360
Variance – Pardivila
Block 186.01, Lot 9
403 First Avenue
R-5 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Plan of Topographic Survey prepared by Robert Ragan, PLS, of Ragan Land Surveying, P.C., dated July 23, 2020.

2. Plot Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated September 14, 2020, last revised October 22, 2020.

3. Architectural Floorplans and Renderings, prepared by Atlantic Modular Builders, dated August 25, 2020.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Timber Lane. With this application, the applicant is proposing to construct a new two story, raised dwelling on the existing lot, and associated site improvements. The application is deemed complete as of November 19, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 Single Family Residential Zone. The existing and proposed residential use is permitted.

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

   a. A maximum building coverage of 35% is permitted, whereas a building coverage of 39.6% is proposed (37.32% exists).

b. A minimum side yard setback of 5 feet is required, whereas a setback of 3.5 feet (north side) is proposed (1.79 feet exists).

c. A minimum side yard setback of 5 feet is required, whereas a setback of 3.5 feet, (south side) is proposed (2.28 feet exists).

d. A minimum rear yard setback of 20 feet is required, whereas a setback of 18.9 feet is proposed to the rear deck and 13.9 feet to the stairs (25.56 feet exists).

e. A minimum side yard driveway setback of 1 foot is required, whereas a setback of 0 feet is proposed (north side).

f. A minimum side yard mechanical setback of 5 feet is required, whereas a setback of 3.5 feet is proposed. It should be noted that the air conditioning platform is located within the building envelope to the rear of the dwelling.

3. The following non-conformities exist on Lot 9 and are not proposed to be modified as part of this application:

   a. A minimum lot area of 2,700 square feet is required, whereas an area of 2,500 square feet exists and is proposed.

   b. A minimum lot frontage of 40 square feet is required, whereas a frontage of 25 feet exists and is proposed.

4. The applicant proposes the first floor elevation of the dwelling at elevation 17.34 where the current base flood elevation is 9 feet. The proposed building height is 32.78 feet from the top of curb.

5. The existing depressed curb and apron on First Avenue should be removed if it will no longer be utilized. A street excavation permit will be required for this construction as well as the curb and apron on Timber Lane.

6. The air conditioning units are proposed on a raised platform in the rear yard, under the proposed raised deck.

7. The method of stabilizing the remainder of the lot should be labeled on the plan.

8. It appears that the minimum two conforming parking spaces are provided, one in the proposed garage and one in the driveway.

9. A drainage recharge system in accordance with the Borough's stormwater ordinance is proposed in the southern side yard area. Slotted covers should be provided for the gutter overflows. A detail for the yard drain should also be provided.

10. The required 80 square feet of enclosed storage space appears to be provided in the ground floor garage area.

11. A landscaping plan for the front yard area must be provided. It does not appear that any tree will be removed as part of this application.

BORO ENGINEERING

Re: Boro File No. MSPB-R1360
Variance – Pardivila
Block 186.01, Lot 9

November 19, 2020
Sheet 3

12. Any new utilities should be located underground if possible.

13. Any curb and sidewalk must be replaced along First Avenue and Timber Lane as necessary.

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

Very truly yours,

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Atlantic Modular Builders
75 Taylor Avenue, Manasquan, NJ, 08736

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM

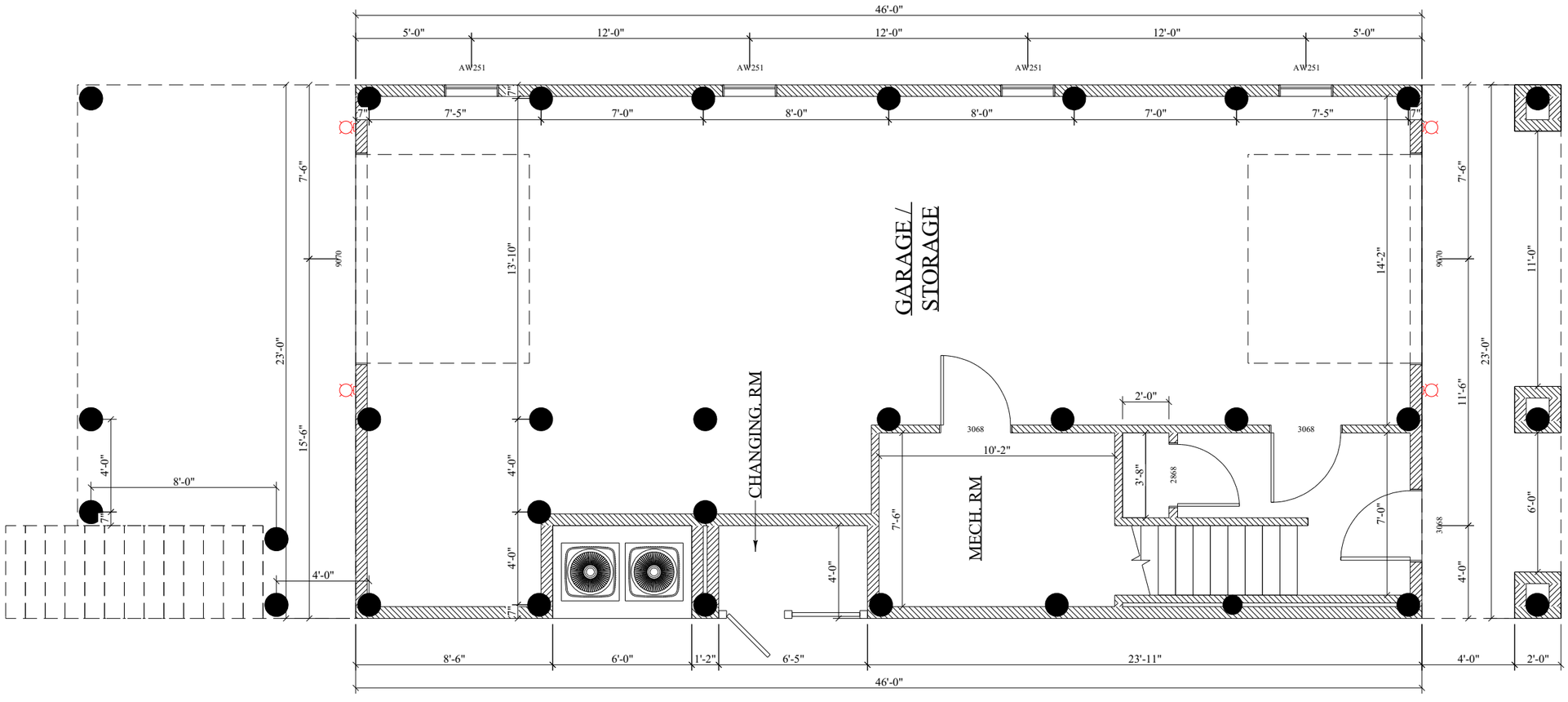
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

ROTH RESIDENCE

193 THIRD AVE, MANASQUAN
BLOCK - 176 / LOT - 68

DATE:
9/28/2020

A-19



FOUNDATION PLAN

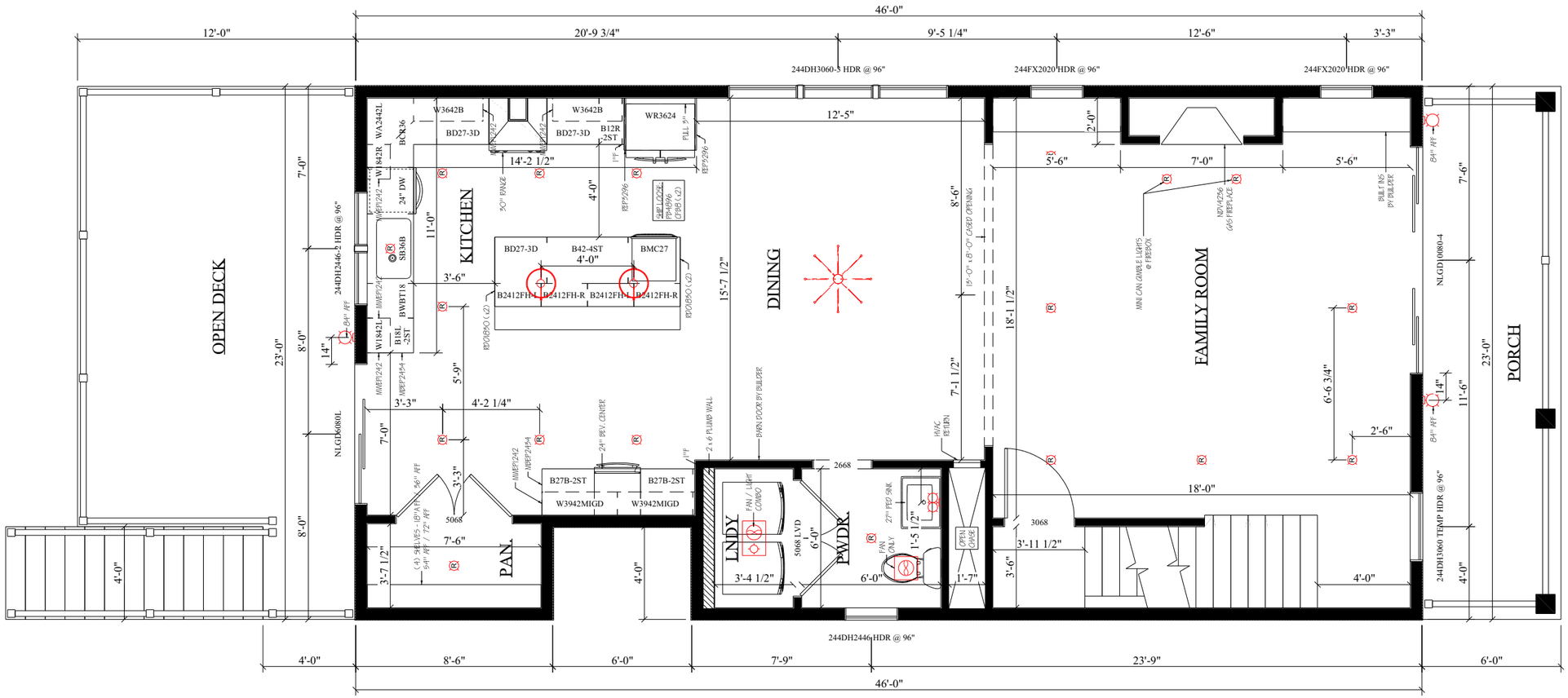
SCALE: 3/16" = 1'-0"

