

REORGANIZATION/REGULAR MANASQUAN PLANNING BOARD MEETING OF

1/9/24 RESCHEDULED FOR 1/18/24 AT 4 PM AGENDA

JANUARY 18, 2024 4:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on January 18, 2024 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

RESOLUTION

1. #01-2024 Appointing Planning Board Chairman - Neil Hamilton
2. #02-2024 Appointing Vice-Chairman - Robert Young
3. #03-2024 Appointing Acting Chairman - Mark Apostolou
4. #04-2024 Appointing Recording Secretary - Barbara Ilaria and Nancy Acciavatti
5. #05-2024 Appointing Corresponding Secretary - Barbara Ilaria and Nancy Acciavatti
6. #06-2024 Appointing Planning Board Engineer - Albert Yodakis of Boro Engineering
7. #07-2024 Appointing Planning Board Planner - Albert Yodakis of Boro Engineering
8. #08-2024 Appointing Legal Services -George McGill, Esq. of McGill & Hall, LLC
9. #09-2024 Adopting Rules and Regulations
10. #10-2024 Designation of Official Newspapers - Coast Star and Asbury Park Press

SWEARING IN

11. Mayor Michael W. Mangan
12. Frank DiRoma
13. Councilwoman Lori Triggiano

APPLICATION

14. #19-2023 - Reilly, William & Michelle - 75 Morris Avenue - Block 71 Lot 112.03 & 3.02

OLD/NEW BUSINESS

- 15. Voucher Approvals
- 16. 309 Euclid Avenue, LLC Request for an Extension of Time to Allow for Execution and Recording of Corrective Confirmatory Deeds

RESOLUTIONS

- 17. #11-2024 VanVleit, Shaun - 39 S. Jackson Avenue - Block 120 Lot 17.01 - Application #17-2023
- 18. #12-2024 Venner, Gary & Keinath Estate - 135 Second Avenue - Block 169.03 Lot 4 - Application #14-2023

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

December 19, 2023

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



Re: Boro File No. MSPB-R2160
Minor Subdivision – Reilly/Henry
Block 71, Lot 3.02 & 112.03
75 Morris Avenue
R-2 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. Minor Subdivision Plan, prepared by Craig Black, PLS, of Dynamic Survey LLC, and Joseph Kociuba, PE, of KBA Engineering Services, LLC, November 30, 2023.

Existing Lot 112.03 contains 13,722 square feet and fronts on Morris Avenue and existing Lot 3.02 contains 38,402 square feet and has no right-of-way frontage. With this application, the applicant intends to create two new lots by transferring 5,980 square feet from Lot 3.02 to Lot 112.03. Proposed Lot 3.03 will contain 32,422 square feet and proposed Lot 112.04 will contain 19,702 square feet after the subdivision. The frontages of both lots will not change as a result of the subdivision.

The application is deemed complete as of December 19, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 - Residential Zone.
2. The following use ('d') variance is required as part of this application:
 - a. Only one single family residential dwelling per lot is permitted, whereas two detached residential dwelling units exist on Lot 112.03 and are proposed on proposed Lot 112.04.
3. The following variances are required as part of this application:
 - a. A minimum lot frontage of 50 feet is required, whereas a frontage of 0 feet is proposed for Lot 3.03.

Re: Boro File No. MSPB-R2160
Minor Subdivision – Reilly/Henry
Block 71, Lots 3.02 & 112.03

