

# MANASQUAN PLANNING BOARD SPECIAL MEETING AGENDA

**JANUARY 24, 2023 4:00 PM – TUESDAY**

Please take notice that the Manasquan Planning Board will convene an in person meeting on January 24, 2023 4:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

**Join Zoom Meeting**

<https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLQS9TRVBIWHVtbUd3Zz09>

**OR**

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

**Meeting ID: 824 329 9920**

**Passcode: 365120**

**PUBLIC MEETING**

Salute to the Flag

Roll Call

Sunshine Law Announcement

**APPLICATION**

1. #16-2022 Sanquini, Marilyn & Peter -130 Glimmer Glass Circle - Block 136.01 Lot 6 (carried from 12/6/2022)

**ADJOURNMENT**



October 20, 2022

Barbara Ilaria, Secretary  
Manasquan Borough Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Re: Boro File No. MSPB-R1940  
Variance – Sanquini  
Block 136.01, Lot 6  
130 Glimmer Glass Circle  
R-1 Single-Family Residential Zone  
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

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. Highlighted Property survey prepared by William Scott, PLS, of Mountain Surveying and Planning, dated July 12, 1995.
2. Architectural Floor Plans and Elevations prepared by Kenneth Quabeck, RA, of Quabeck Architecture, LLC, dated July 22, 2022.

The property is located in the R-1 Single-Family Residential Zone with frontage on Glimmer Glass Circle. With this application, the applicant proposes to construct two new additions, one on the east side and one on the western rear of the existing dwelling. A new rear deck and interior renovations to the existing dwelling are also proposed. The application is deemed complete on October 20, 2022.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
  - a. A maximum building coverage of 25% is permitted, whereas a building coverage of 33.5% is proposed (24.3% exists).
3. The following non-conformities exist on Lot 6 and are not proposed to be modified as part of this application:
  - a. A minimum rear yard setback of 35 feet is required, whereas a setback of 21.55 feet exists and is proposed.

Re: Boro File No. MSPB-R1940  
Variance – Sanquini  
Block 136.01, Lot 6

October 20, 2022  
Sheet 2

4. The base flood elevation for the property is 9 (Zone AE). The architectural plans should be revised to indicate the existing and proposed elevation in relation to the BFE.
5. Any expanded driveway to service the new garage addition must be shown on the plan and the proposed driveway material indicated
6. The required 80 square feet of enclosed storage space appears to be provided in the existing garage and new rear storage addition.
7. The applicant should indicate if any new air conditioning units or generator are proposed and if so show their proposed locations on the plan.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
9. The applicant should indicate if any existing trees will be removed as part of the application.
10. Any curb and sidewalk must be replaced along Glimmer Glass Circle 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  
Kenneth Quabeck, RA  
Quabeck Architecture, LLC, 258 Hockenbury Road, Hillsborough, NJ 08844-3228  
Peter Sanquini  
130 Glimmer Glass Circle, Manasquan, NJ 08736

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544  
Fax 732-223-1300

CONSTRUCTION DEPARTMENT

EDWARD G. DONOVAN  
Mayor

FRANK F. DIROMA  
Supervisor of Code Enforcement

THOMAS F. FLARITY  
Municipal Administrator

BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

STEVEN J. WINTERS  
Construction Official

APPLICATION TO THE PLANNING BOARD

\*Applicant's Name: Marilyn & Peter Sanquini

\*Applicant's Address: 78 Bernard Street, Branchburg, NJ 08876

\*Telephone Number: Home: \_\_\_\_\_ Cell: 908-581-0104

\*e-mail Address: PSanquini@crpindustries.com

\*Property Location: 130 Glimmer Glass Circle, Manadquan, NJ 08736

\*Block: 136.01 Lot: 6

\*Type of Application: Bulk variance (setbacks and impervious coverage)  
Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-  
Site Plan Approval

\*Date of Zoning Officer's Denial Letter: September 13, 2022  
Attach Zoning Permit Application

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

\*Is the Applicant the Landowner? Yes

\*Does the Applicant own any adjoining land? No

\*Are the property taxes paid to date? Yes

\*Have there been any previous applications to the Planning Board concerning this property? No  
(Attach copy)

\*\*Are there any Deed Restrictions, Easements, or Covenants affecting this  
property? No  
(Attach copy)

\*The applicant agrees to be responsible for and pay for 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

7/28/22  
Date

BOROUGH HALL  
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544  
Fax 732-223-1300

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

STEVEN J. WINTERS  
Construction Official

September 13, 2022

Peter Sanquini  
130 Glimmer Glass Circle  
Manasquan, NJ 08736

Re: Block: 136.01 Lot: 6 Zone: R-1 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

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

Construct a covered front porch, side addition, rear addition, covered rear porch, deck in the rear yard and other interior alterations and renovations.

Survey/site plan prepared by William Scott on July 12, 1995. Conceptual plans prepared by Kenneth Quabeck on July 22, 2022.

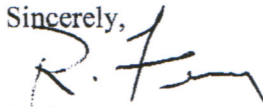
**Application denied for the following reason(s):**

Section 35-9.4 – Rear Setback – 35ft Required  
21.55ft. existing and proposed

- “ - Building Coverage – 25% Permitted
  - 24.3% Existing
  - 33.5% Proposed

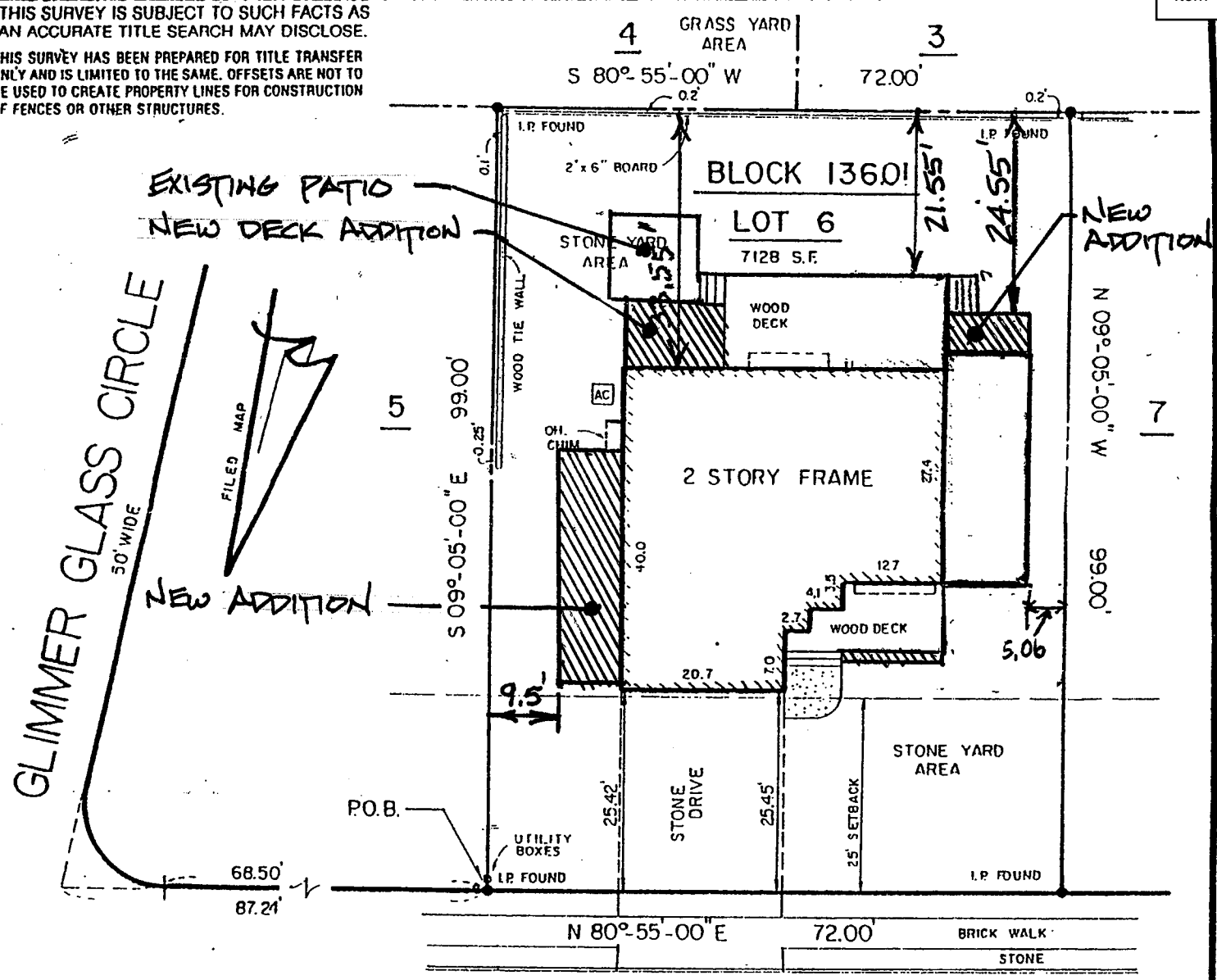
If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer

THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.  
 THIS SURVEY HAS BEEN PREPARED FOR TITLE TRANSFER ONLY AND IS LIMITED TO THE SAME. OFFSETS ARE NOT TO BE USED TO CREATE PROPERTY LINES FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.