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

ROTH RESIDENCE
193 THIRD AVE, MANASQUAN
BLOCK - 176 / LOT - 68

DATE:
9/28/2020

A-20



FIRST FLOOR PLAN

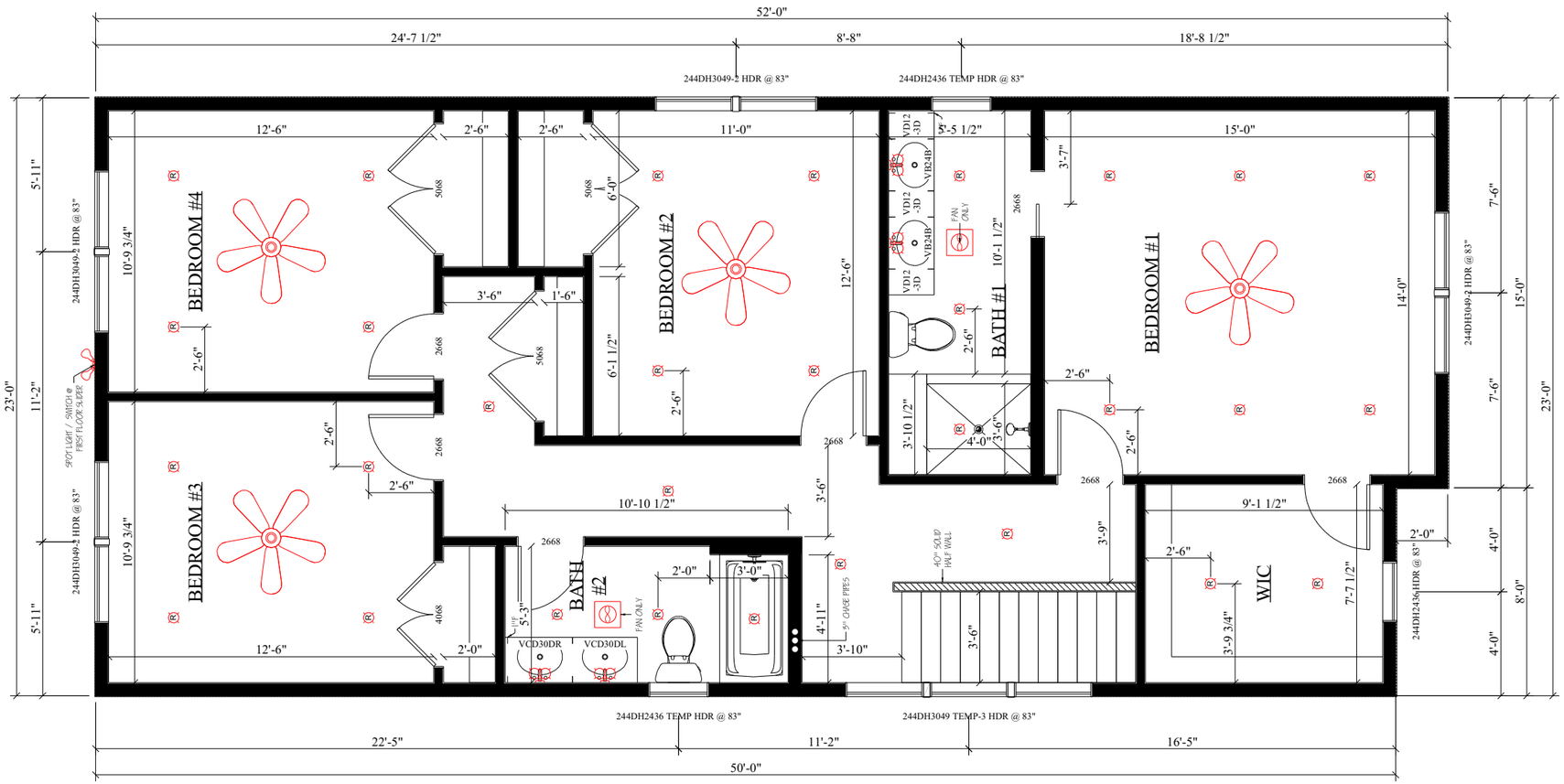
SCALE: 3/16" = 1'-0"

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

ROTH RESIDENCE
193 THIRD AVE, MANASQUAN
BLOCK - 176 / LOT - 68

DATE:
9/28/2020

A-21



SECOND FLOOR PLAN

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

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

ROTH RESIDENCE
193 THIRD AVE, MANASQUAN
BLOCK - 176 / LOT - 68

DATE:
9/28/2020

A-22

FRONT / REAR ELEVATIONS

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

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

ROTH RESIDENCE
193 THIRD AVE, MANASQUAN
BLOCK - 176 / LOT - 68

DATE:
9/28/2020

RIGHT ELEVATION

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

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

ROTH RESIDENCE
193 THIRD AVE, MANASQUAN
BLOCK - 176 / LOT - 68

DATE:
9/28/2020

A-24

LEFT ELEVATION

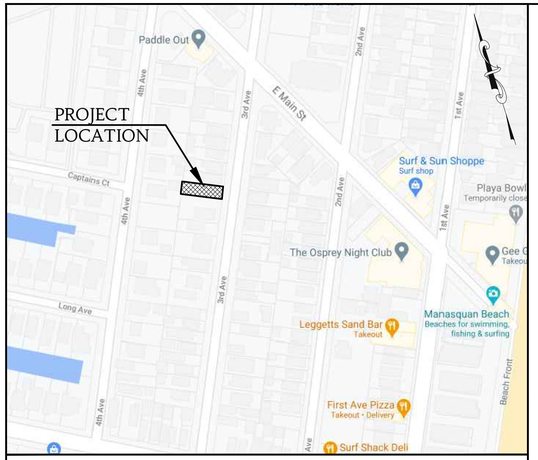
SCALE: 3/16" = 1'-0"

ATLANTIC MODULAR BUILDERS
WWW.AMBMODULAR.COM
75 TAYLOR AVENUE, MANASQUAN, NJ 08736
TEL. (732)528-8514 FAX. (732)528-8516
RYAN@AMBMODULAR.COM