December 19, 2023
Sheet 2

4. The following non-conformities exist on Lot 112.03 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 4 feet exists and is proposed to the air conditioning unit (west).
 - b. A minimum front yard setback of 25 feet is required, whereas a setback of 20.1 feet exists and is proposed to the front dwelling.
5. There is an existing non-conformity on existing Lot 112.03 for the rear setback of the rear dwelling which will be eliminated with the subdivision. The existing setback to the rear dwelling is 11.1 feet where 20 feet is required.
6. The applicant should indicate if the subdivision is to be filed by map or by deed. If filed by deed, copies of the deeds and deed descriptions must be submitted to our office and the Board Attorney for review. The deed descriptions must be prepared by a Professional Land Surveyor licensed in the State of New Jersey. If it is to be filed by map, all necessary revisions to the plat must be made so that it conforms to the current Title Recordation Law requirements.
7. A monument is shown to be set at the intersection of the proposed subdivision line and adjacent Lot 116.03. I suggest any monuments be set prior to the map being signed by the Board. The applicant should indicate their intent of when the monument will be set. If they are proposed to be set after the perfection of the subdivision, a bond must be posted with the Borough.
8. The subdivision plan shows various proposed improvements including a pool, outdoor shower, outdoor kitchen, and extended driveway. It does not appear that any of these improvements require variance or Board approval.
9. The applicant should be aware that if any future construction does not meet the zoning requirements (setbacks, coverage, etc.), a separate application to the Board will be required.
10. The proposed revised lot numbers must be reviewed and approved by the tax office.
11. 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 – Final Approval

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



Re: Boro File No. MSPB-R2160
Minor Subdivision – Reilly/Henry
Block 71, Lots 3.02 & 112.03

December 19, 2023
Sheet 3

BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Timothy Middleton, esq.
2517 Highway 35, Building K, Suite 101, Manasquan, NJ 08736
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Building E, Suite 203, Manasquan, NJ 08736
William Reilly
75 Morris Avenue, Manasquan, NJ 08736
James Henry
85 Morris Avenue, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DIROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____

DEC 08 2023

DPW _____ CONST _____
PD _____ OTHER _____

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: William and Michelle Anne Reilly

*Applicant's Address: 75 Morris Ave. Manasquan, NJ 08736

*Telephone Number: Home: 732-673-3116 Cell: _____

*e-mail Address: Middletonlaw2517@gmail.com

*Property Location: 75 Morris Ave. Manasquan

*Block: 71 Lot: 112.03 & 3.02

*Type of Application: USE VARIANCE AND MINOR SUBDIVISION

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

*Date of Zoning Officer's Denial Letter: August 22, 2023 / DECEMBER 4TH, 2023

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.

Timothy B. Middleton

Signature of Applicant or Agent
Attorney for Applicant

06/2021

12/6/2023

Date

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-221-1111
Fax 732-221-1111 Item 14.

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

December 4, 2023

James Henry
William Reilly
85 Morris Avenue
Manasquan, NJ 08736

Re: Block: 71 Lot: 3.02 Zone: R-2

Dear Sir:

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

Subdivide Block 71, Lot 3.02 and transfer 5,980s.f. from Lot 3.02 to Lot 112.03 and create two lots in the R-2 Zone. (Proposed lot 3.03 – 32,422s.f.) and (Proposed Lot 112.04 19,702s.f.)

Minor Subdivision Plot plan prepared by Craig Black on November 30, 2023.

Application denied for the following reason(s):

Section 32-8.1- Proposed subdivision requires Planning Board approval.

Proposed Lot 3.03:

Section 35-9.4 – Lot frontage – 50ft. Required
.0ft. Existing and proposed

Proposed Lot 112.04:

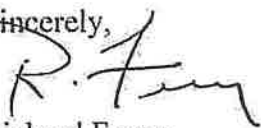
Section 35-5.3 – R-2 Zone – Permitted Use – Only one single family dwelling permitted.
Two single family dwelling existing

“ - Front Setback – 25ft. Required
20.1ft. Existing

Section 35-11.8 – Prohibits locating mechanical equipment (a/c) in the required 5ft. Side setback area.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

Cc: William Reilly – 75 Morris Avenue

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

August 22, 2023

William Reilly
75 Morris Avenue
Manasquan, NJ 08736

Re: Block: 71 Lot: 112.03 Zone: R-2 Flood Zone: AE BFE: 10ft. DFE: 11ft.

Dear Sir:

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

Install an inground pool, porch, stoop & stairs, paver patios, outdoor kitchen in the rear yard and a standby generator in the side yard.

Plot plan prepared by Joseph Kociuba on July 27, 2023.

Application denied for the following reason(s):

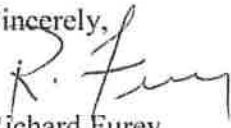
Section 35-5.3 – R-2 Zone – Permitted Use – Only one single family dwelling permitted.
Two single family dwellings existing.