# GLIMMER GLASS CIRCLE

50' WIDE

Property known as Lot 6 in Block 136.01 as shown on the current tax map of the Borough of Manasquan.

Property known as Lot 6 in Block 136.01 on a map entitled, "Final Map of Glimmer Glass Island in the Borough of Manasquan, Monmouth County, New Jersey", and filed in the Monmouth County Clerk's Office on January 22, 1988 in Case No. 222, Sheet 14.

Being more commonly known as 130 Glimmer Glass Circle, Borough of Manasquan, NJ.

Property corners have not been set as per contractual agreement.

This survey is prepared for the benefit of Richard L. Sanquini and Virginia Sanquini; Wasser and Feldman, Esqs.; Stevart Title Guaranty Company; and Tri-County Lawyers Service, Inc. (ST48622).

**PROPOSED ADDITIONS**

This certification is made only to above named parties for purchase and/or mortgage of herein delineated property by the above named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not named in certification, either directly or indirectly.

**SKETCH OF PROPERTY SURVEYED FOR  
 RICHARD L. & VIRGINIA SANQUINI**

BOROUGH OF MANASQUAN,                      MONMOUTH COUNTY,                      NEW JERSEY

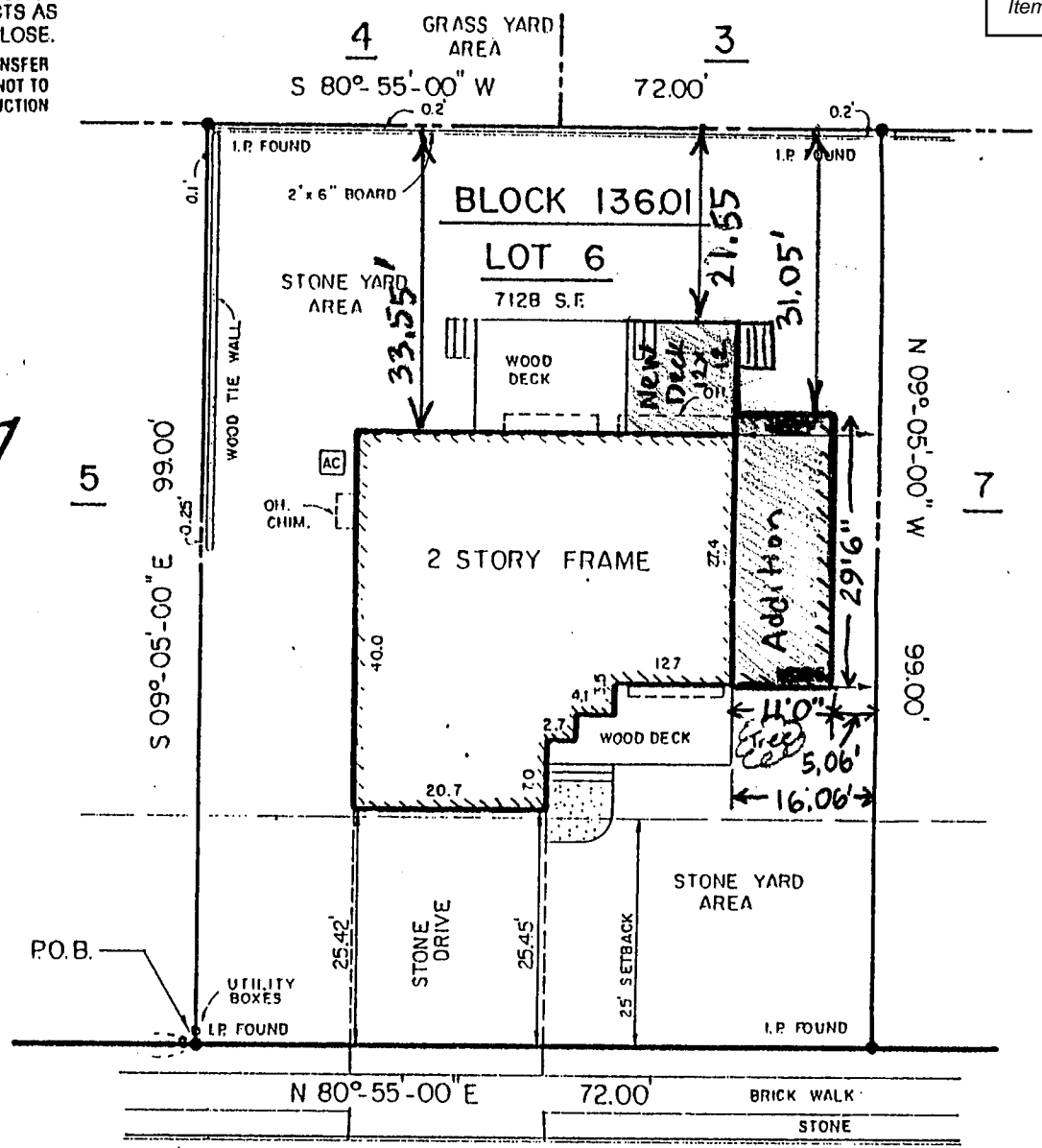
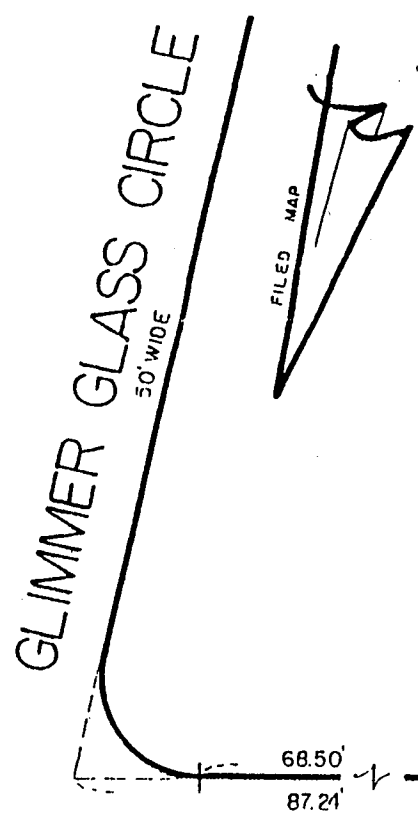
**MOUNTAIN SURVEYING AND PLANNING**  
 PROFESSIONAL LAND SURVEYORS AND PLANNERS  
 10 SHAWNEE DRIVE, SUITE 2, WATCHUNG, N.J. 07060                      (908) 668-7701



*William N. Scott*  
**WILLIAM N. SCOTT P.L.S.** N.J. LIC. NO. 17421

SCALE 1" = 20	DATE 7-12-95
DRAWN BY NJS	CHECKED BY WNS
FILE NO 1573 MSP	MAP NO 1
DWG NO M-4597	

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(PREVIOUSLY APPROVED ADDITIONS SHOWN)

