

**MANASQUAN PLANNING BOARD MEETING AGENDA
CONDUCTED WITH ZOOM
SEPTEMBER 01, 2020 7:00 PM – TUESDAY**

Join Zoom Meeting
<https://uso2web.zoom.us/j/85213467956>
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 September 01, 2020 7:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

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

PUBLIC MEETING

Salute to the Flag
Roll Call
Sunshine Law Announcement

OLD/NEW BUSINESS

1. BORO Engineering Vouchers August 2020

RESOLUTION

1. SHANNON RESOLUTION #21-2020

APPLICATION

1. APPLICATION #19-2020 - BROWN, MIKE AND TRISH - 123 MCLEAN AVENUE
2. APPLICATION #20-2018 - MARAZITTI, RHONDA - 22, 22 1/2 PARKER AVENUE

OTHER BUSINESS

Comments from individual board members

1. Ordinance #2311-20
Ordinance #2312-20
Ordinance #2313-20
Ordinance #2314-20

PURCHASE ORDER NO

This number must appear on:
Invoices, B/L, Bundles, Cases,
Packing List, Delivery Receipts
and all Correspondence.

BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN, NJ 08736

PAYMENT RECORD

DATE _____

CHECK NO. _____

P.O.#: _____ Vendor #: B0280

SHIP TO: Borough of Manasquan
201 East Main St
Manasquan, NJ 08736

IRS #21-6000820-TAX EXEMPT UNDER
PROVISION OF NJ SALES & USE TAX
ACT (CHAPTER 30, LAW OF 1966).

DATE 8/25/20

DATE REQUIRED _____

VENDOR: BORO ENGINEERING, LLC
23 WEST LARCHMONT DR
COLTS NECK, NJ 07722

STATE CONTRACT# _____

IF FURTHER INFORMATION IS REQUIRED
CONTACT PURCHASING OFFICE (732) 223-2292

NOTICE: COMPLETE SHIPMENT OF ALL ITEMS IS DESIRED, PARTIAL DELIVERY PAYMENT WILL BE MADE ONLY WHERE DISCOUNT APPLIES.

QUANTITY/ UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	AMOUNT
	2020 MEETING ATTENDANCE MSPB-G2001 INVOICE MSPBG2008			\$150.00
			Total	\$150.00
	AMY SPERA, CFO			

**VENDOR: THIS VOUCHER SHALL BE SIGNED & RETURNED TO THE TOWNSHIP TREASURER WITH YOUR INVOICE.
UNLESS OTHERWISE INDICATED, ALL PRICES ARE F.O.B. DESTINATION, FREIGHT PREPAID & CHARGED BACK.**

VENDOR'S CERTIFICATION AND DECLARATION

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SIGNATURE _____

SIGNATURE _____ (FINANCE CHAIRMAN)

POSITION President DATE _____

SIGNATURE _____ (FINANCE COMMITTEE)

SOCIAL SECURITY NO. _____

SIGNATURE _____ (FINANCE COMMITTEE)

EMPLOYER I.D. # 47-1033113 CORPORATION: YES NO

Boro Engineering
23 W. Larchmont Drive
Colts Neck, NJ 07722

INVOICE

Manasquan Planning Board
201 East Main Street
Manasquan, NJ 08736

Page : 1
Invoice No: MSPBG2008
Invoice Date: 8/25/2020

Attention: Mary Salerno

For Professional Services Processed through: 8/25/2020

RE: 2020 Meeting Attendance

Services rendered are detailed on the attached sheets

LABOR	HOURS	RATE	AMOUNT
Principal	1.20 \$	125.00 \$	<u>150.00</u>
		TOTAL \$	150.00
		AMOUNT DUE THIS INVOICE \$	150.00

Invoice Detail

Invoice Number: MSPBG2008

Invoice Date: 8/25/2020

2020 Meeting Attendance

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert	8/18/2020	1.20	Prep for & attend 8/18/20 Zoom P.B. Meeting

Total Principal: 1.20

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SHIP TO: Borough of Manasquan
201 East Main St
Manasquan, NJ 08736

IRS #21-6000820-TAX EXEMPT UNDER
PROVISION OF NJ SALES & USE TAX
ACT (CHAPTER 30, LAW OF 1966).