ROTH RESIDENCE
193 THIRD AVE, MANASQUAN
BLOCK - 176 / LOT - 68

DATE:
9/28/2020

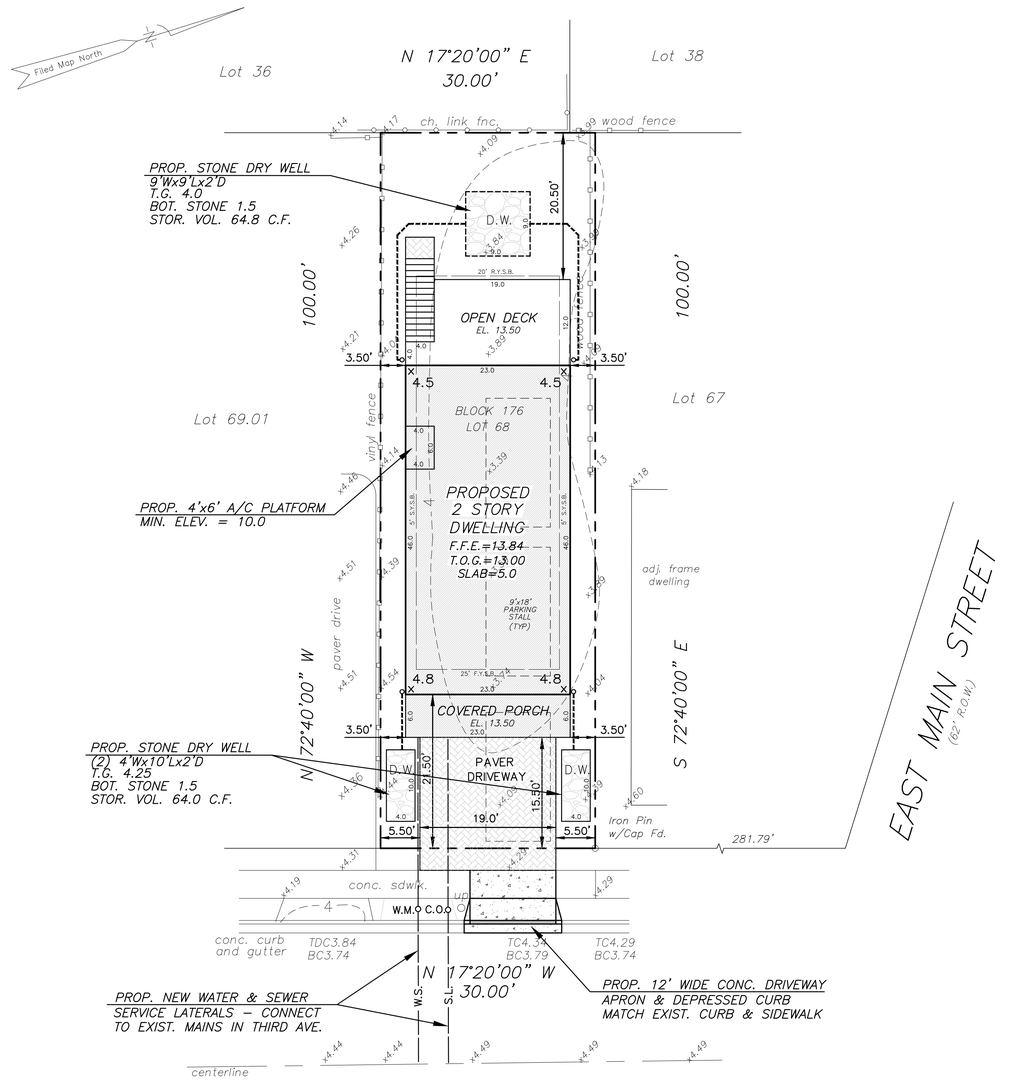
A-25



AREA MAP
SCALE 1" = 300'±

AVERAGE FRONT SETBACK WITHIN 200 FEET

Lot No.	Front Setback
Lot 61	14.5'
Lot 63	4.9'
Lot 64	5.6'
Lot 65	5.7'
Lot 66	11.0'
Lot 67	6.0'
Lot 69.01	6.4'
Lot 71	24.8'
Lot 72.01	14.3'
Lot 74.04	6.2'
Lot 74.05	20.8'
Total	120.2'/11 = 10.9' Average



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 176, LOT 68 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.0689± ACRES (3,000 S.F.)

APPLICANT: JARRET & DARLENE ROTH
75 TAYLOR AVENUE
MANASQUAN, N.J.

APPLICANT PROPOSES TO CONSTRUCT NEW 2 STORY DWELLING

ZONE R-3

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	3,400 S.F.	3,000 S.F.	* 3,000 S.F.
MIN. LOT FRONTAGE	40 FT.	30.0 FT.	* 30.0 FT.
FRONT YARD SETBACK (THIRD)	25.0 FT. (10.9' AVERAGE)	N/A (VACANT)	15.50 FT.
SIDE YARD SETBACK	5 FT.	N/A	** 3.50 & 3.50 FT.
REAR YARD SETBACK	20 FT.	N/A	20.50 FT.
PRINCIPAL BUILDING COVERAGE	35 %	N/A	** 39.86 % (1,196 SF)
MAX. TOTAL IMPERVIOUS	50 %	N/A	39.86 % (1,196 SF)
MAX. BLDG. HEIGHT	33 FT. (2.5 STY)	N/A	< 33 FT.
MIN. STORAGE	80 S.F.	N/A	1,143 S.F.
MIN. DECK	80 S.F. or 10% 1st. FLOOR	N/A	292 S.F.
MAX. CURB CUT WIDTH	12 FT.	12 FT. ±	12 FT.
MIN. MECHANICALS	5 FT.	N/A	** 3.5 FT.

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

PROPOSED COVERAGES

PROP. DWELLING/COV. PORCH = 1,196 S.F.
TOTAL = 1,196 S.F.

PLAN NOTES

1. NEW PUBLIC SEWER AND WATER SERVICES TO BE INSTALLED.
2. ELEVATIONS BASED ON 1988 N.A.V.D.
3. PROPERTY IS LOCATED IN ZONE 'AE' – ELEV. 9.0 PER FEMA PRELIMINARY FIRM MAPS
4. HOUSE HEIGHT NOT TO EXCEED 33 FT. ABOVE TOP OF CURB ELEVATION

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN LAND SURVEYING, P.C. DATED 9/1/2020.

MAX. BUILDING HEIGHT CALCULATIONS

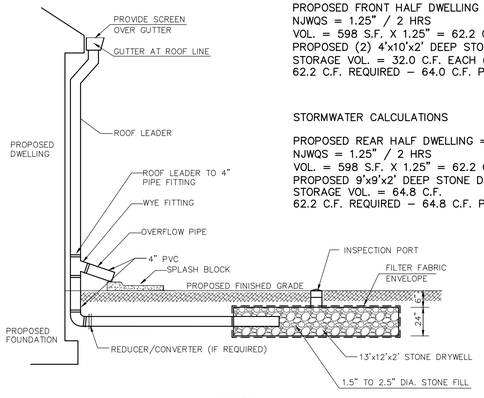
TOP OF GIRDER	= 13.00
+ HOUSE	= 24.32
RIDGE HEIGHT	= 37.32
– AVG. CURB	= 4.32
HOUSE HEIGHT	= 33.00
(MAX ALLOWABLE HEIGHT = 33.0)	

STORMWATER CALCULATIONS

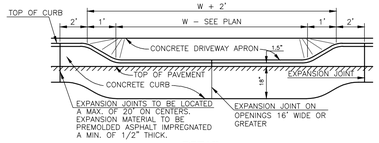
PROPOSED FRONT HALF DWELLING = 598 S.F.
NJWQS = 1.25" / 2 HRS
VOL. = 598 S.F. X 1.25" = 62.2 C.F. REQUIRED
PROPOSED (2) 4'x10'x2' DEEP STONE DRYWELLS x 0.40 VOIDS
STORAGE VOL. = 32.0 C.F. EACH (64.0 C.F. TOTAL)
62.2 C.F. REQUIRED – 64.0 C.F. PROVIDED

STORMWATER CALCULATIONS

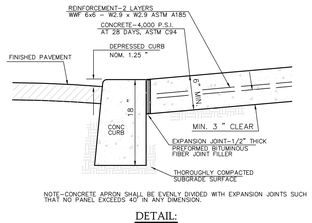
PROPOSED REAR HALF DWELLING = 598 S.F.
NJWQS = 1.25" / 2 HRS
VOL. = 598 S.F. X 1.25" = 62.2 C.F. REQUIRED
PROPOSED 9'x9'x2' DEEP STONE DRYWELL x 0.40 VOIDS
STORAGE VOL. = 64.8 C.F.
62.2 C.F. REQUIRED – 64.8 C.F. PROVIDED



DETAIL:
10'x11'x3' DEEP STONE RECHARGE PIT
NOT TO SCALE

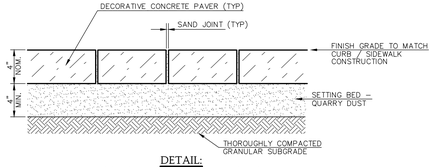


DETAIL:
CONCRETE DRIVEWAY APRON
NOT TO SCALE



NOTE–CONCRETE APRON SHALL BE EVENLY DIVIDED WITH EXPANSION JOINTS SUCH THAT NO PANEL EXCEEDS 40' IN ANY DIMENSION.

DETAIL:
CONCRETE DRIVEWAY & APRON
NOT TO SCALE



DETAIL:
CONCRETE PAVER SURFACING
NOT TO SCALE

REV. NO.	DATE	DESCRIPTION

PLOT PLAN
193 THIRD AVENUE
BLOCK 176 - LOT 68
FOR JARRET & DARLENE ROTH
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
Engineering | Planning
2517 Route 35, Bldg E, Ste 102
Manasquan, NJ 08736
P: (732)722.8555 | F: (732)722.8557
KBAengineers.com
KBAengineering@gmail.com
Certificate of Authority No.: 24GA28220500

DRN	CHK
SW	JJK

PROJECT NO. 2020-
SCALE AS SHOWN
DATE 10/6/2020
SHEET 1 OF 1

JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No.: GE45850

PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY

I. APPLICANT: Darlene and Jarret Roth

Address: 128 Harrison St., Unit 203
Hoboken, NJ 07030

Phone: 9179527634

Property Address: **193 Third Ave**
Block 176, Lot 68, Zone R-3
Flood Zone: AE BFE: 9 ft DFE: 10 ft
Manasquan, New Jersey 08736

II . TYPE OF APPLICATION: Bulk Variances

Section 35-9.4

SITE			
	REQUIRED	**EXISTING**	**PROPOSED**
Area of Lot	3,400 s.f.	3,000 s.f. *	3,000 s.f.*
Percentage of Lot Coverage (Building)	35%	N/A	39.86%**
Percentage of Lot Coverage (Imp)	50%	N/A	39.86%
Lot Frontage	40 ft.	30 ft*	30 ft. *
Lot Width	N/A	30 ft	30 ft
Building Height-Stories (crown 13.9ft)	33 ft. 2.5 stories	N/A	<33 ft 2 stories
Front Yard Setback	25 ft or avg 10.9'	N/A	15.50 ft
Side Setback (L)	5ft	N/A	3.5 ft**
Side Setback (R)	5ft	N/A	3.5 ft**
Rear Setback	20 ft	N/A	20.50 ft

Previously approved existing Non-Conformity *
Variance Requested **

Section 35-11.8c- Prohibits locating any mechanical equipment (air conditioning condensing units) in required 5ft side setback area.