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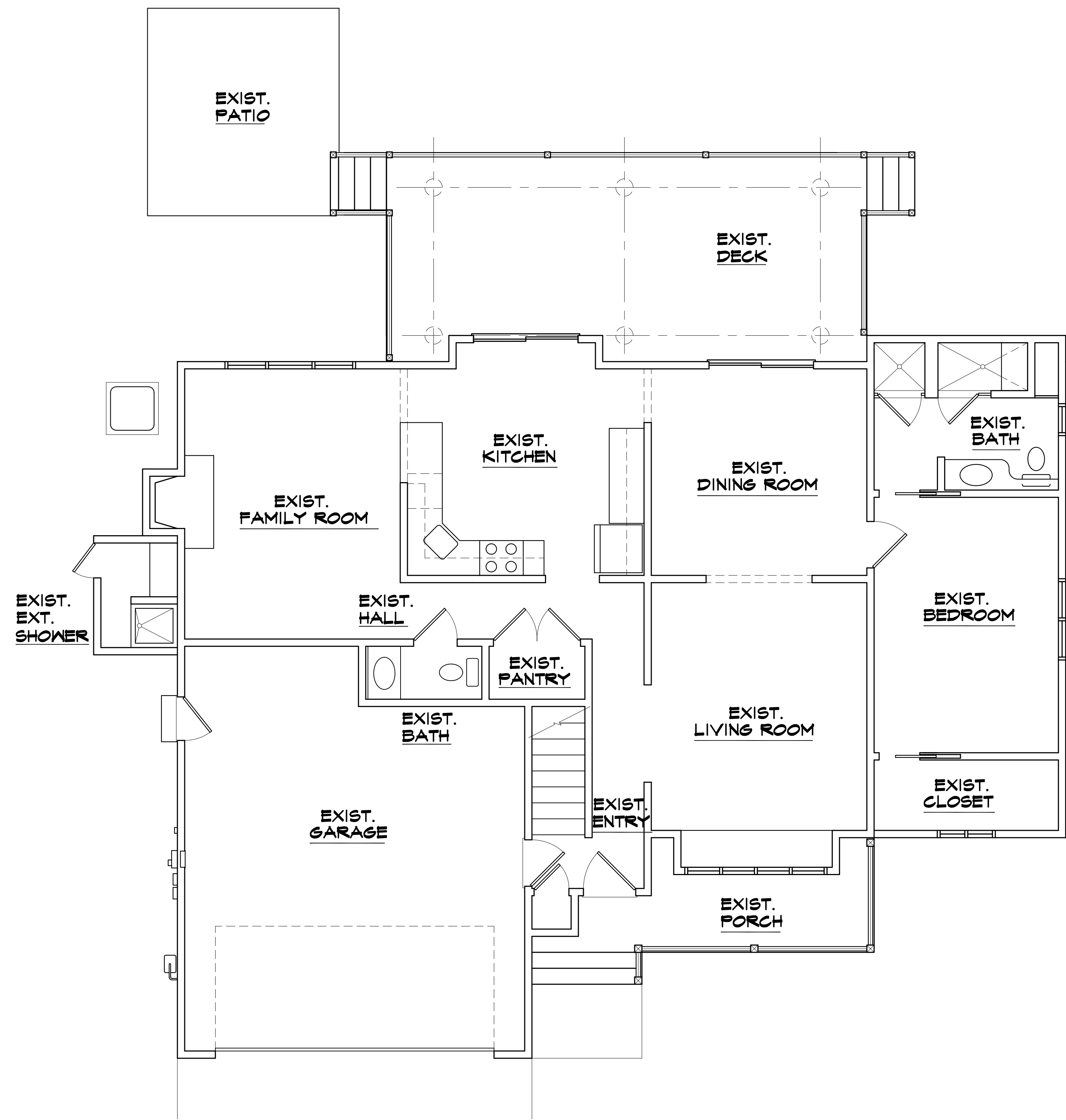
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RICHARD L. & VIRGINIA SANQUINI

BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY

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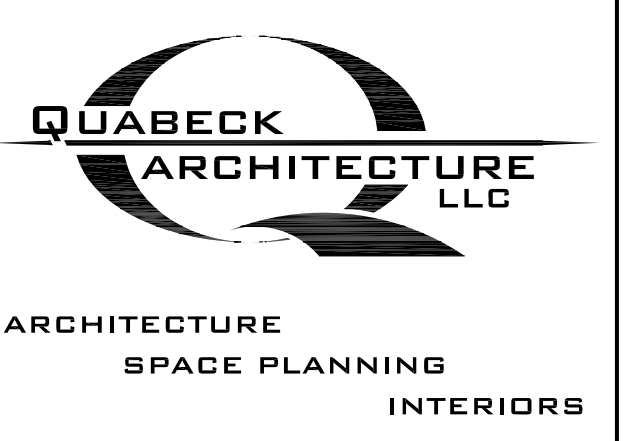
*William N. Scott*  
**WILLIAM N. SCOTT P.L.S. N.J. LIC. NO. 17421**

SCALE 1" = 20	DATE 7-12-95
DRAWN BY NJS	CHECKED BY WNS
FILE NO 1573 MSP	MAP NO 1
OWG NO M-4597	



**1** EXISTING FIRST FLOOR PLAN  
 scale: 1/4" = 1'-0"

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258 HOCKENBURY ROAD  
 HILLSBOROUGH, NJ 08844-3228  
 PHONE: 908.371.9400  
 FAX: 908.371.9401

KENNETH R. QUABECK, R.A.  
 NEW JERSEY LICENSED ARCHITECT  
 LICENSE NO.: A114575

STATE OF NEW JERSEY  
 CERTIFICATE OF AUTHORIZATION NUMBER:  
 21A00054100

Consultant:

Consultant:

Consultant:

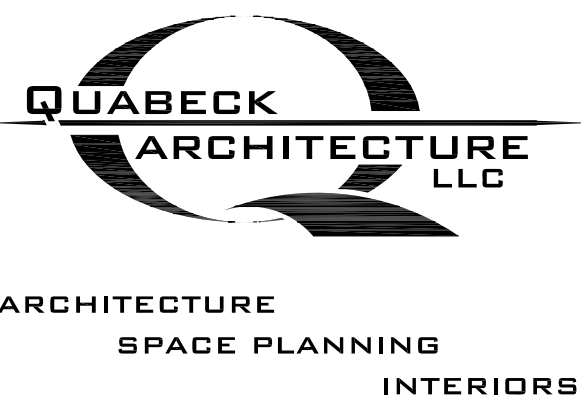
RESIDENTIAL ADDITION TO:  
**THE SANQUINI RESIDENCE**  
 BLOCK 136.01, LOT 6  
 130 GLIMMER GLASS CIRCLE  
 MANASQUAN, NJ  
 08736