Section 35-9.4 – Front Setback – 25ft. Required.
20.1ft. Existing

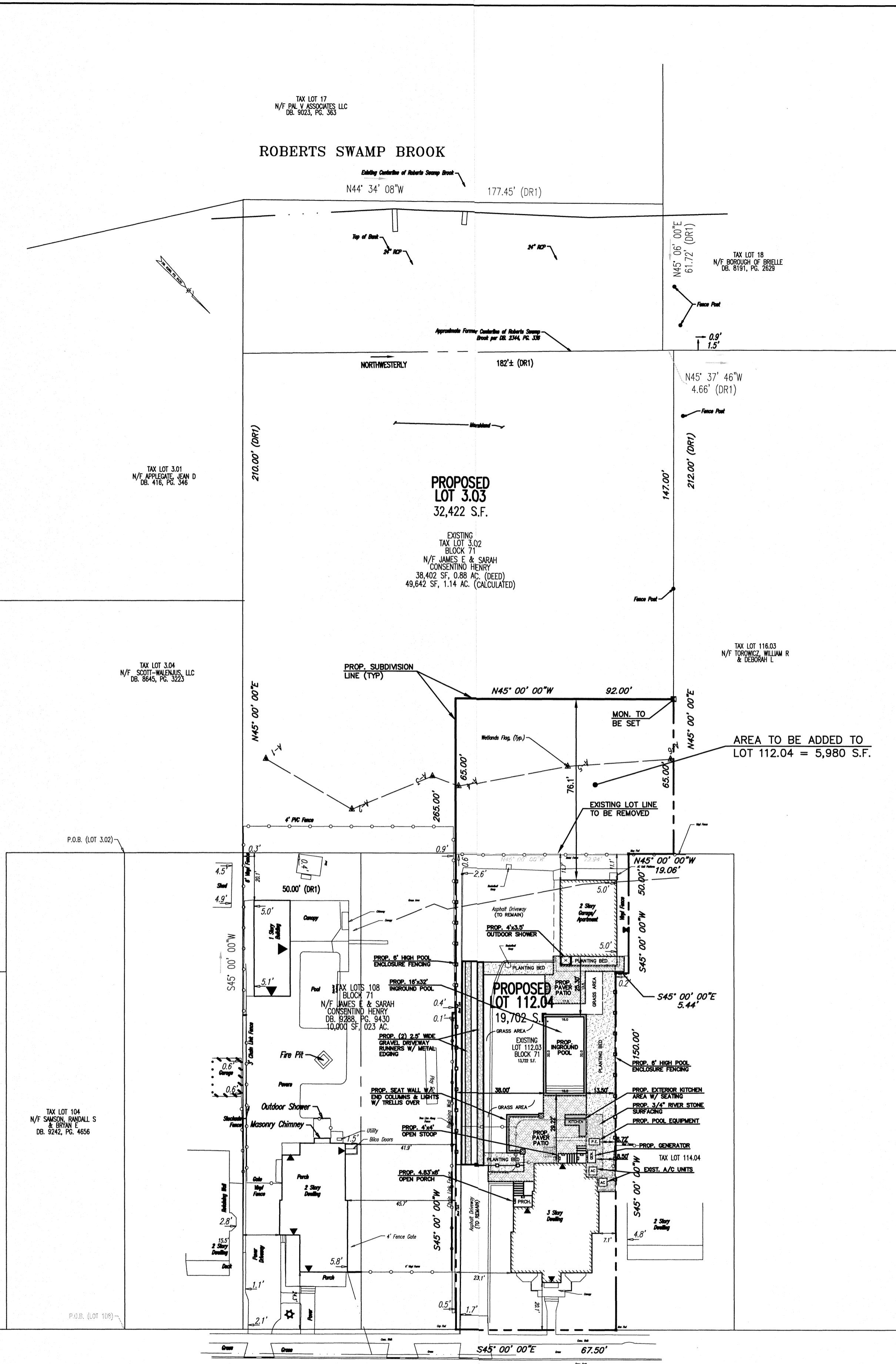
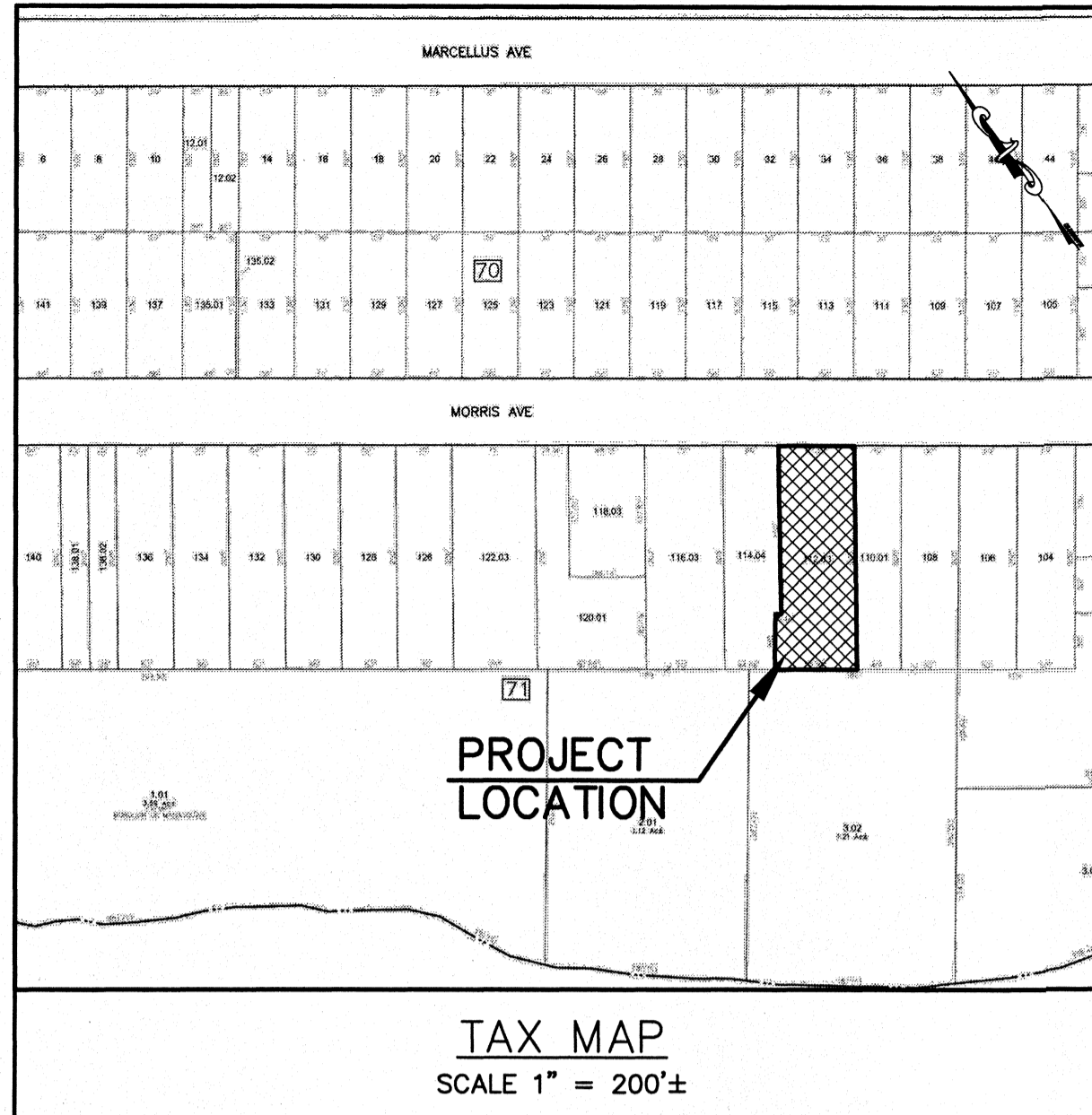
Section 35-11.8 – prohibits locating mechanical equipment (a/c) in the required 5ft. side setback area.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