III. SITE INFORMATION:

Street Address: 193 Third Ave

Block 176, Lot 68

Zoning Districts: R-3

Present Use: One Single Family Residential Dwelling

Proposed Use: One Single Family Residential Dwelling

VI. ZONE REQURIEMENTS: R-3 Zone

Min. Lot Area: 3,400 SF

Min Lot Frontage: 40 ft

Front Yard Setback: 25 ft

Side Setback: 5ft

Rear Setback: 20 ft

Max. Bldg. Height: 35 ft (33 ft for non-conforming lot)

Max Stories: 2 ½

Max. Bldg. Coverage: 35%

Max. Lot Coverage: 50%

V. MISCELLANEOUS:

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

VI. COMMENT:

Applicant seeks to construct a new two-story single family dwelling on a currently vacant lot.

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

_____ _____

Date C. KEITH HENDERSON, ESQ
Attorney for Applicant

BORO ENGINEERING

November 19, 2020

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

Re: Boro File No. MSPB-R1370
Variance – Roth
Block 176, Lot 68
193 Third Avenue
R-3 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Plan of Topographic Survey prepared by Robert Ragan, PLS, of Ragan Land Surveying, P.C., dated September 1, 2020.

2. Plot Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated October 6, 2020.

3. Architectural Floorplans and Renderings, prepared by Atlantic Modular Builders, dated September 28, 2020.

The property is located in the R-3 Single-Family Residential Zone with frontage on Third Avenue. With this application, the applicant is proposing to construct a new two story, raised dwelling on the existing lot, and associated site improvements. The application is deemed complete as of November 19, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-3 Single Family Residential Zone. The existing and proposed residential use is permitted.

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

   a. A maximum building coverage of 35% is permitted, whereas a building coverage of 39.86% is proposed.

b. A minimum side yard setback of 5 feet is required, whereas a setback of 3.5 feet (north side) is proposed.

c. A minimum side yard setback of 5 feet is required, whereas a setback of 3.5 feet, (south side) is proposed.

d. A minimum side yard mechanical setback of 5 feet is required, whereas a setback of 3.5 feet is proposed. It should be noted that the air conditioning platform is located in a recessed area within the building envelope.

3. The following non-conformities exist on Lot 68 and are not proposed to be modified as part of this application:

   a. A minimum lot area of 3,400 square feet is required, whereas an area of 3,000 square feet exists and is proposed.

   b. A minimum lot frontage of 40 square feet is required, whereas a frontage of 30 feet exists and is proposed.

4. The proposed front yard setback is 21.5 feet to the dwelling and 15.5 feet to the proposed covered porch. The applicant's engineer has provided front yard setback averaging calculations which demonstrate that the average setback within 200 feet is 10.9 feet.

5. The applicant proposes the first floor elevation of the dwelling at elevation 13.84 where the current base flood elevation is 9 feet. The proposed building height is 33 feet from the top of curb.

6. The existing depressed curb and apron on Third Avenue should be removed as it will no longer be utilized and labeled as such. A street excavation permit will be required for this and the new apron construction.

7. It appears that the minimum two conforming parking spaces are provided, one in the proposed garage and one in the driveway.

8. A drainage recharge system in accordance with the Borough's stormwater ordinance is proposed in the southern side yard area. Slotted covers should be provided for the gutter overflows.

9. The method of stabilizing the remainder of the lot should be labeled on the plan.

10. The required 80 square feet of enclosed storage space appears to be provided in the ground floor garage area.

11. The applicant should be aware that the existing fence to the south appears to meander over their property line.

12. A landscaping plan for the front yard area must be provided. It does not appear that any tree will be removed as part of this application.

13. Any new utilities should be located underground if possible.

BORO ENGINEERING

Re: Boro File No. MSPB-R1370
Variance – Roth
Block 176, Lot 68

November 19, 2020
Sheet 3

14. Any curb and sidewalk must be replaced along Third Avenue and as necessary.

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

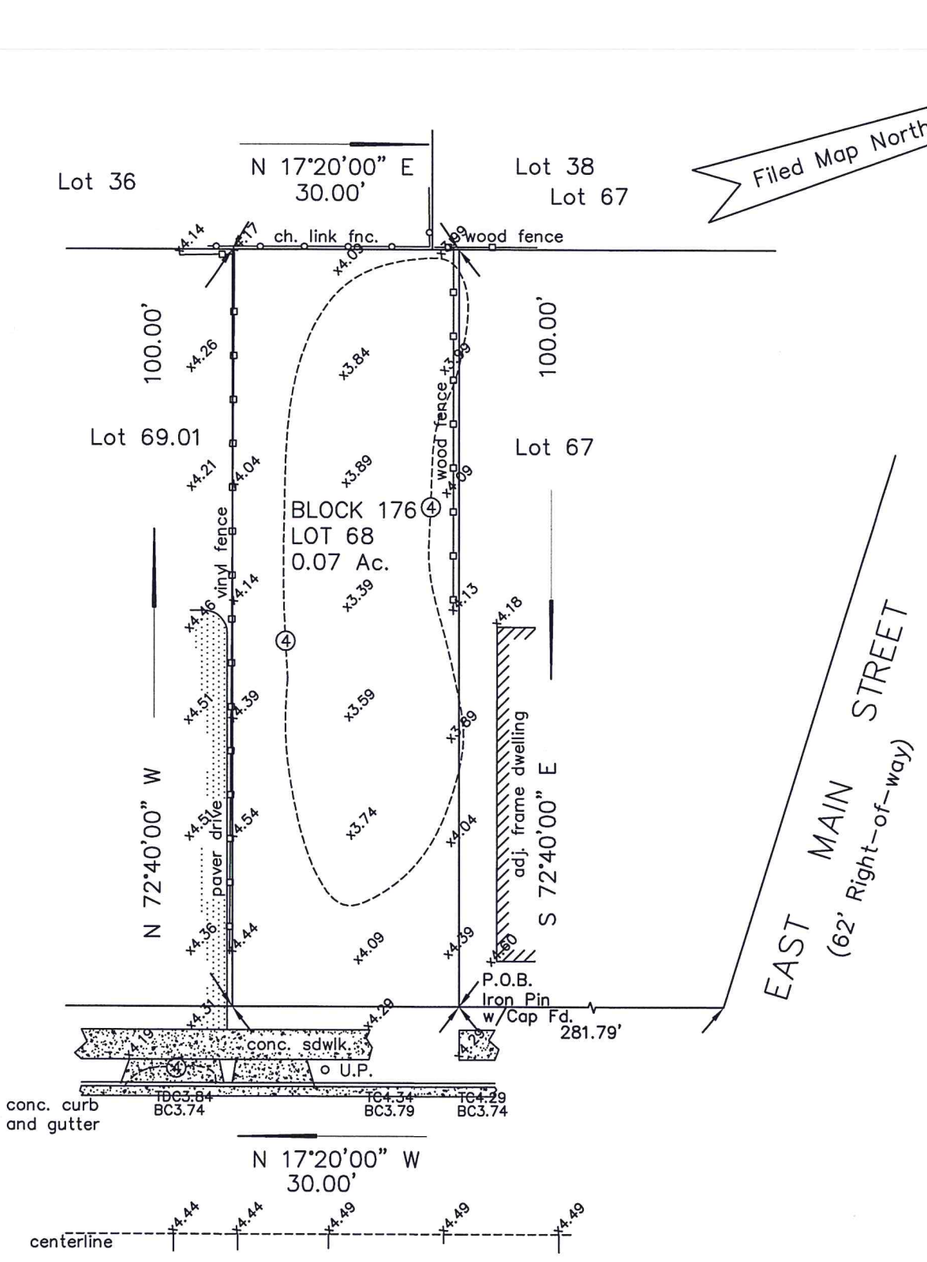
Very truly yours,

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

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
Atlantic Modular Builders
75 Taylor Avenue, Manasquan, NJ, 08736

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR THE PURCHASE AND/OR MORTGAGE OF THE HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASERS. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THE SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY HAS BEEN ACCURATELY PREPARED ON THE GROUND AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN HEREON. A WRITTEN WAIVER AND DIRECTION NOT TO SET PROPERTY MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).



AVERAGE FRONT SETBACK WITHIN 200 FEET

Lot No.	Front Setback
Lot 61	14.5'
Lot 63	4.9'
Lot 64	5.6'
Lot 65	5.7'
Lot 66	11.0'
Lot 67	6.0'
Lot 69.01	6.4'
Lot 71	24.8'
Lot 72.01	14.3'
Lot 74.04	6.2'
Lot 74.05	20.8'
Total	120.2'/11 = 10.9' Average

NOTES:

x5.27 indicates existing spot elevation

(5) indicates existing grade contour

Elevations shown on this plan are based on the North American Vertical Datum (NAVD) of 1988.