revisions

scale: AS NOTED	date: 7/22/22
dwn: KWH	chk: KRQ
	comm. no. 222006

dwg. title	
<b>EXISTING FIRST FLOOR PLAN</b>	
dwg. no.	
<b>EX-1</b>	





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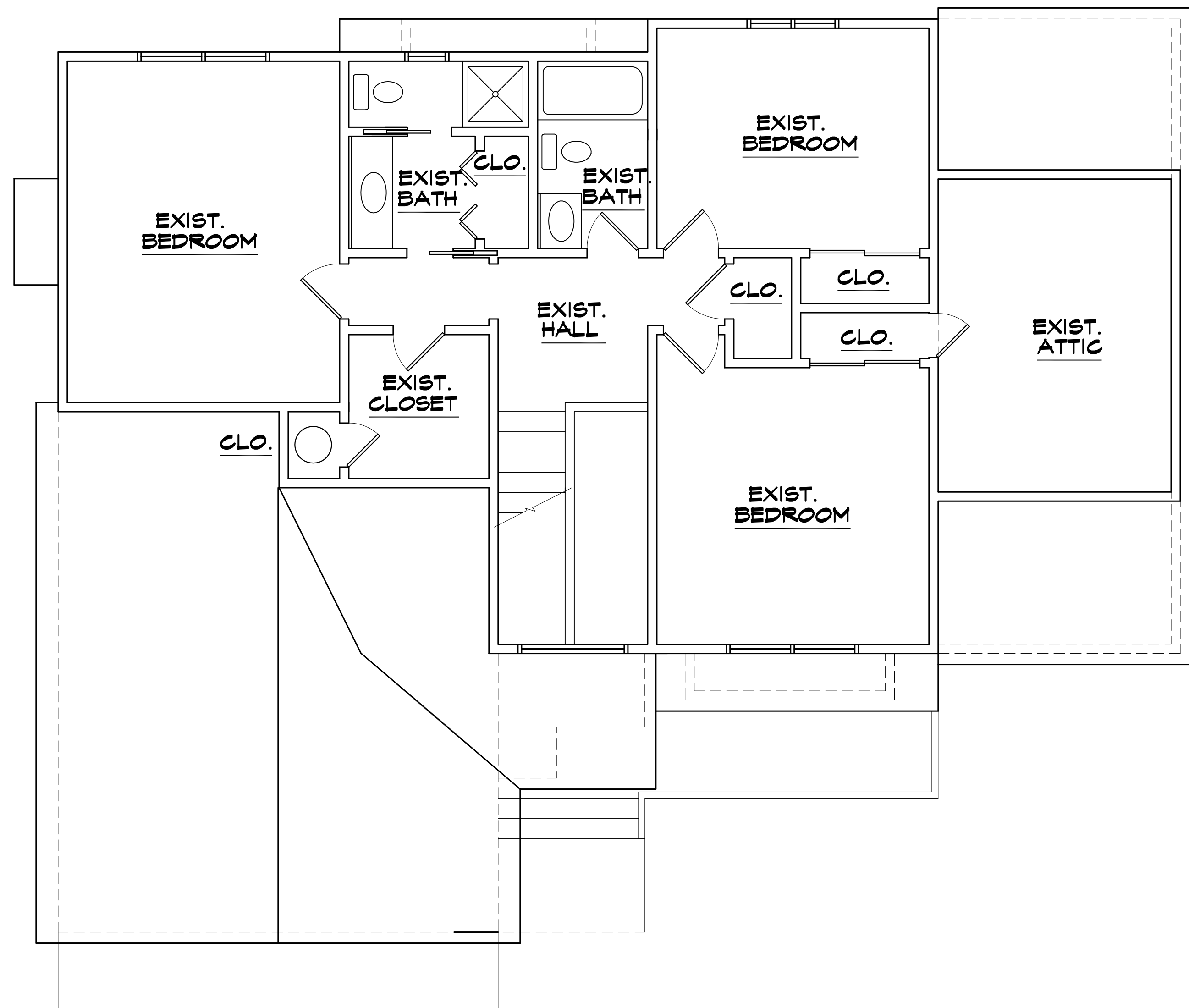
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dwg. title  
**EXISTING SECOND FLOOR PLAN**

dwg. no.

**EX-2**

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**EXISTING SECOND FLOOR PLAN**  
scale: 1/4" = 1'-0"



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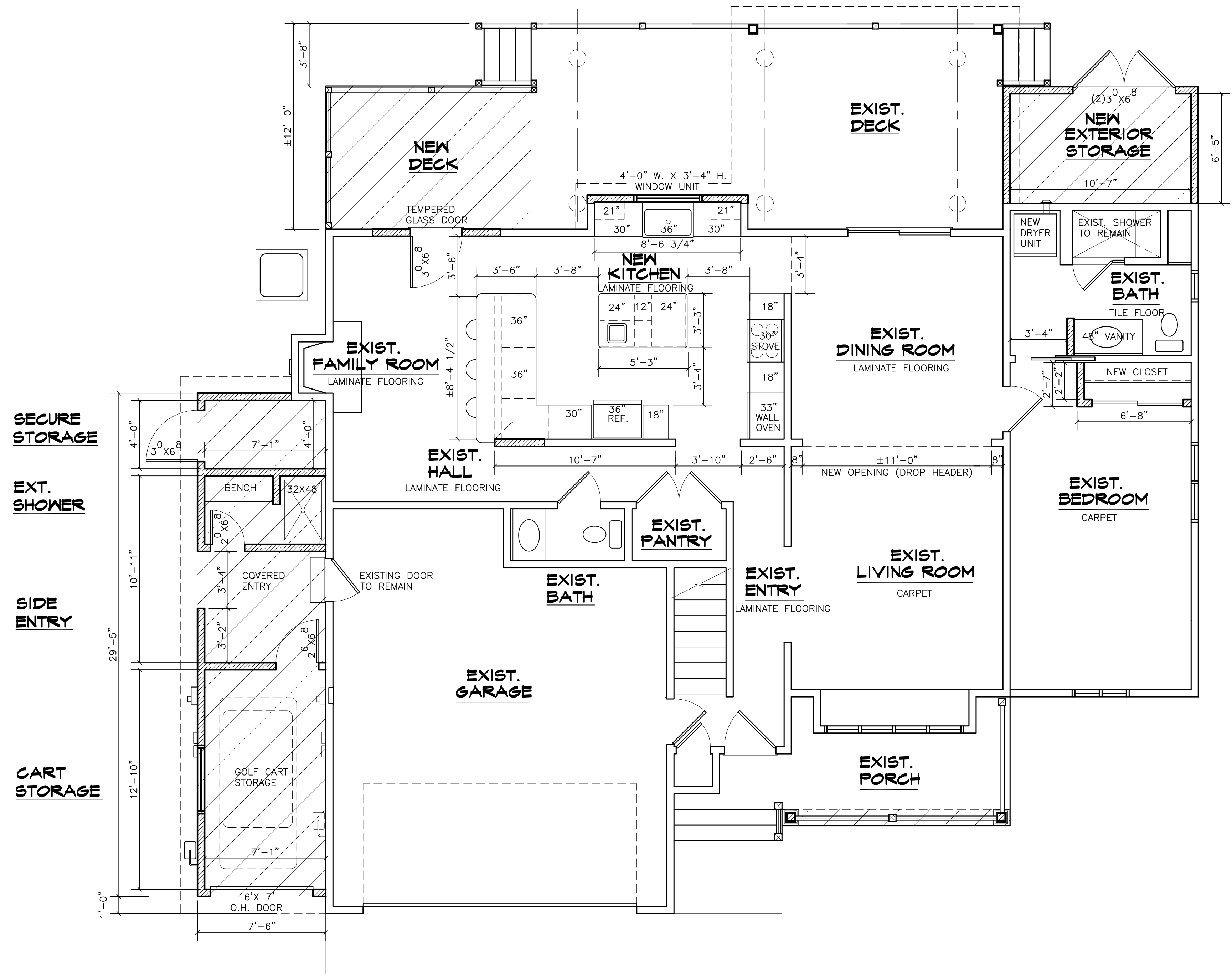
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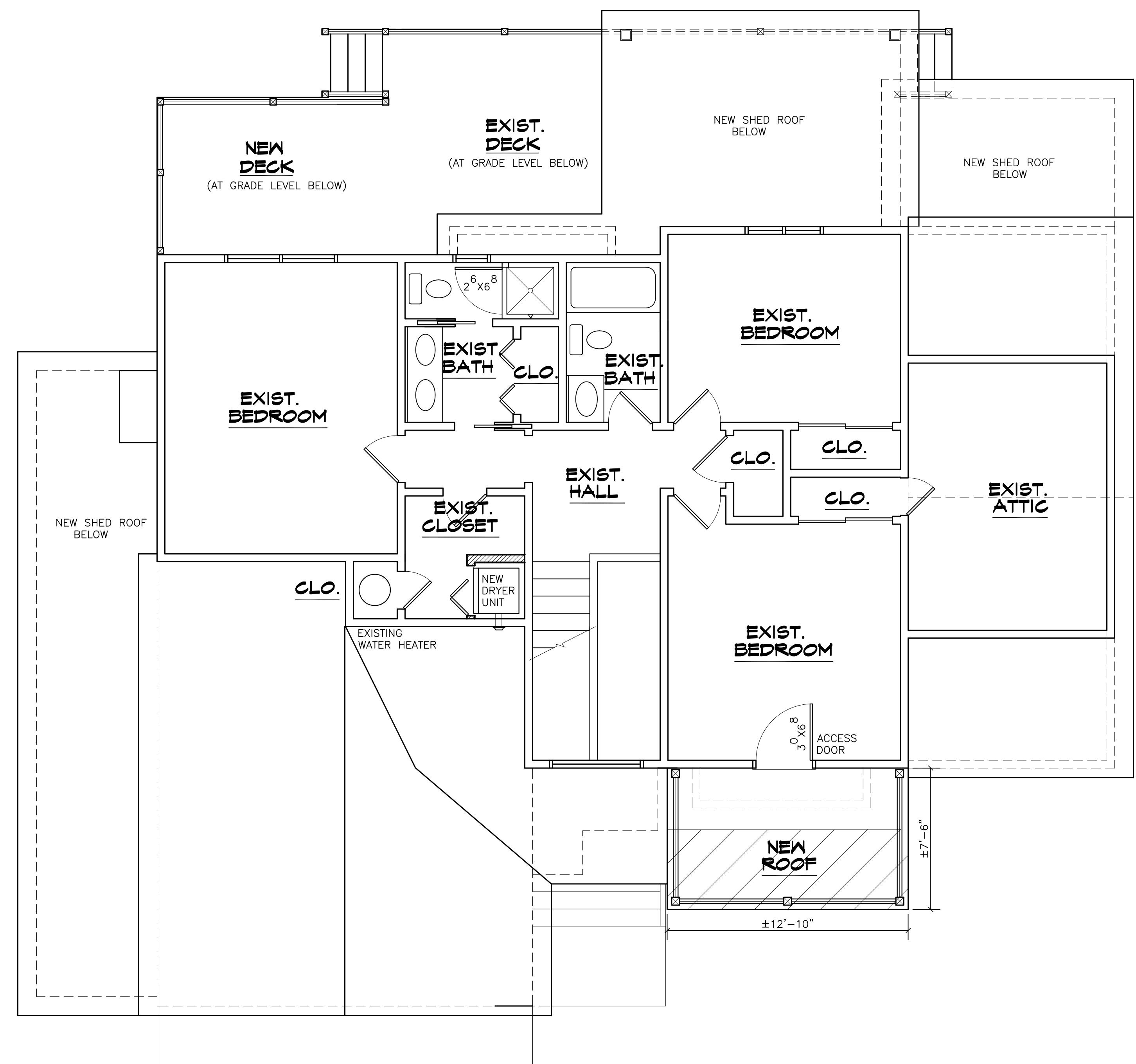
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date: 7/22/22  
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PROPOSED  
FIRST FLOOR PLAN  
A-1