DATE 8/25/20

DATE REQUIRED _____

VENDOR: BORO ENGINEERING, LLC
23 WEST LARCHMONT DR
COLTS NECK, NJ 07722

STATE CONTRACT# _____

IF FURTHER INFORMATION IS REQUIRED
CONTACT PURCHASING OFFICE (732) 223-2292

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QUANTITY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	AMOUNT
	SP - RALCO - B71 L102.04 MSPB-R0951 INSPECTION			\$ 312.50
	INVOICE MSPB0951-6			
			Total	\$ 312.50
	AMY SPERA, CFO			

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SIGNATURE _____

SIGNATURE _____ (FINANCE CHAIRMAN)

POSITION President DATE _____

SIGNATURE _____ (FINANCE COMMITTEE)

SOCIAL SECURITY NO. _____

SIGNATURE _____ (FINANCE COMMITTEE)

EMPLOYER I.D. #47-1033113 CORPORATION: YES NO

Boro Engineering
23 W. Larchmont Drive
Colts Neck, NJ 07722

INVOICE

Manasquan Planning Board
201 East Main Street
Manasquan, NJ 08736

Page : 1
Invoice No: MSPB0951-6
Invoice Date: 8/24/2020

Attention: Mary Salerno

For Professional Services Processed through: 8/24/2020

RE: SP Ralco - B71 L102.04 - **Inspection**

Services rendered are detailed on the attached sheets

LABOR	HOURS	RATE	AMOUNT
Principal	2.50 \$	125.00 \$	<u>312.50</u>
		TOTAL \$	312.50

AMOUNT DUE THIS INVOICE \$ 312.50

Invoice Detail

Invoice Number: MSPB0951-6

Invoice Date: 8/24/2020

SP Ralco - B71 L102.04 - Inspection

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	8/7/2020	1.00	Site Inspection- fencing/grading review with neighbor/developer
Principal	Yodakis, Albert D.	8/11/2020	1.00	Field review fence Revise def. list
Principal	Yodakis, Albert D.	8/19/2020	0.50	Fencing Review w/borough, zoning
Total Principal:			<hr/>	2.50

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23 WEST LARCHMONT DR
COLTS NECK, NJ 07722

STATE CONTRACT# _____

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QUANTITY/ UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	AMOUNT
	SP - BROAD STREET LLC - B64 L25.01			\$ 1,218.75
	MSPB-R1160			
	INVOICE MSPB1160-2			
			Total	\$ 1,218.75
	AMY SPERA, CFO			

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SIGNATURE _____ (FINANCE CHAIRMAN)

POSITION President DATE _____

SIGNATURE _____ (FINANCE COMMITTEE)

SOCIAL SECURITY NO. _____

SIGNATURE _____ (FINANCE COMMITTEE)

EMPLOYER I.D. #47-1033113 CORPORATION: YES NO

Boro Engineering
23 W. Larchmont Drive
Colts Neck, NJ 07722

INVOICE

Manasquan Planning Board
201 East Main Street
Manasquan, NJ 08736

Page : 1
Invoice No: MSPB1160-2
Invoice Date: 8/25/2020

Attention: Mary Salerno

For Professional Services Processed through: 8/25/2020

RE: SP Broad Street 34, LLC - B64 L25.01, 25.02, 26 & 27

Services rendered are detailed on the attached sheets

LABOR	HOURS	RATE	AMOUNT
Principal	9.75 \$	125.00 \$	<u>1,218.75</u>
		TOTAL \$	1,218.75
		AMOUNT DUE THIS INVOICE \$	1,218.75

Invoice Detail

Invoice Number: MSPB1160-2

Invoice Date: 8/25/2020

SP Broad Street 34, LLC - B64 L25.01, 25.02, 26 & 27

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	7/24/2020	2.00	Revised plan review
Principal	Yodakis, Albert D.	7/30/2020	2.00	Drainage review rev w/ appl.'s eng
Principal	Yodakis, Albert D.	7/31/2020	1.50	Revised review revised report
Principal	Yodakis, Albert D.	8/14/2020	2.00	Revised drainage review
Principal	Yodakis, Albert D.	8/17/2020	0.75	Revised report
Principal	Yodakis, Albert D.	8/24/2020	1.50	Revised arch plans, rev w/ settlement, revise report

Total Principal: 9.75

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MANASQUAN, NJ 08736

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Manasquan, NJ 08736

IRS #21-6000820-TAX EXEMPT UNDER
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DATE 8/25/20