This plan is certified to:

ATLANTIC MODULAR BUILDERS

ROBERT M. RAGAN

NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 38977

REVISIONS NO.	DATE

PLAN OF TOPOGRAPHIC SURVEY MADE FOR ATLANTIC MODULAR BUILDERS

TAX BLOCK 176 LOT 68
BOROUGH OF MANASQUAN
MONMOUTH COUNTY NEW JERSEY

RAGAN LAND SURVEYING P.C.
1913 Cottage Place
Wall Township New Jersey
Ph. 732-280-7000 Fax 732-280-6900

Scale:	Date:	Deed Reference:	File No.:
1" =20'	Sept. 1, 2020	OR-9370 Pg. 3868	S20-036

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

October 27, 2020

Atlantic Modular Builders
75 Parker Avenue
Manasquan, NJ 08736

Re: Block: 176 Lot: 68 Zone: R-3 Flood Zone: AE BFE: 9ft. DFE: 10ft.
Roth - 193 Third Avenue

Dear Sir or Madam:

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

Construct a new two story single family dwelling.

Topographic survey and front yard average survey prepared by Robert Ragan on September 1, 2020. Plot plan prepared by Joseph Kociuba on October 6, 2020. Conceptual plans prepared by Atlantic Modular Builders on September 28, 2020.

Application denied for the following reason(s):

Section 35-9.4 – Lot Frontage – 40ft. Required
30ft. Existing

" - Lot Area – 3,400s.f. Required
3,000s.f. Existing

" - Side Setback (Left) – 5ft. Required
3.5ft. Proposed

" - Side Setback (Right) – 5ft. Required
3.5ft. Proposed

" - Building Coverage – 35% Permitted
39.8% Proposed

Section 35-11.8c – Prohibits locating any mechanical equipment (A/C) in the required 5ft. side setback area.

Additional required documentation:

- Prior approval from the Shade Tree Commission 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/Code Enforcement Officer

BORO ENGINEERING

.

November 12, 2020

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

Re: Boro File No. MSPB-R1340
Variance – Paccione
Block 66, Lot 13.01
50 - 50½ South Street
R-2 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Survey of Property prepared by David VonSteenburg, PLS, of Morgan Engineering & Surveying, dated March 6, 2020.

2. Pool Plot Plan prepared by Robert Burdick, PE, dated July 30, 2020.

3. Soil Boring and Lot Coverage Calculations prepared by Robert Burdick, PE, dated July 21, 2020.

The property is located in the R-2 Residential Zone with frontage on South Street. With this application, the applicant is proposing to construct a new in-ground pool in the westerly side yard. The application is deemed complete as of November 12, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Residential Zone, where the existing and proposed residential use is permitted.

2. The following use ('d') variance is required as part of this application:

   a. Only one single family detached residential dwelling per lot is permitted, whereas two dwellings exist and are proposed. The proposed improvements constitute an expansion of an existing non-conforming use.

3. The following non-conformities exist on Lot 13.01 and are not proposed to be modified as part of this application:

   a. A minimum side yard setback of 5 feet is required, whereas a setback of approximately 2 feet exists to the rear dwelling (west).

4. The applicant should indicate the proposed pool depth to demonstrate sufficient separation from groundwater.

5. The proposed grading for the pool appears to remain in general conformance with the existing grades with only a small amount of fill to level the area.

6. The applicant should indicate if any trees will be removed as part of the application.

7. Any curb and sidewalk must be replaced along South Street as necessary.

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

Very truly yours,

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Robert Burdick, PE
R.C. Burdick PE, PP, PC, 1023 Ocean Road, Point Pleasant, NJ 08742
Joseph Paccione
50 South Street, Manasquan, NJ 08736

APPLICATION TO THE PLANNING BOARD

Applicant's Name JASON HOFFMAN JOSEPH PACCIONE

Applicant's Address 50 SOUTH ST MANASQUAN NJ 08736

Telephone Number JASON (201)988-3500 JOSEPH (908 433-8425
(Home and Cell)

Property Location 50 SOUTH ST MANASQUAN NJ 08736
Block: 66 **Lot** 13.01

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

Date of Zoning Officer's Denial Letter 09/03/2020
Zoning Permit Application Attached

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

Is the Applicant the Landowner? YES
Does the Applicant own any adjoining land? NO
Are the property Taxes paid to date? YES

Have there been any previous applications to the Planning Board concerning this property? UNKNOWN
(Attach copies)

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

Revised 1/15/2014

Are there any Deed Restrictions, easements, or covenants affecting this property and if so please attach DOMINANT EASEMENT OVER ADJOINING PROPERTY PLEASE SEE NOTE ON SURVEY.

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 10/22/2020

Revised 1/15/2014

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

732-223-054
Fax 732-223-1300

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

September 3, 2020

Joseph Paccione
50 – 50 ½ South Street
Manasquan, NJ 08736

Re: Block: 66 Lot: 13.01 Zone: R-2

Dear Sir:

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

Install a 20' x 40' inground pool in the side yard.

Plot plan prepared by Robert Burdick on July 30, 2020. Building & lot coverage calculations prepared by Robert Burdick on July 21,2020. Soil boring prepared by Robert Burdick on June 30, 2020. Soil erosion plan prepared by Robert Burdick on July 30, 2020. Pool plans prepared by Stephen Pany on February 12, 2020.

Application denied for the following reason(s):

Section 35-5.3 – R-2 Zone – Only one single family dwelling permitted.
Two single dwellings existing

Section 35-9.4 – Rear Dwelling – Side Setback (Right) – 5ft. Required
2ft. Existing

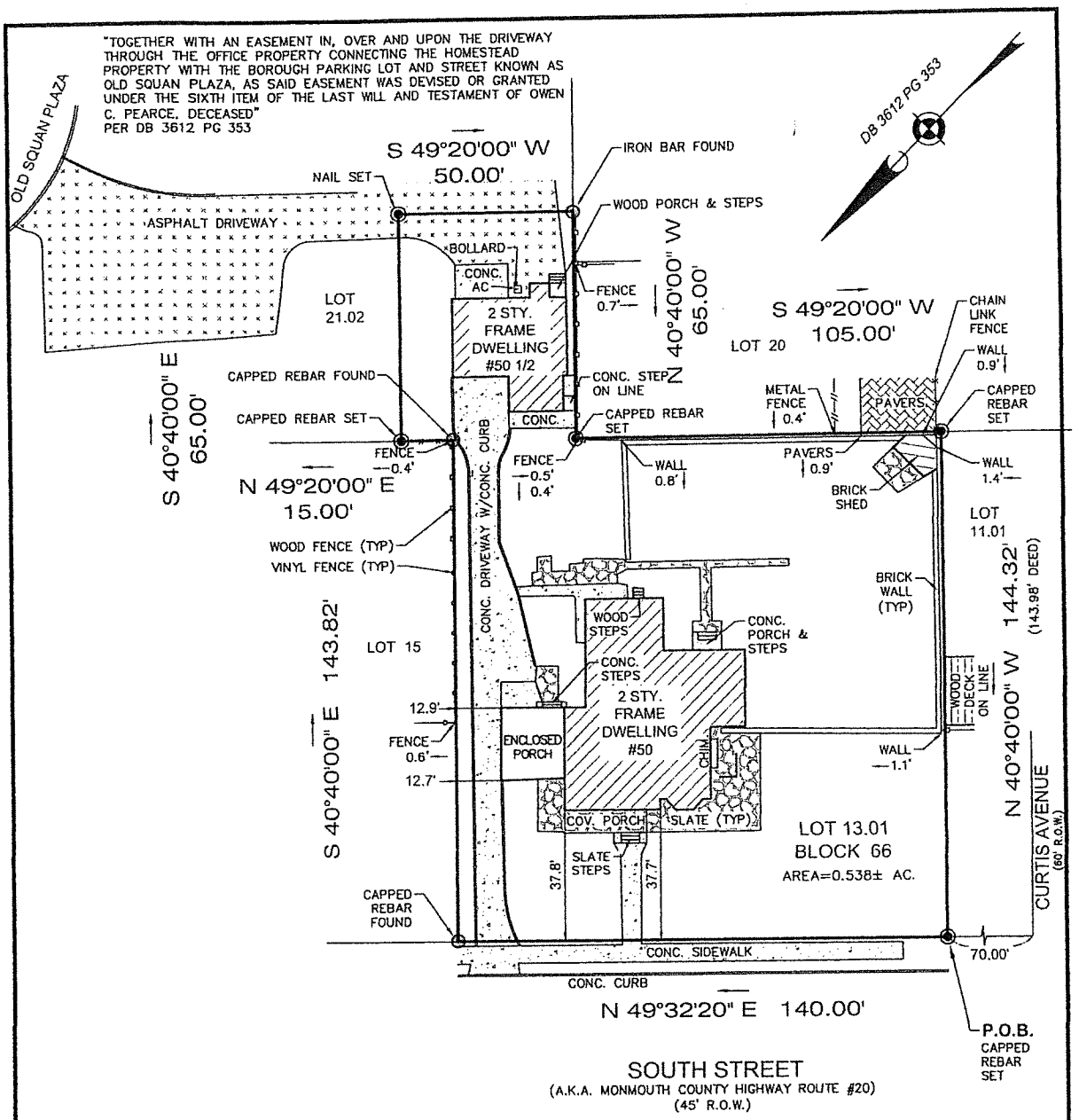
Additional required documentation:

- Prior approval from the Shade Tree Commission regarding the removal of any trees.