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**PROPOSED FIRST FLOOR PLAN**  
scale: 1/4" = 1'-0"  
NOTE: HATCHED AREAS INDICATE EXPANDED BUILDING FOOTPRINT



1 **PROPOSED SECOND FLOOR PLAN**  
 scale: 1/4" = 1'-0"

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**QUABECK ARCHITECTURE LLC**  
 ARCHITECTURE  
 SPACE PLANNING  
 INTERIORS

258 HOCKENBURY ROAD  
 HILLSBOROUGH, NJ 08844-3228  
 PHONE: 908.371.9400  
 FAX: 908.371.9401

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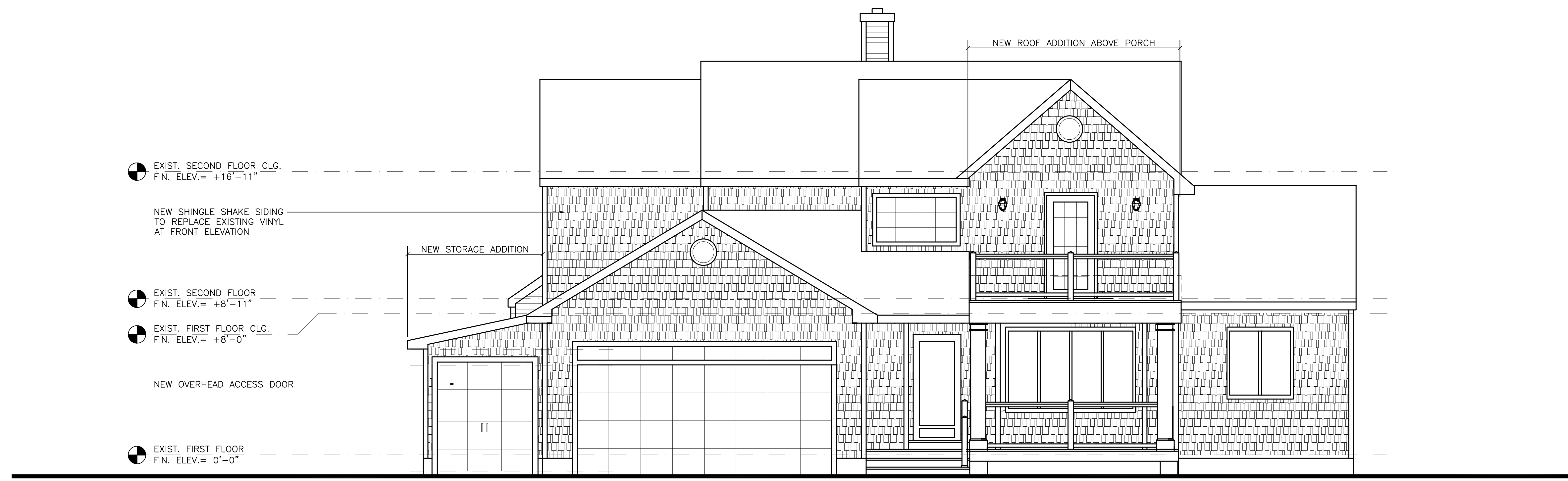
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dwg. title  
**PROPOSED SECOND FLOOR PLAN**

dwg. no.  
**A-2**

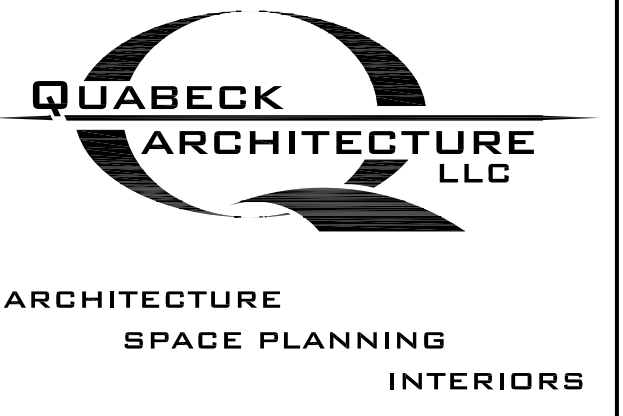


**1 FRONT ELEVATION**  
 scale: 1/4" = 1'-0"



**2 REAR ELEVATION**  
 scale: 1/4" = 1'-0"

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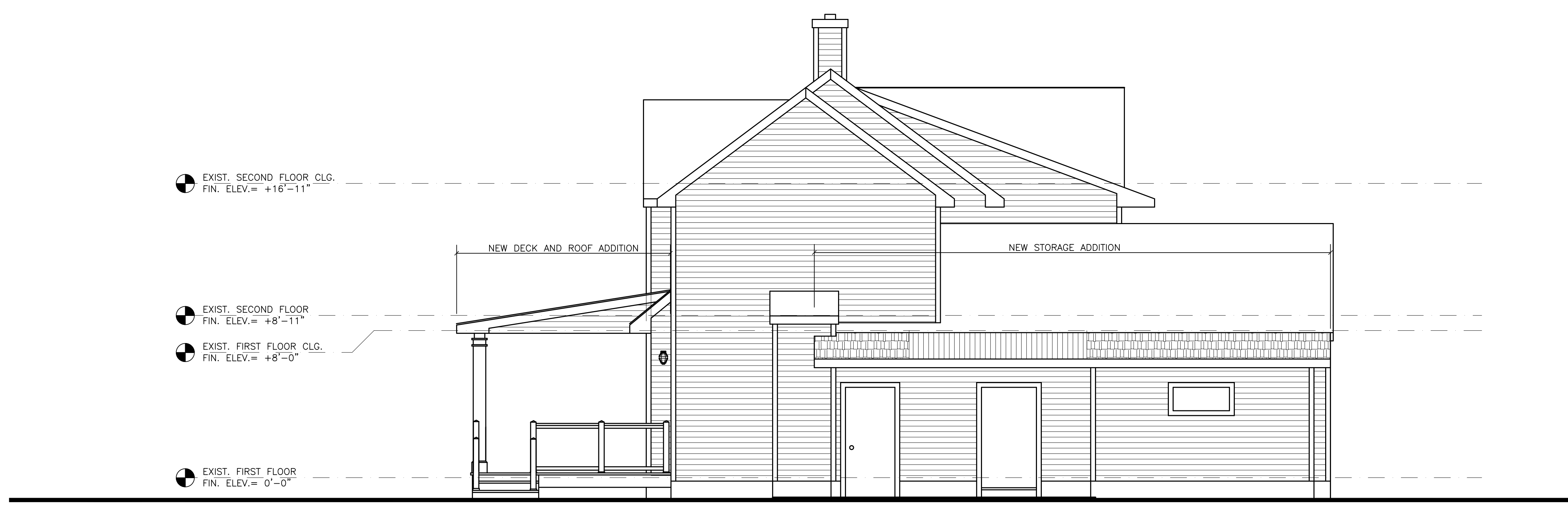
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dwg. title  
**PROPOSED FRONT AND REAR ELEVATIONS**