DATE REQUIRED

VENDOR: BORO ENGINEERING, LLC
23 WEST LARCHMONT DR
COLTS NECK, NJ 07722

STATE CONTRACT#

IF FURTHER INFORMATION IS REQUIRED
CONTACT PURCHASING OFFICE (732) 223-2292

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QUANTITY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	AMOUNT
	VAR - SAKER - B9 L27 MSPB-R1200			\$ 125.00
	INVOICE MSPB1200-3			
			Total	\$ 125.00
	AMY SPERA, CFO			

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SIGNATURE _____ (FINANCE CHAIRMAN)

POSITION President DATE _____

SIGNATURE _____ (FINANCE COMMITTEE)

SOCIAL SECURITY NO. _____

SIGNATURE _____ (FINANCE COMMITTEE)

EMPLOYER I.D. #47-1033113 CORPORATION: YES NO

Boro Engineering
23 W. Larchmont Drive
Colts Neck, NJ 07722

INVOICE

Manasquan Planning Board
201 East Main Street
Manasquan, NJ 08736

Page : 1
Invoice No: MSPB1200-3
Invoice Date: 8/25/2020

Attention: Mary Salerno

For Professional Services Processed through: 8/25/2020

RE: VAR Saker - B9 L27

Services rendered are detailed on the attached sheets

LABOR	HOURS	RATE	AMOUNT
Principal	1.00 \$	125.00 \$	<u>125.00</u>
		TOTAL \$	125.00
		AMOUNT DUE THIS INVOICE \$	125.00

Invoice Detail

Invoice Number: MSPB1200-3

Invoice Date: 8/25/2020

VAR Saker - B9 L27

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	8/17/2020	1.00	Revised plan review resolution compliance advise borough
Total Principal:			<hr/>	1.00

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BOROUGH OF MANASQUAN
201 EAST MAIN STREET
MANASQUAN, NJ 08736

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SHIP TO: Borough of Manasquan
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Manasquan, NJ 08736

IRS #21-6000820-TAX EXEMPT UNDER
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DATE 8/25/20

DATE REQUIRED _____

VENDOR: BORO ENGINEERING, LLC
23 WEST LARCHMONT DR
COLTS NECK, NJ 07722

STATE CONTRACT# _____

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CONTACT PURCHASING OFFICE (732) 223-2292

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QUANTITY/ UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	AMOUNT
	VAR - SHANNON - B185 L28 MSPB-R1250			\$ 125.00
	INVOICE MSPB1250-2			
			Total	\$ 125.00
	AMY SPERA, CFO			

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SIGNATURE _____ (FINANCE CHAIRMAN)

POSITION President DATE _____

SIGNATURE _____ (FINANCE COMMITTEE)

SOCIAL SECURITY NO. _____

SIGNATURE _____ (FINANCE COMMITTEE)

EMPLOYER I.D. #47-1033113 CORPORATION: YES NO

Boro Engineering
23 W. Larchmont Drive
Colts Neck, NJ 07722

INVOICE

Manasquan Planning Board
201 East Main Street
Manasquan, NJ 08736

Page : 1
Invoice No: MSPB1250-2
Invoice Date: 8/25/2020

Attention: Mary Salerno

For Professional Services Processed through: 8/25/2020

RE: VAR Shannon - B185 L28

Services rendered are detailed on the attached sheets

LABOR	HOURS	RATE	AMOUNT
Principal	1.00 \$	125.00 \$	<u>125.00</u>
		TOTAL \$	125.00

AMOUNT DUE THIS INVOICE \$ 125.00

Invoice Detail

Invoice Number: MSPB1250-2

Invoice Date: 8/25/2020

VAR Shannon - B185 L28

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	8/18/2020	1.00	Prep for & attend 8/18/20 PB online meeting

Total Principal: 1.00

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MANASQUAN, NJ 08736

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DATE 8/25/20

DATE REQUIRED _____

BORO ENGINEERING, LLC
23 WEST LARCHMONT DR

STATE CONTRACT# _____

VENDOR: COLTS NECK, NJ 07722

IF FURTHER INFORMATION IS REQUIRED
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QUANTITY/ UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	AMOUNT
	VAR - SQUAN COAST LLC - B162 L13 MSPB-R1290			\$ 500.00
	INVOICE MSPB1290-1			
			Total	\$ 500.00

	AMY SPERA, CFO			

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POSITION President DATE _____