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer



PREPARED FOR: *JASON HOFFMAN and JOSEPH PACCIONE*

TITLE INSURER: *OCEANVIEW TITLE AGENCY LLC (OTA-20-5898)*
WESTCOR LAND TITLE INSURANCE COMPANY

MORTGAGE HOLDER: *FLAGSTAR BANK, FSB*
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: *THOMAS F. KELLY, Esquire*
FAUST GOETZ SCHENKER & BLEE, LLP

DISCUSSION TOPIC:
PAVERS CROSS BOUNDARY LINE BETWEEN SUBJECT LOT AND ADJ. LOT 20. ACCESS TO SUBJECT LOT IS THROUGH EASEMENT PER DB 3612 PG 353.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 3/6/20 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.

DB 3612 PG 353

CERTIFICATE OF AUTHORIZATION: 24GA28229800
MORGAN engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

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

SURVEY OF PROPERTY

LOT 13.01 BLOCK 66

BOROUGH OF MANASQUAN

COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=30'	VS	3/6/20	20-02053	20-02053	1 OF 1

MORGAN
engineering & surveying

METES AND BOUNDS DESCRIPTION
LOT 13.01, BLOCK 66
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

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

Beginning at a point marked by a capped rebar set on the southeasterly R.O.W. line of South Street (A.K.A. Monmouth County Highway Route #20) (45' R.O.W.), said point being a distance of 70.00 feet northeastwardly from its intersection with the northeasterly R.O.W. line of Curtis Avenue (60' R.O.W.), and running; thence

1) Along said southeasterly R.O.W. line of South Street N49°32'20"E, a distance of 140.00 feet to a point marked by a capped rebar found therein; thence
2) S40°40'00"E, a distance of 143.82 feet to a point marked by a capped rebar found; thence
3) N49°20'00"E, a distance of 15.00 feet to a point marked by a capped rebar set; thence
4) S40°40'00"E, a distance of 65.00 feet to a point marked by a nail set; thence
5) S49°20'00"W, a distance of 50.00 feet to a point marked by an iron bar found; thence
6) N40°40'00"W, a distance of 65.00 feet to a point marked by a capped rebar set; thence
7) S49°20'00"W, a distance of 105.00 feet to a point marked by a capped rebar set; thence
8) N40°40'00"W, a distance of 144.32 feet to a point in said southeasterly R.O.W. line of South Street, said point being the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, Service@MorganEngineeringLLC.com , dated March 6, 2020, marked project #20-02053.

3/6/2020

DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

DATE

(Project No. 20-02053)nb

· PO BOX 5232, TOMS RIVER, NEW JERSEY 08754 (TEL.) 732.270.9690 (FAX) 732.270.9691 ·
Service@MorganEngineeringLLC.com
WWW.MORGANENGINEERINGLLC.COM

R.C. BURDICK, P.E. P.P. P.C.
1023 OCEAN RD. PT. PLEASANT, N.J. 08742
PHONE 732-892-5050
FAX 732-892-5888

LOT COVERAGE CALCULATIONS
50 SOUTH ST.
LOT 13.01 BLOCK 66
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY
JULY 21, 2020
PROJECT NO. 20-6333

LOT AREA	23,490 +/- SF	
FRONT HOUSE AND COVERED PORCH	3,501 +/- SF	
REAR HOUSE	990 +/- SF	
SHED	110 +/- SF	
TOTAL BUILDING	4,601 +/- SF	19.6%
FRONT STEPS AND WALK	178 +/- SF	
FRONT DRIVEWAY	1,646 +/- SF	
REAR DRIVEWAY	697 +/- SF	
REAR CONCRETE AND FOUNTAIN	789 +/- SF	
EXIST IMPERVIOUS COVERAGE	7,911 +/- SF	33.7%
PROPOSED POOL	800 +/- SF	
PROPOSED PAVER PATIO	396 +/- SF	
PROPOSED EQUIPMENT PAD	40 +/- SF	
TOTAL PROPOSED IMPERVIOUS	1,236 +/- SF	5.3%
TOTAL IMPERVIOUS COVERAGE	9,147 +/- SF	39.0%

Robert C. Burdick NJPE 30929

R.C. BURDICK, P.E. P.P. P.C.

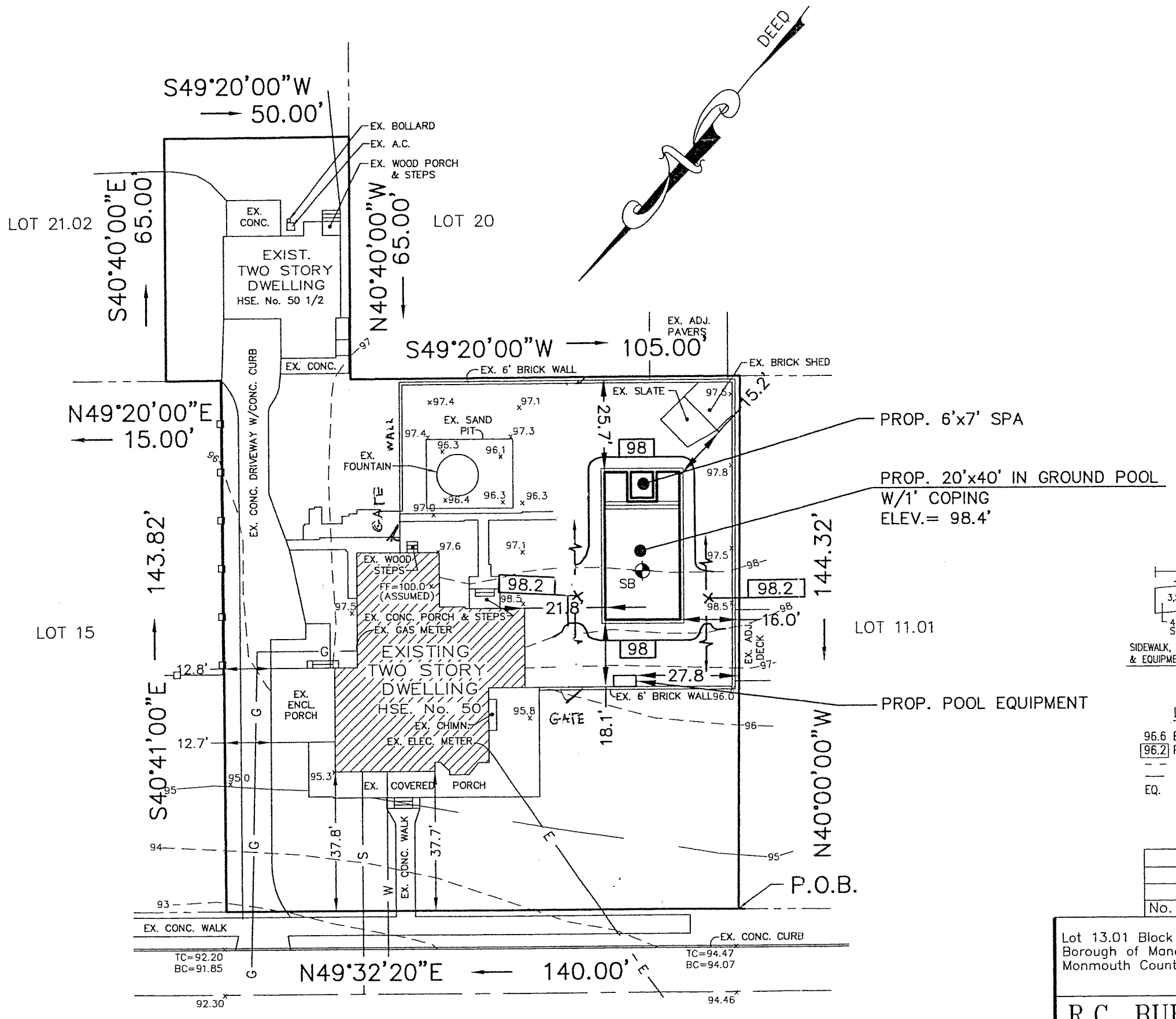
1023 OCEAN RD. PT. PLEASANT, N.J. 08742
PHONE 732-892-5050
FAX 732-892-5888

SOIL BORING
50 SOUTH ST.
LOT 13.01 BLOCK 66
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY
JULY 21, 2020
PROJECT NO. 20-6333

0 – 1'6"	Light brownish gray sand and topsoil, 10 YR 6/2
1'6" – 4'7"	Yellowish brown loamy sand with gravel, 10 YR5/6
4'7" – 9'0"	Brownish yellow sand with gravel, 10 YR 6/6
9'0" – 10'6"	Yellow fine sand, 10 YR 7/8 with brownish yellow fine sand, 10 YR 5/5, damp
10'6" – 10'9"	Pale brown fine sand, 10 YR 6/3
10'9" – 12'0"	Light gray damp sand, 10 YR 7/1

Boring performed on 6/30/2020
Boring location: Pool Footprint
Seasonal high water indicated at 10'9"
Standing water not encountered
Weather: 78° Sunny with clouds
Boring performed by R.C. Burdick P.E.P.P.P.C

Robert C. Burdick P.E. 30929



Property Owner: Joseph Paccione
50 South Street
Manasquan, N.J.