DESCRIPTION	ZONE R-2				
	REQUIRED /PERMITTED	EXISTING LOT 112.03	PROPOSED LOT 112.04	EXISTING LOT 3.02	PROPOSED LOT 3.03
BUILDING USE	SINGLE FAMILY RESIDENTIAL	**TWO-FAMILY RESIDENTIAL	**TWO-FAMILY RESIDENTIAL	UNBUILDABLE LOT (WETLANDS)	UNBUILDABLE LOT (WETLANDS)
LOT AREA	5,000 S.F.	13,772 S.F.	19,702 S.F.	38,402 S.F.	32,422 S.F.
MIN. LOT FRONTAGE	50 FT.	67.50 FT.	67.50 FT.	N/A (VACANT)	N/A (VACANT)
FRONT YARD SETBACK	20 FT.	20.1 FT.	20.1 FT.	N/A	N/A
SIDE YARD SETBACK	5 FT.	7.1 & 23.1 FT.	7.1 & 23.1 FT.	N/A	N/A
REAR YARD SETBACK	20 FT.	**11.1 FT.	76.1 FT.	N/A	N/A
PRINCIPAL BUILDING COVERAGE	30 %	16.32 % (2,248 SF)	11.41 % (2,248 SF)	N/A	N/A
MAX. TOTAL IMPERVIOUS	45 %	43.89 % (6,045 SF)	30.68 % (6,045 SF)	N/A	N/A
MAX. BLDG. HEIGHT	33 FT.	< 33 FT.	< 33 FT.	N/A	N/A
MIN. STORAGE	80 S.F.	> 80 S.F.	> 80 S.F.	N/A	N/A
MIN. DECK	80 S.F. or 10% 1st FLOOR	490 S.F.	490 S.F.	N/A	N/A
MIN. MECHANICAL SETBACK	5 FT. (SIDE/REAR YARDS)	N/A	N/A	N/A	N/A
MIN. GARAGE SIDE SETBACK	5 FT.	5.0 FT.	5.0 FT.	N/A	N/A
MIN. GARAGE REAR SETBACK	5 FT.	11.1 FT.	11.1 FT.	N/A	N/A

** - INDICATES EXISTING NON-CONFORMING USE

THE UNDERSIGNED, WILLIAM REILLY, HEREBY DECLARES THAT HE IS THE OWNER OF LOT 112.03 IN BLOCK 71, AS DELINEATED HEREON AND HEREBY CONSENTS TO THE FILING OF THIS MAP.

WILLIAM REILLY DATE

ADDRESS

BE IT REMEMBERED THAT ON THIS DAY OF 2023 BEFORE ME, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT.

THE UNDERSIGNED, JAMES HENRY, HEREBY DECLARES THAT HE IS THE OWNER OF LOT 3.02 IN BLOCK 71, AS DELINEATED HEREON AND HEREBY CONSENTS TO THE FILING OF THIS MAP.

JAMES HENRY DATE

ADDRESS

BE IT REMEMBERED THAT ON THIS DAY OF 2023 BEFORE ME, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT.

MAP FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON AS MAP No.

NEW LOT NUMBERS HAVE BEEN ASSIGNED.

TAX ASSESSOR DATE

THIS IS TO CERTIFY THAT THE BOROUGH OF MANASQUAN PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23-9.9 KNOWN AS THE "RECORDATION ACT". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF 2023, WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.

SECRETARY, BOROUGH OF MANASQUAN PLANNING BOARD DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF "RECORDATION ACT", RESOLUTION OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER - BOROUGH OF MANASQUAN DATE

APPROVED BY
BOROUGH OF MANASQUAN PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