SIGNATURE _____ (FINANCE COMMITTEE)

SOCIAL SECURITY NO. _____

SIGNATURE _____ (FINANCE COMMITTEE)

EMPLOYER I.D. #47-1033113 CORPORATION: YES NO

Boro Engineering
23 W. Larchmont Drive
Colts Neck, NJ 07722

INVOICE

Manasquan Planning Board
201 East Main Street
Manasquan, NJ 08736

Page : 1
Invoice No: MSPB1290-1
Invoice Date: 8/25/2020

Attention: Mary Salerno

For Professional Services Processed through: 8/25/2020

RE: VAR Squan Coast LLC - B162 L13

Services rendered are detailed on the attached sheets

LABOR	HOURS	RATE	AMOUNT
Principal	4.00 \$	125.00 \$	<u>500.00</u>
		TOTAL \$	500.00
		AMOUNT DUE THIS INVOICE \$	500.00

Invoice Detail

Invoice Number: MSPB1290-1

Invoice Date: 8/25/2020

VAR Squan Coast LLC - B162 L13

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	8/19/2020	1.50	Completeness rev Field review
Principal	Yodakis, Albert D.	8/21/2020	2.00	Zoning/tech rev Prep report
Principal	Yodakis, Albert D.	8/24/2020	0.50	Finalize report to Board

Total Principal: 4.00

**RESOLUTION NO. – 2020
(Application No.)**

**RESOLUTION OF THE PLANNING BOARD OF THE
BOROUGH OF MANASQUAN, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY.**

WHEREAS, Daniel and Susan Shannon (hereinafter referred to as the "applicants") have applied to the Planning Board of the Borough of Manasquan for variance relief pursuant to N.J.S.A. 40:55D-70(c) from the provisions of the Manasquan Zoning Ordinances to demolish the existing structure along First Avenue and construct a new structure on a lot located at 369 Beachfront, 368 First Avenue, Manasquan, New Jersey, and known as Block 185, Lot 28 on the Manasquan Tax Map, and,

WHEREAS, a public hearing was held at the regularly scheduled meeting of the Planning Board on August 18, 2020, in the Municipal Building, and testimony having been presented on behalf of the applicants, and objectors to the application having been given an opportunity to be heard; and,

WHEREAS, such proof of service as may be required by New Jersey Statutes and Municipal Ordinances has been furnished; and,

WHEREAS, the Board, having considered the application, testimony, and exhibits submitted, makes the following findings:

1. The property is located in an R-4 Zone.
2. The property is of an irregular shape having approximately 31 feet of frontage on First Avenue and 27 feet of frontage on the Beachfront. The property contains 4,129 feet of total area and contains a dwelling facing the Beachfront and a garage/dwelling structure facing First Avenue. The property is bound by the Whiting Avenue public access ramp to the south and a residential property of similar design to the north. The property has driveway access to First Avenue. The applicants are proposing to demolish the existing structure facing First Avenue and to construct a new structure located, generally, in the same location though with a differing structural design and footprint. The applicants provided architectural plans prepared by Jeff Schneider, Architect, dated July 1, 2020; and a Plot Plan prepared by Charles E. Lindstrom, P.E., of Lindstrom, Diessner and Carr, P.C., dated July 14, 2020. The plans provided by the applicants more fully describe the applicants' proposal and were submitted to and relied upon by the Board in its deliberations regarding this application. The applicants were represented by C. Keith Henderson, Esq., and testimony was provided by Daniel Shannon, Mr. Schneider, and Mr. Lindstrom.
3. Upon review of the application by the Board Engineer, and upon hearing his comments and receiving his report, the Board determined that the applicants' proposal required the following variance relief:
 - A. Maximum Building Coverage where 35% is permitted, 47.7 % exist and 49.5% is proposed.
 - B. Maximum Lot Coverage where 50% is permitted, 61.6 % exist and 62.44% is proposed.

C. Minimum Building Separation where 35 feet is required, and 26.9 feet is proposed between the dwelling structures.

D. Dedicated Walkway where a three-foot walkway providing access to the Beachfront is required and none is proposed.

E. Landing and Stairs in the southerly side yard set back where such structures are prohibited in the side yard setback.

F. Minimum Front Yard Setback for the structure facing First Avenue where 10 feet is required. 3.8 feet exists and 5.2 feet is proposed.