1) Pool plot plan based on "Survey Of Property Lot 13.01 Block 66 Borough of Manasquan, Monmouth County, New Jersey," prepared by Morgan Engineering & Surveying, and signed by David J. Von Steenburg, NJPLS No. 34500 and dated 3/6/2020. Topography provided by RC Burdick PE PP PC performed by Stanley Hans, Jr., NJPLS No. 29182 performed 6/26/2020.

2) Contractor to verify location of all utilities prior to start of construction. Utilities shown are per visual observation of physical features and/or markouts and their location is approximate. The undersigned professional are not responsible for the presence of underground utilities or structures if they are not visible or otherwise disclosed by any of the above data. Pool contractor shall utilize the services of CALL DIG (1-800-272-1000) to accurately locate utilities.

3) Pool to be secured by min. 4' fence with self latching and closing gates by property owner. Fence and all other construction shall comply with the International Building Code and the International Residential Code, New Jersey Edition, including ANSI/NSPI-5 Standards for Residential In Ground Swimming Pools, current editions. Where adjacent fences are used to secure the pool, the applicant shall take full responsibility for repair or replacement should they be damaged or removed and shall seek a variation for the fences where required.

4) All electrical equipment must be located at least 10' from the swimming pool.

5) The contractor shall protect all existing structures from damage and/or failure by acceptable methods as may be required per OSHA and other regulatory agencies. The Design Engineer accepts no responsibility for the safety or adequacy of the existing structures.

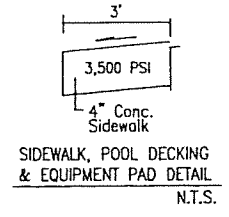
6) The Design Engineer assumes no responsibility for pool construction in easements or required setbacks areas not shown on the survey provided to the Design Engineer. The pool contractor and property owner shall verify the pool layout and all dimensions prior to construction.

7) Property owner responsible for all environmental permits. The determination of the presence or absence of wetlands, stream encroachment lines, buffer lines or easements not shown on the survey supplied by the Property Owner was outside of the scope of this project.

8) By use of this Plan for the purpose of obtaining a Permit to construct, the Property Owner and Pool Company agree to the proposed pool location, concrete, operating equipment and grading associated with the proposed swimming pool.

9) Minimum 1%, Max. 3:1 grading provided in area that is to be disturbed by pool construction. Concrete areas to be minimum 0.5% grade.

10) Pool filter discharge to be by flexible hose to roadway or filter to be cartridge filter with no discharge.



SIDEWALK, POOL DECKING & EQUIPMENT PAD DETAIL
N.T.S.

LEGEND

96.6	Exist. El. (ft.)
96.2	Prop. El. (ft.)
- -	Exist. Contour
——	Prop. Contour
EQ.	Equipment

Graphic Scale
30 0 30

No.	Date	Description	By

Lot 13.01 Block 66
Borough of Manasquan
Monmouth County, NJ

Pool Plot Plan
50 South Street

DATE: 7/30/2020
SCALE: 1" = 30'
JOB No.: 20-6333
SHEET 1 OF 1

R.C. BURDICK, P.E., P.P., P.C.
CONSULTING ENGINEERS SURVEYORS
PLANNING ENVIRONMENTAL PERMITTING
1023 OCEAN ROAD
POINT PLEASANT, NJ 08742
(732)892-5050 FAX (732)892-5888

ROBERT C. BURDICK
P.A. PROFESSIONAL ENGINEER #049541-E
N.J. PROFESSIONAL ENGINEER #30929
N.J. PROFESSIONAL PLANNER #04383

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. IN THAT N.J.S.A. 4:24-39 et Seq. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 - 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES, AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING INCOMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AREAS AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

SEEDING NOTES

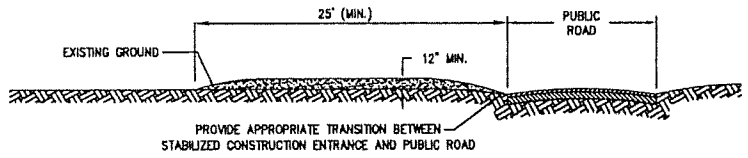
1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED. TEMPORARY AND PERMANENT SEEDING MIXTURES SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

   TEMPORARY SEEDING
   PERENNIAL RYEGRASS ● 1.0 LB. PER 1000 S.F.

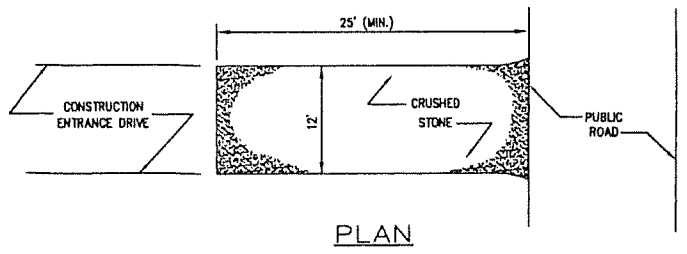
   PERMANENT SEEDING
   HARD FESCURE AND/OR STRONG CREEPING RED FESCUE ● 4.0 LBS PER 1000 S.F.
   PERENNIAL REYGRASS ● 1.0 LB PER 1000 S.F.
   KENTUCKY BLUEGRASS ● 1.0 LB PER 1000 S.F.
2. ALL SEEDING AND MULCHING SHALL BE PREFORMED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. SEED GERMINATION SHALL BE TESTED WITHIN 12 MONTHS OF PLANTING DATE. ADDITIONAL SEEDING SHALL BE PERFORMED IF LESS THAT 50% OF SEED GERMINATION RATES RESULT.
4. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABLIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEMS OCCUR, THE ERODED AREAS SHALL BE REPAIRED WITH A MULCH AS INDICATED IN NOTE NO. 5.
5. MULCH SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF 1 1/2 TO 2 TONS PER ACRE SPREAD UNIFORMLY AT 70 TO 90 POUNDS PER 1000 SF. ANCHOR MULCH IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING LIQUID MULCH BINDERS:

   1) ORGANIC AND VEGETABLE BASE BINDERS- POWDER BASED HYDROPHILIC MATERIALS MIXED WITH WATER TO FORM A GEL. THE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS RECOMMENDED BY MANUFACTURER.

   2) SYNTHETIC BINDERS- HIGH POLYMER SYNTHETIC EMULSION, DILUTED WITH WATER AND WHEN APPLIED, DRYED AND CURED SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. APPLY AT RATES RECOMMENDED BY MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
6. LIMESTONE AND FERTILIZER TO BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-10 (PERMANENT VEGETATIVE COVER FERTILIZER DHALL BE 10-10-10) WITH 50% WATER INSOLUBLE NITROGEN APPLIED AT A RATE OF 11 POUNDS PER 1000 SF OR AS DETERMINED BY A SOIL TEST. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE AS SOIL TESTING INDICATES.
7. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS ARE TO BE STABLIZED WITH MULCH AS INDICATED IN NOTE NO. 5.



PROFILE



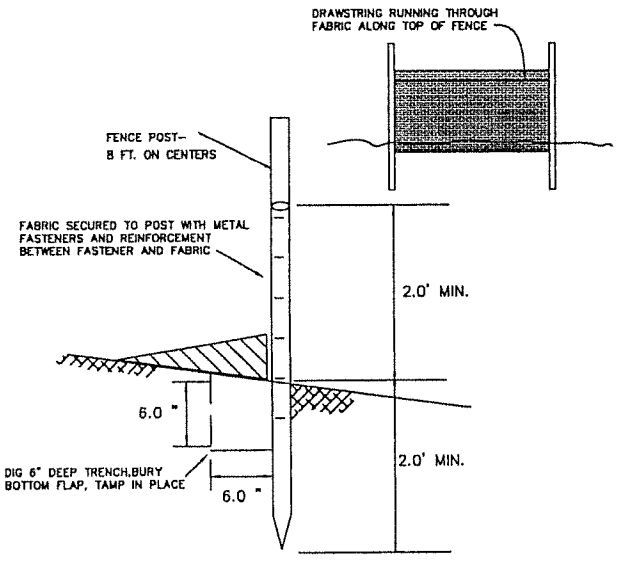
PLAN

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SPECIFICATIONS

1. - STONE SIZE - USE ASTM C-33,SIZES No. 2 OR 3. USED CRUSHED STONE.
2. - LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. - THICKNESS - NOT LESS THAN 8 INCHES.
4. - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.



SILT FENCE & INSTALLATION DETAIL

N.T.S.

NO.	DATE	DESCRIPTION	BY

SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

LOT 13.01 BLOCK 66
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

DATE: 7/30/2020
SCALE: NTS
JOB No.: 20-6333
SHEET 1 OF 1

R.C. BURDICK, P.E., P.P., P.C.
CONSULTING ENGINEERS · SURVEYORS
PLANNING · ENVIRONMENTAL PERMITTING
1023 OCEAN ROAD
POINT PLEASANT, NJ 08742
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ROBERT C. BURDICK
PROFESSIONAL ENGINEER #30929
PROFESSIONAL PLANNER #04383

50 SOUTH ST.
LOT 13.01 BLOCK 66
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

November 30, 2020

To whom it may concern:

The maximum water depth of the proposed in-ground gunite pool for the above referenced address would be 8 ft.