dwg. no.  
**A-3**

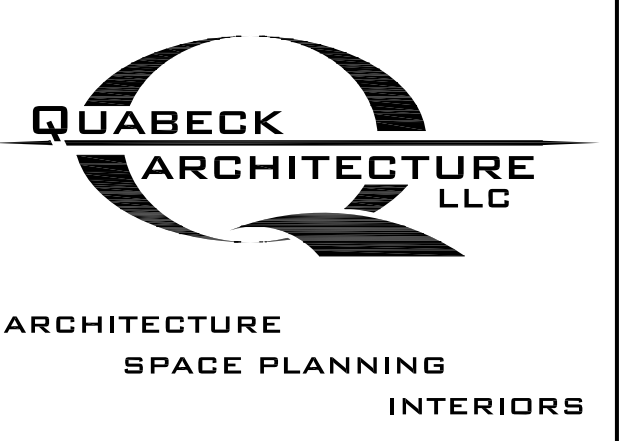


**1 LEFT SIDE ELEVATION**  
 scale: 1/4" = 1'-0"



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

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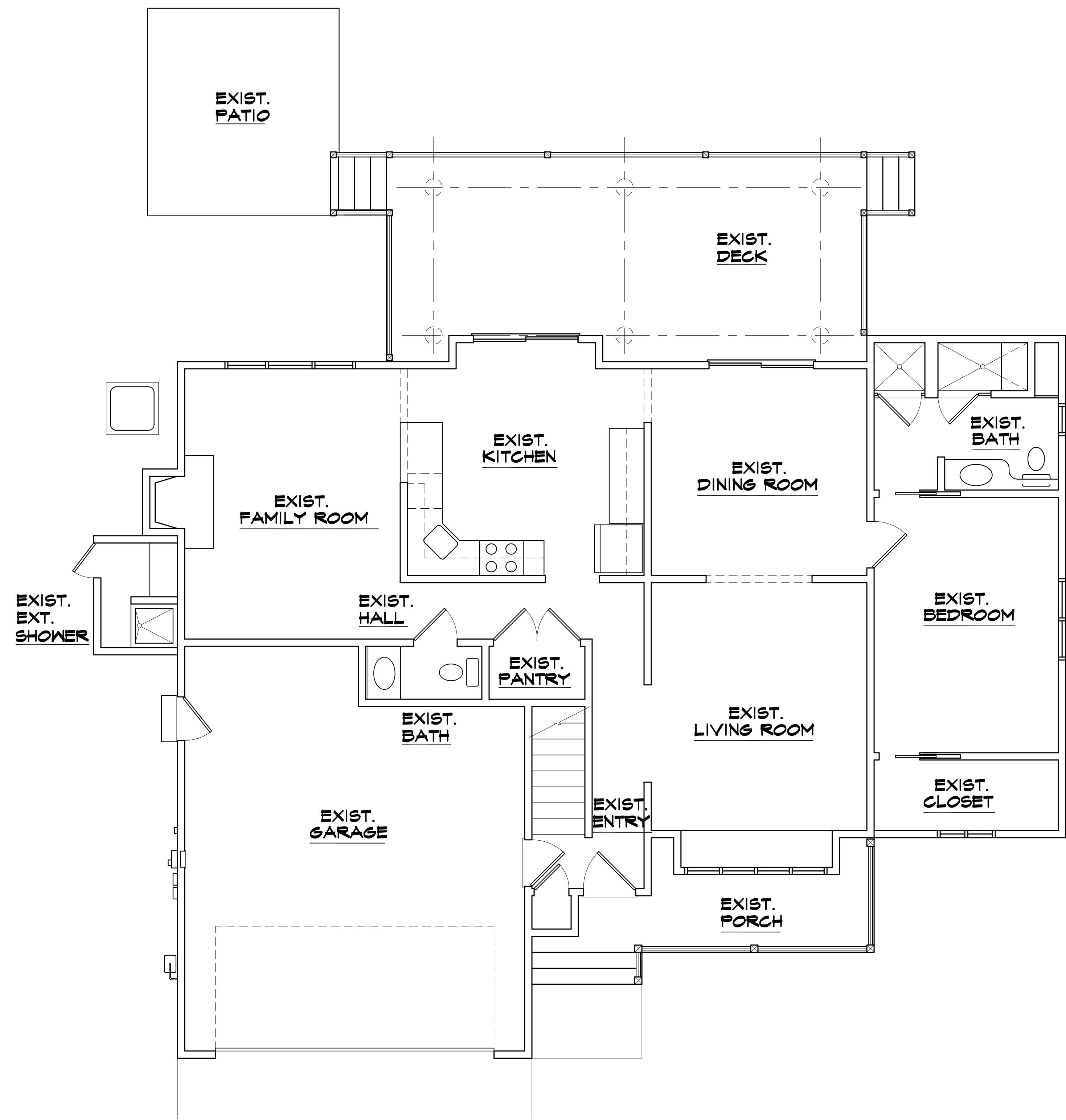
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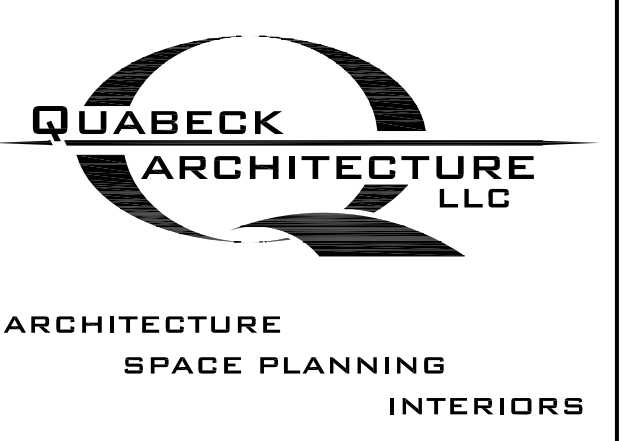
scale: AS NOTED	date: 7/22/22
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dwg. title  
**PROPOSED SIDE ELEVATIONS**  
 dwg. no.  
**A-4**



**1** EXISTING FIRST FLOOR PLAN  
 scale: 1/4" = 1'-0"

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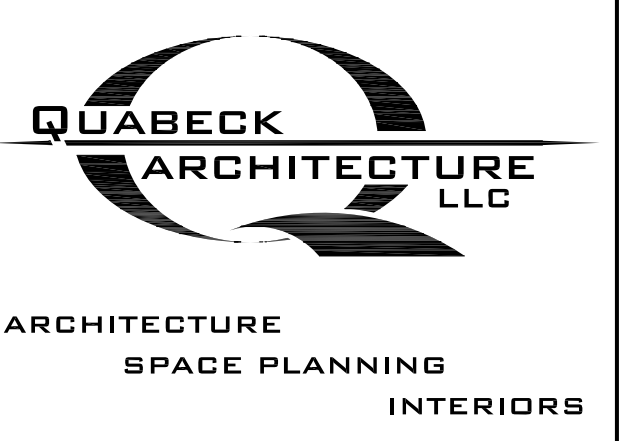
Consultant:

RESIDENTIAL ADDITION TO:  
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△ REVISED PER BOROUGH PLANNING BD. COMMENTS 1/6/23  
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dwg. title	
<b>EXISTING FIRST FLOOR PLAN</b>	
dwg. no.	
<b>EX-1</b>	