G. Minimum Side Yard Setback, northerly side, for the structure facing First Avenue where 5 feet is required, 2.3 feet exists, and 3.0 feet is proposed.

H. Minimum Side Yard Setback, southerly side, for the structure facing First Avenue where 5 feet is required, 2.6 feet exists, and 3.4 feet is proposed.

4. The Board notes that the Zoning Officer denied the zoning permit in this matter for additional reasons pertaining to existing conditions such as lot area and conditions pertaining to the structure facing the Beachfront, and that other pre-existing conditions such as maximum curb cut width were cited by the Board Engineer. The Board noted the existence of these nonconformities but did not consider or grant variance relief as to these existing conditions as such conditions are pre-existing and not exacerbated by the applicants' proposal.

5. The applicants stipulated that the placement of the air conditioning units will comply with the setback requirements of the Borough's Ordinances and that the air conditioning units will be screened to minimize impact on the neighbor to the north. The Board finds that the plans presented by the applicants, in final form, do not require a variance regarding the requirement that each structure have separate water and sewer services. Therefore, the Board did not consider variance relief for that condition.

6. The Board finds that the variance relief may be approved and granted as proposed and conditioned herein. The Board finds that the property is exceptionally narrow and somewhat undersized which presents the applicants with undue hardship in developing the property in strict compliance with the Borough's ordinances. The Board finds that the property is deficient in width and lot area which deficiencies cannot be made more conforming by the acquisition of property from adjoining properties. The Board takes notice that the adjoining property to the north is fully developed and is without sufficient land to offer any land area to the applicants. The Board finds that the property is bound by the Whiting Avenue public access ramp to the south which precludes obtaining further land in that direction. As such, the property is an undersized lot and is viewed as such by the Board in determining what relief may be reasonably granted to accommodate the applicants' hardship while protecting against substantial detriment to the public good and substantial impairment to the zone plan. The Board finds that the lot area deficiency presents a hardship to the applicants in conforming with the scale and structural scheme common to the area. The Board finds therefore that the narrowness of the lot and the lot area deficiency support the granting of the variances under N.J.S.A. 40:55D-70 (c.1). The Board finds that though the lot is

narrow, the applicants are improving the setback conditions as to the front yard setback along First Avenue and as to both side yards. The Board finds this to be a benefit to the community and the zone plan. The Board finds also that the variance for the three-foot access way to the beachfront may be granted because sufficient access to the beach area is adequately provided by the Whiting Avenue public access ramp located immediately to the south of the subject property. The Board finds that the elimination of this access requirement would promote the efficient use of the limited area enjoyed by this lot. The Board finds that the variance relief for the stairs and landing being located in the side yard may be granted because the offending stair and landing structures are proposed to be located on the southerly exposure of the structure which is open to the area afore-described as the Whiting Avenue public access ramp. This is an open area and as such the stair and landing structures will not encroach upon the limited air, light and open space that the ordinance is designed, in part, to preserve. The Board finds that to require adherence to the ordinance in this circumstance would unduly fetter an otherwise efficient use of property and thus constitute an undue hardship. Conversely, the Board finds that the plan proposed promotes the efficient use of the limited area enjoyed by this lot and as such represents a better zoning alternative. The Board finds that the proposal as to lot coverage, building coverage and distance between structures comports with the conditions generally found in the area. The Board finds that by granting the relief as to the lot coverage, building coverage and distance between the structures, that the applicants may construct structures that generally conform to the design and appearance of other structures similarly situated. The Board finds that the applicants are providing the community with a significant upgrade of a structure that is in need of an upgrade and is located in an area of high visibility. As such the Board finds that the proposed plan provides an aesthetic benefit for the community specifically and the Borough of Manasquan, as a whole, in general. The Board finds that these benefits outweigh any detriment that the granting of the variances, any and all of them, may present. The Board finds that the proposal is substantially in keeping with the actual conditions "on the ground" that may be found on similar properties in the area. As such the Board finds that there will be no substantial detriment to the zone plan. The Board also finds that the applicants have designed the property so as to not substantially impact the neighbor to the north and notes that the applicants have stipulated to move the air conditioning units to a conforming location and provide adequate screening for same. The Board finds that the proposal will not unduly impact the neighbor to the north and will not interfere with the air, light and open space of the neighbor, the access ramp or First Avenue in any manner that would be undue given the circumstances and conditions found in the immediate community. The Board also finds that the applicants have designed the property so as to substantially protect against the ravages of storms and floods. The Board finds the protection against flooding is a purpose of zoning and is a benefit to the community. As such the Board finds that the granting of the variance relief herein will not represent a substantial detriment to the public good.