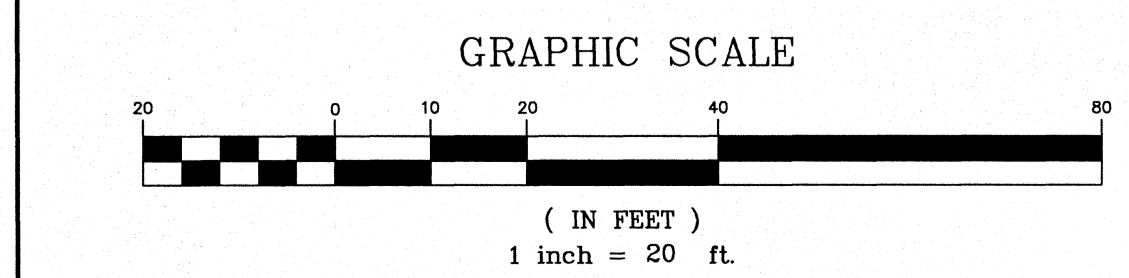
GENERAL NOTES
PROPERTY ID KNOWN AS BLOCK 71 LOTS 3.02 & 112.03 AS SHOWN ON SHT. 14 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTIES ARE LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 1.3407± ACRES (58,401 S.F.)

OWNER/APPLICANT: WILLIAM & MICHELLE REILLY LOT 112.03 75-75.5 MORRIS AVENUE MANASQUAN N.J. 08736
OWNER: JAMES & SARAH HENRY LOT 3.02 85 MORRIS AVENUE MANASQUAN N.J. 08736

NUMBER OF EXISTING LOTS - 2
NUMBER OF PROPOSED LOTS - 2
PROPOSED USE - DETACHED SINGLE FAMILY RESIDENTIAL
WATER - BOROUGH OF MANASQUAN
SEWER - BOROUGH OF MANASQUAN
OUTBOUND INFORMATION TAKEN FROM A PLAN PREPARED BY DYNAMIC SURVEY L.L.C. DATED 6/9/2023.

PLAN NOTES
1. EXISTING SEWER AND WATER SERVICES TO REMAIN AND TO BE REUSED.



I HEREBY CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (NJAC 5:21)

JOSEPH J. KOCIUBA N.J. P.E. LIC. GE45850 DATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 6/9/23 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE RECORDATION ACT" AND I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON WILL BE SET.

CRAIG BLACK, P.L.S. LIC. NO. 246804257400 DATE

DEVELOPMENT PLAN
75 MORRIS AVENUE
BLOCK 71 - LOTS 3.02 & 112.03
FOR WILLIAM & MICHELLE ANNE REILLY
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
2517 Route 35, Bldg E, Ste 203
Manasquan, NJ 08736
P: (732)722.8555 | F: (732)722.8557
KBAengineers.com
Plans@KBAengineers.com
Certificate of Authority No.: 246A2822950

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

REV. NO.	DATE	DESCRIPTION

DRN	CHK
SW	JK

PROJECT NO. 2023-131
SCALE AS SHOWN
DATE 11/30/23
SHEET 1 OF 1

DYNAMIC SURVEY, LLC
BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/NEPS LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS

1904 Main Street
Lakewood, NJ 07119
T: 732.974.0198
F: 732.974.5531
www.dynamic-survey.com

New Jersey Certificate of Authority No. 246A2822950

245 Main Street, Suite 110, Cheshire, NJ 07930 | 108 8th Street, Suite 102, Toms River, NJ 08783 | 1.732.974.0198 | F.732.974.5531
790 Newtown Road, Suite 450, Newtown, PA 18940 | T: 267.485.0276 | F: 267.485.0261 | 901 Mopac Expressway South, Barton Oaks Plaza One, Suite 300, Austin, TX 78746 | 1.512.444.2446
1321 Central Expressway South, Suite 210, Allen, TX 75013 | 1.972.334.2100 | 14621 Old Katy Road, Suite 200, Houston, TX 77079 | T: 281.789.4400

TITLE: **MINOR SUBDIVISION**

PROJECT: BLOCK 71, LOTS 3.02 & 112.03
75-75.5 & 85 MORRIS AVENUE
BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 0320-99-014SE
DATE: 11/30/2023
SCALE: (H) 1"=20'

FIELD BY: JTB/BFB/JRC/CJH
DRAWN BY: DCR/TRR/STC
CHECKED BY: JTB

CRAIG BLACK
PROFESSIONAL ENGINEER &
LAND SURVEYOR
NEW JERSEY LICENSE NO. 246804257400

STAKEOUT CHECK DATE
STAKEOUT CHECK DATE

DSURVEY Client Code: 0320
Rev. # 0

1 OF 1