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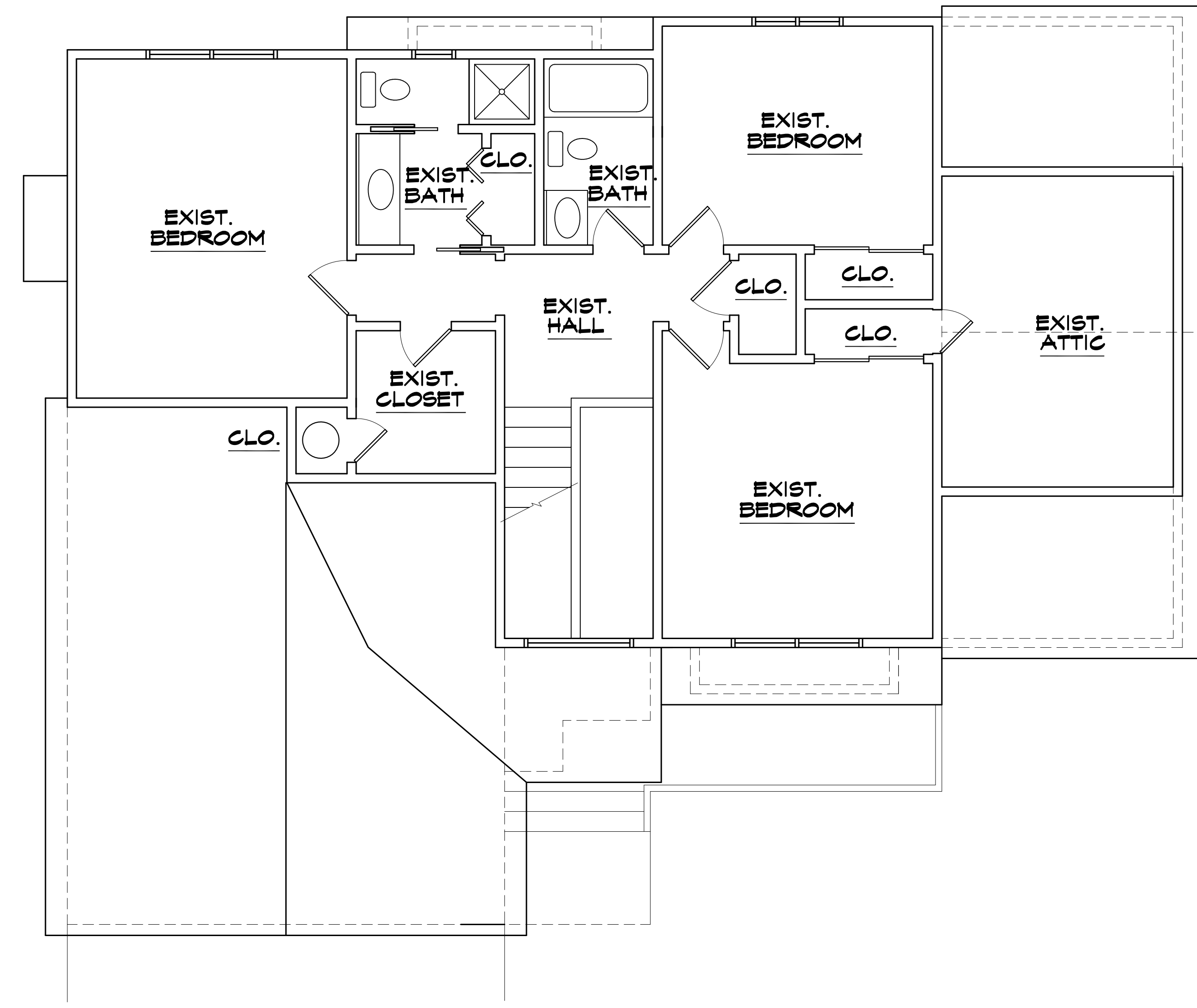
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dwg. title  
**EXISTING SECOND FLOOR PLAN**

dwg. no.  
**EX-2**



**EXISTING SECOND FLOOR PLAN**  
 scale: 1/4" = 1'-0"

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ARCHITECTURE  
SPACE PLANNING  
INTERIORS

258 HOCKENBURY ROAD  
HILLSBOROUGH, NJ 08844-3228  
PHONE: 908.371.9400  
FAX: 908.371.9401

KENNETH R. QUABECK, R.A.  
NEW JERSEY LICENSED ARCHITECT  
LICENSE NO.: A114575

STATE OF NEW JERSEY  
CERTIFICATE OF AUTHORIZATION NUMBER:  
21A00054100

Consultant:

Consultant:

Consultant:

RESIDENTIAL ADDITION TO:  
**THE SANQUINI RESIDENCE**

BLOCK 136.01, LOT 6  
130 GLIMMER GLASS CIRCLE  
MANASQUAN, NJ  
08736

REVIS PER BOROUGH  
PLANNING BD. COMMENTS 1/6/23  
revisions

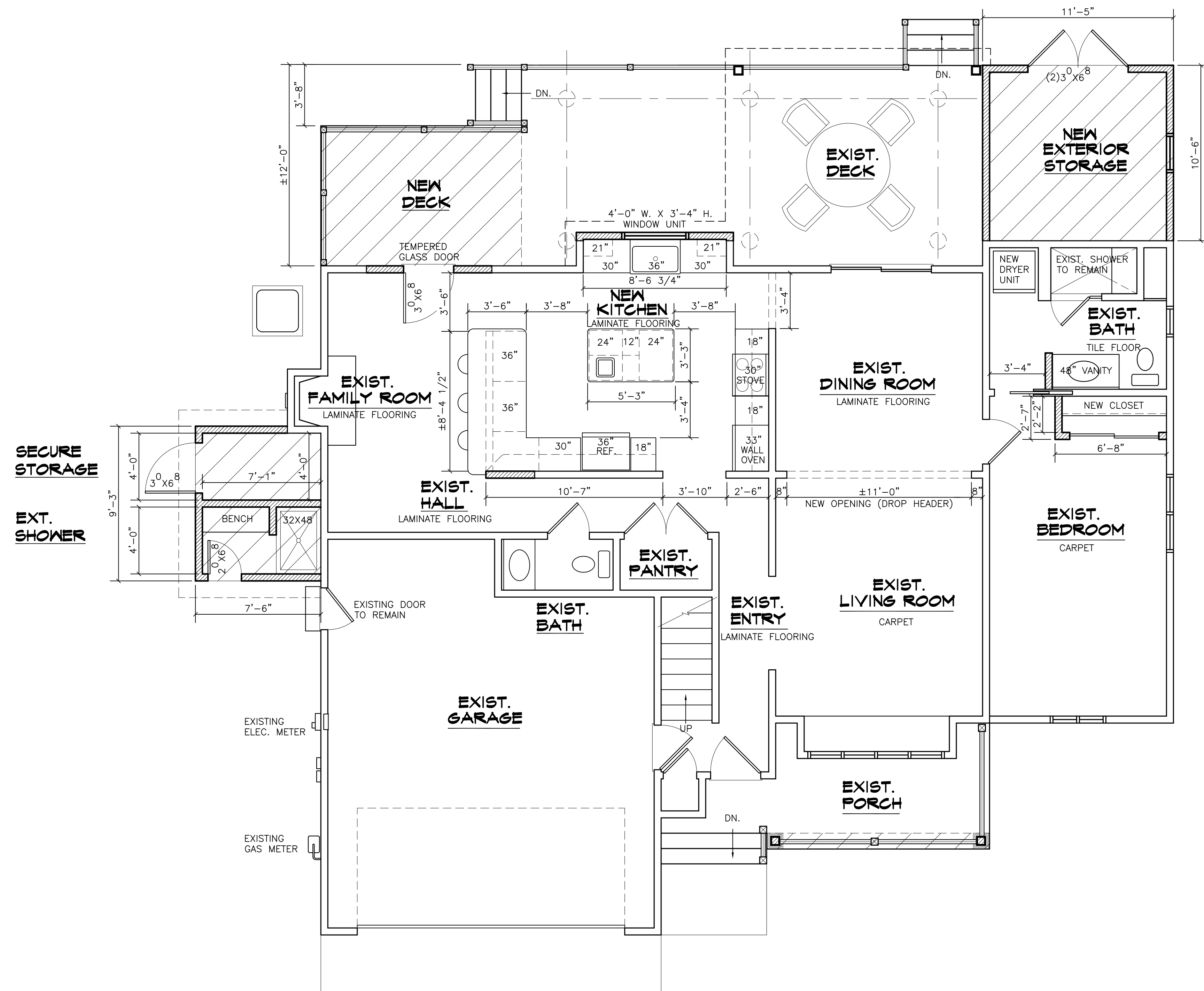
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AS NOTED	7/22/22
dwn:	chk:
KWH	KRQ
	comm. no.:
	222006

PROPOSED  
FIRST FLOOR PLAN

dlg. no.