Any questions, please do not hesitate to contact me.

Sincerely,

Mike Spillane
Anthony&Sylvan Pools
201-621-1368
mspillane@anthonysylvan.com

Gmail

50 South Street Variance for Pool

4 messages

Jason Hoffman <[redacted] Tue, Nov 17, 2020 at 2:20 PM
To: shadetreecommission@manasquan-nj.gov
Cc: [redacted]

Good Afternoon,

I am the new owner of 50 South Street in town. We currently have an application for variance to install an inground pool in our side yard. Our meeting is scheduled for January 5, 2021.

We will need to remove at least one tree for the installation so I was told that I had to contact you for guidance. Can you please let me know what must be done on my end?

Thank you,

Jason Hoffman

ShadeTree Commission <shadetreecommission@manasquan-nj.gov> Tue, Nov 17, 2020 at 3:21 PM
To: Jason Hoffman [redacted]
Cc: [redacted]

Any chance you have a survey? If so, and it shows existing trees….highlight the ones you want to remove.

In essence….if you're good to replace with some new trees….they'll be no issue.

Brian Mallin
Manasquan Shade Tree Commission

[Quoted text hidden]

Jason Hoffman <[redacted] Tue, Jan 5, 2021 at 12:08 PM
To: ShadeTree Commission <shadetreecommission@manasquan-nj.gov>
Cc: [redacted]

Brian,

Our survey does not show trees. However, I plotted the approximate locations of the trees on the attached survey. There are three trees that will be removed (RED). We plan to replace them with a minimum of three trees along the south east wall (GREEN). We also plan to add additional trees along the south west wall when the pool is installed and we have a better feel for the space.

Our meeting with the planning board is scheduled for February 2nd. Please let me know if this works for the commission.

Thank you,

Jason Hoffman
[Quoted text hidden]

50 South Street - Pool Survey - Trees.pdf
552K

ShadeTree Commission <shadetreecommission@manasquan-nj.gov> Tue, Jan 5, 2021 at 12:41 PM
To: Jason Hoffman [redacted]

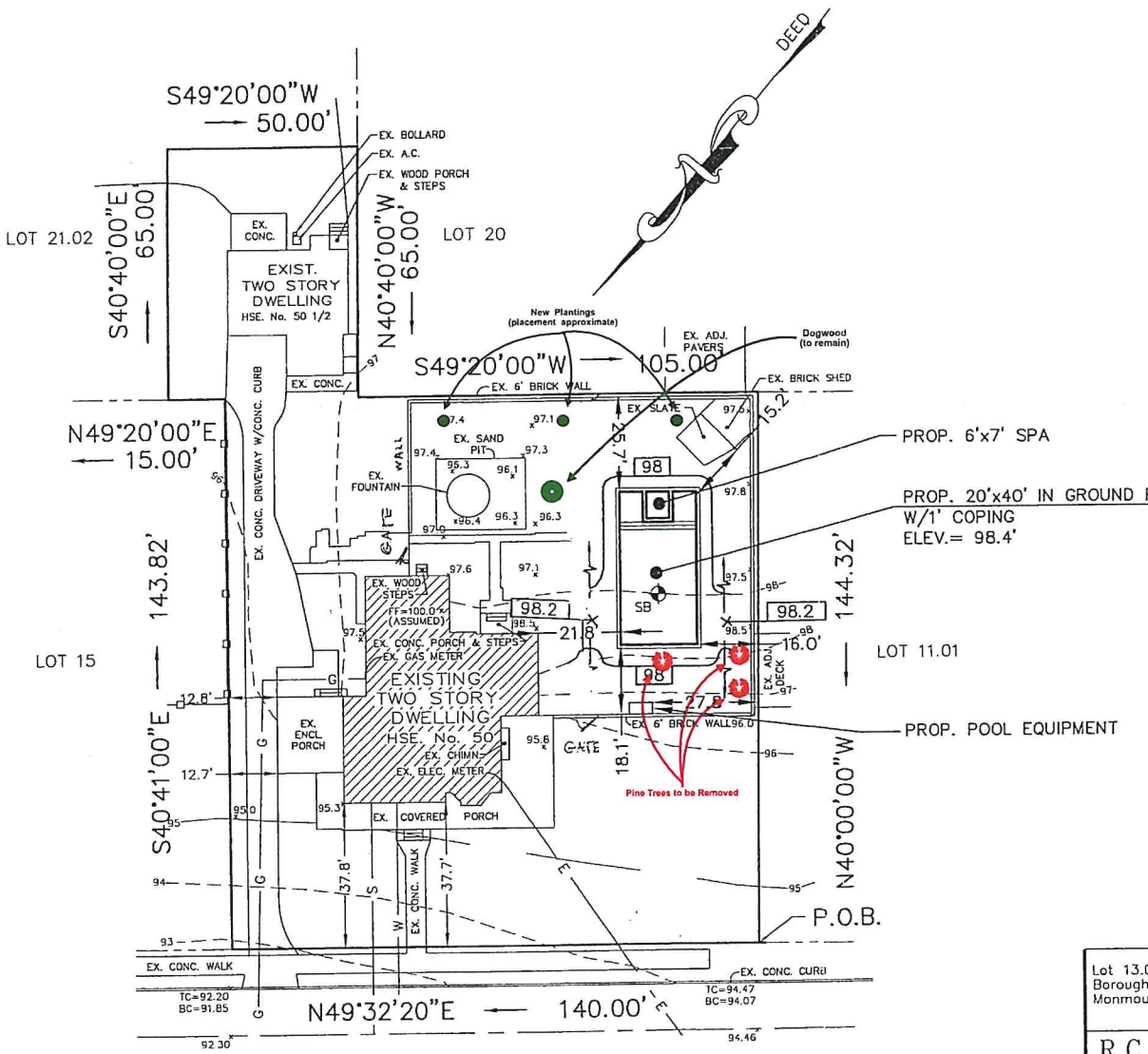
Cc: [redacted]

Thank you. You're all set with regards to the Shade Tree Commission.

If you can plant a tree in the front yard as well that would be appreciated.

Brian Mallin
Manasquan Shade Tree Commission

[Quoted text hidden]
[Quoted text hidden]
<50 South Street - Pool Survey - Trees.pdf>



Property Owner: Joseph Paccione
50 South Street
Manasquan, N.J.

1) Pool plot plan based on "Survey Of Property Lot 13.01 Block 66 Borough of Manasquan, Monmouth County, New Jersey," prepared by Morgan Engineering & Surveying, and signed by David J. Van Steenburg, NJPLS No. 34500 and dated 3/6/2020. Topography provided by RC Burdick PE PP PC performed by Stanley Hans, Jr., NJPLS No. 29182 performed 6/26/2020.

2) Contractor to verify location of all utilities prior to start of construction. Utilities shown are per visual observation of physical features and/or markouts and their location is approximate. The undersigned professional are not responsible for the presence of underground utilities or structures if they are not visible or otherwise disclosed by any of the above data. Pool contractor shall utilize the services of CALL DIG (1-800-272-1000) to accurately locate utilities.

3) Pool to be secured by min. 4' fence with self latching and closing gates by property owner. Fence and all other construction shall comply with the International Building Code and the International Residential Code, New Jersey Edition, including ANSI/NSPI-5 Standards for Residential In Ground Swimming Pools, current editions. Where adjacent fences are used to secure the pool, the applicant shall take full responsibility for repair or replacement should they be damaged or removed and shall seek a variation for the fences where required.

4) All electrical equipment must be located at least 10' from the swimming pool.

5) The contractor shall protect all existing structures from damage and/or failure by acceptable methods as may be required per OSHA and other regulatory agencies. The Design Engineer accepts no responsibility for the safety or adequacy of the existing structures.

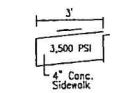
6) The Design Engineer assumes no responsibility for pool construction in easements or required setbacks areas not shown on the survey provided to the Design Engineer. The pool contractor and property owner shall verify the pool layout and all dimensions prior to construction.

7) Property owner responsible for all environmental permits. The determination of the presence or absence of wetlands, stream encroachment lines, buffer lines or easements not shown on the survey supplied by the Property Owner was outside of the scope of this project.

8) By use of this Plan for the purpose of obtaining a Permit to construct, the Property Owner and Pool Company agree to the proposed pool location, concrete, operating equipment and grading associated with the proposed swimming pool.

9) Minimum 1%, Max. 3:1 grading provided in area that is to be disturbed by pool construction. Concrete areas to be minimum 0.5% grade.

10) Pool filter discharge to be by flexible hose to roadway or filter to be cartridge filter with no discharge.



SIDEWALK, POOL DECKING & EQUIPMENT PAD DETAIL
N.T.S.

LEGEND

96.6	Exist. El. (ft.)
96.2	Prop. El. (ft.)
— —	Exist. Contour
——	Prop. Contour
EQ.	Equipment

Graphic Scale
30 0 30

No.	Date	Description	By

Lot 13.01 Block 66
Borough of Manasquan
Monmouth County, NJ

Pool Plot Plan
50 South Street

DATE: 7/30/2020
SCALE: 1" = 30'
JOB No.: 20-6333
SHEET: 1 of 1

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