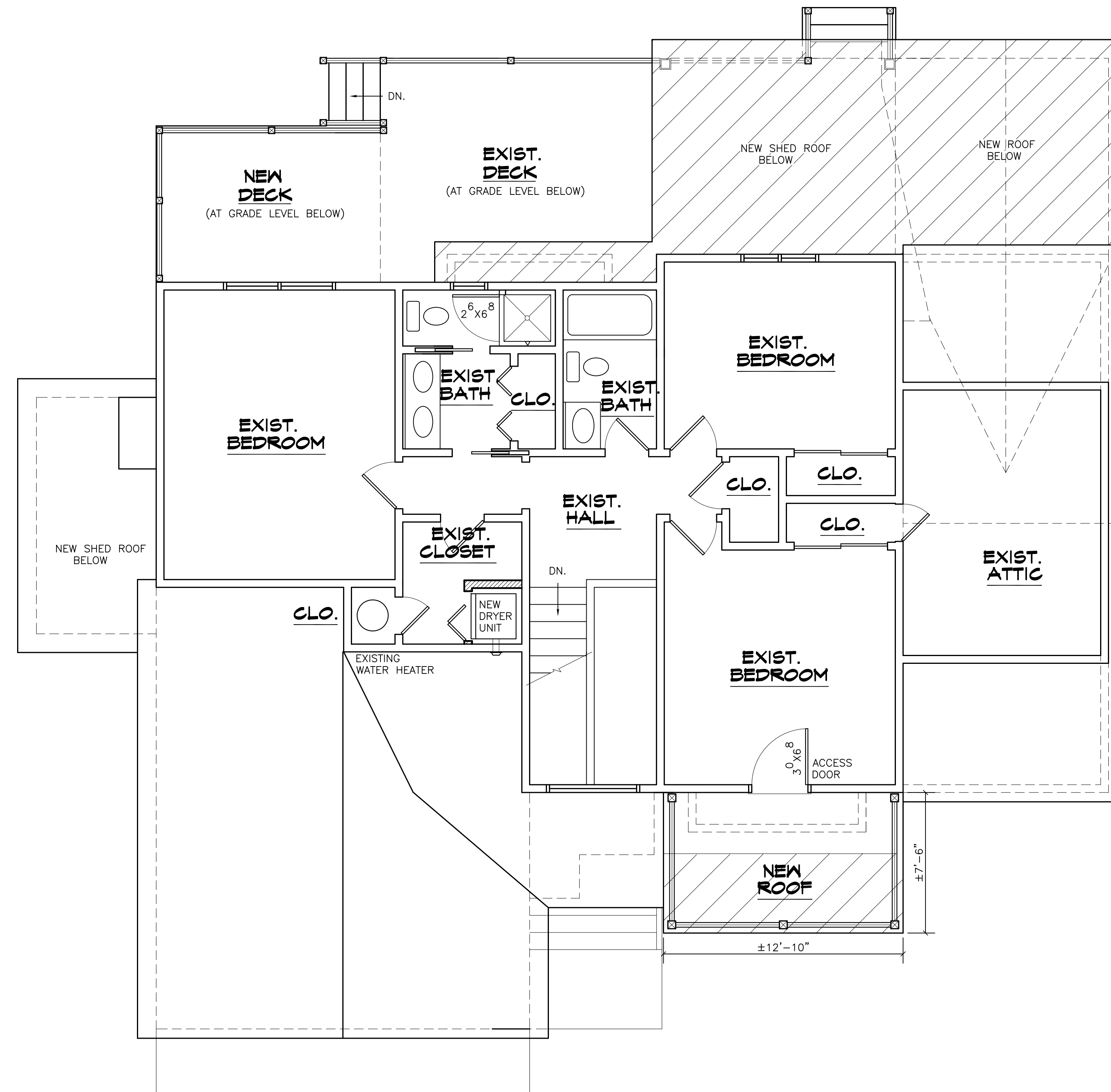
A-1

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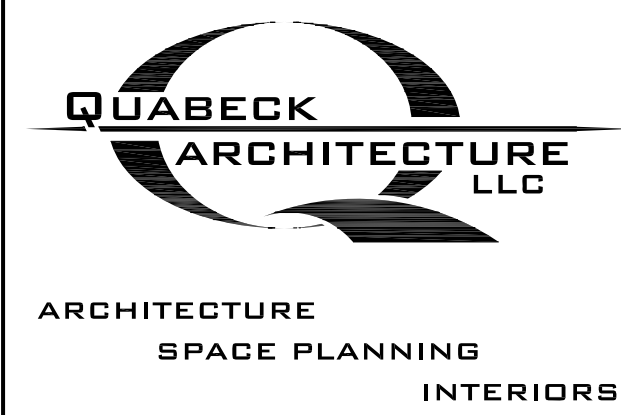
**1 PROPOSED FIRST FLOOR PLAN**  
 scale: 1/4" = 1'-0"  
 NOTE: HATCHED AREAS INDICATE EXPANDED BUILDING FOOTPRINT





1 **PROPOSED SECOND FLOOR PLAN**  
 scale: 1/4" = 1'-0"

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 HILLSBOROUGH, NJ 08844-3228  
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 08736

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 revisions

scale: AS NOTED	date: 7/22/22
dwn: KWH	chk: KRQ
	comm. no. 222006

dwg. title  
**PROPOSED SECOND FLOOR PLAN**

dwg. no.  
**A-2**

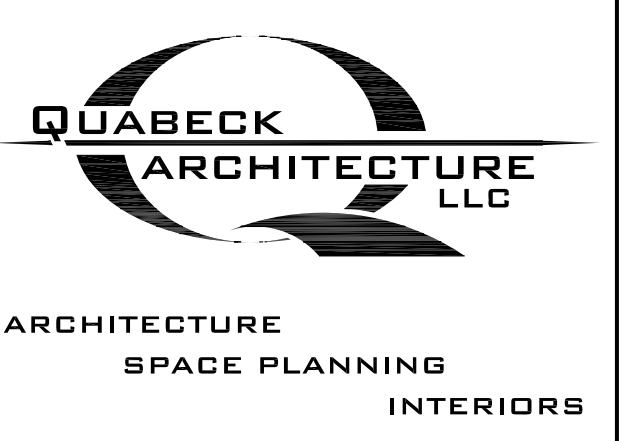


**1 FRONT ELEVATION**  
 scale: 1/4" = 1'-0"



**2 REAR ELEVATION**  
 scale: 1/4" = 1'-0"

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258 HOCKENBURY ROAD  
 HILLSBOROUGH, NJ 08844-3228  
 PHONE: 908.371.9400  
 FAX: 908.371.9401

KENNETH R. QUABECK, R.A.  
 NEW JERSEY LICENSED ARCHITECT  
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STATE OF NEW JERSEY  
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Consultant:

Consultant:

Consultant:

RESIDENTIAL ADDITION TO:  
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 130 GLIMMER GLASS CIRCLE  
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 revisions

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dwn:	KWH	chk:	KRQ
		comm. no.:	222006

dwg. title  
**PROPOSED FRONT AND REAR ELEVATIONS**

dwg. no.  
**A-3**

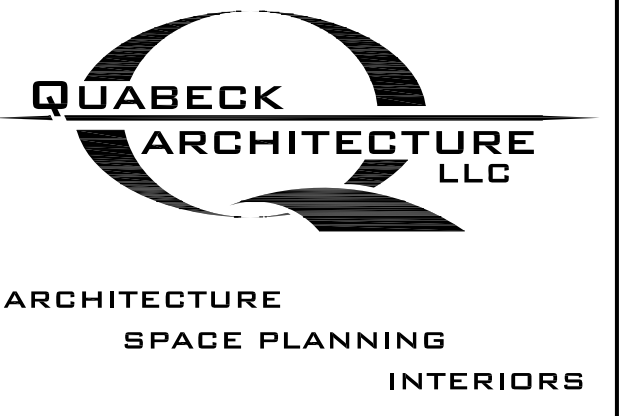


**1 LEFT SIDE ELEVATION**  
 scale: 1/4" = 1'-0"



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

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258 HOCKENBURY ROAD  
 HILLSBOROUGH, NJ 08844-3228  
 PHONE: 908.371.9400  
 FAX: 908.371.9401

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scale: AS NOTED	date: 7/22/22
dwn: KWH	chk: KRQ
	comm. no.: 222006

dwg. title  
**PROPOSED SIDE ELEVATIONS**  
 dwg. no.  
**A-4**