7. The Board finds that the variances above discussed may be granted because undue hardship has been found to exist and because the deviations from the zoning ordinances will not cause substantial detriment to the public good nor substantially impair the zone plan. The Board also finds that the application presents the community with an aesthetic improvement and protection from nature's elements as discussed above. To the extent that the variances promote the construction of the new dwelling structures that conform to the structures and conditions of the area, the plan offers a better zoning alternative to building more narrow structures out of sync with the design of the community. The Board finds therefore that the applicants have met their burden of proof to support favorable findings as to both the positive and negative criteria and further finds from the above that it may grant the variance relief requested pursuant to and under both N.J.S.A. 40:55D-70 (c.1) and (c.2). Accordingly, the Board finds that the variances requested and enumerated herein may, and shall be, granted.

8. From the above, the Board finds that the applicants have established the necessary proofs to support the granting of the relief requested and grants the relief accordingly. In finding that the applicants have met their burden of proof to support favorable findings as to both the positive and negative criteria, the Board finds from the above that it may grant the variance relief requested pursuant to and under both the N.J.S.A. 40:55D-70 (c.1) and (c.2) standards. The Board specifically finds that the application as proposed is in keeping with sound planning and zoning and does not present substantial detriment to the public good nor does it substantially impair the intent and purpose of the zoning plan. The Board further finds that the variance relief may be granted because the benefits to be gained by the community and the zone plan substantially outweigh any detriments that may accrue and that certain hardships exist.

WHEREAS, The Board has determined that the relief requested by the applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinances of the Borough of Manasquan and that the benefits of this application do substantially outweigh the detriments, and certain hardships exist,

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Manasquan on this 1st day of September, 2020, that the application for variance relief shall be and hereby is granted as stated herein subject to the following conditions:

1. All construction shall be made in compliance with the plans presented, all conditions made hereto whether found herein or made upon the record, and all stipulations made by the applicants as memorialized herein, and if not so memorialized, as made upon the record.
2. That all existing taxes, water and sewer assessments and other municipal fees shall be paid current prior to the issuance of a certificate of occupancy.
3. That all construction be completed in accordance with Borough Ordinances, the Building Codes, and all other state, federal and local regulations.
4. That all professional fees including all legal fees and engineering fees,

and all inspection fees, or performance bonds set by the Board Engineer, shall be paid by the applicants prior to the issuance of a building permit.

5. That the applicants shall conform their plans to the recommendations of the Board Engineer as found in his report of June 2, 2020, except as modified herein.
6. That all utilities be placed underground as may practical.
7. That all sidewalks shall be replaced as required by the Board Engineer.
8. That the applicants shall conform their plans to meet the stipulation as to the placement of the air conditioning units and the providing of adequate screening from the neighbors' property to the north as may be practical, and as otherwise required by the Board Engineer.

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

Neil Hamilton,
Chairman of the Planning Board
of the Borough of Manasquan

CERTIFICATION

I, Mary Salerno, Secretary of the Planning Board of the Borough of Manasquan, in the County of Monmouth, State of New Jersey, do hereby CERTIFY that the foregoing is a true copy of a resolution adopted by the Planning Board at its regular meeting held on September 1, 2020. _____

Mary Salerno

Resolution Prepared by:
George D. McGill, Esq.
Attorney to the Planning Board
Of the Borough of Manasquan

APPLICATION TO THE PLANNING BOARD

Applicant's Name: Michael Brown
Applicant's Address: 123 McLean Avenue
Telephone Number: 732-718-8481

Property Location: 123 McLean Avenue, Block: 109, Lot: 15

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

Date of Zoning Officer's Denial Letter: May 27, 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? Yes
(Attach copies)

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

Are there any Deed Restrictions, easements, or covenants affecting this property and if so please attach? No

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

Signature of Applicant or Agent Michael J. Brown

Date 6/30/2020

NOTICE TO APPLICANT FOR PLANNING BOARD HEARING

Members of the Manasquan Planning Board will individually conduct a Site visit of your property prior to the public hearing. This is necessary so they fully understand the case.

Your property will be visited during day light hours and the members will carry identification.

Please sign this notice and return it to our office along with your application. Thank you in advance for your consent in this matter.

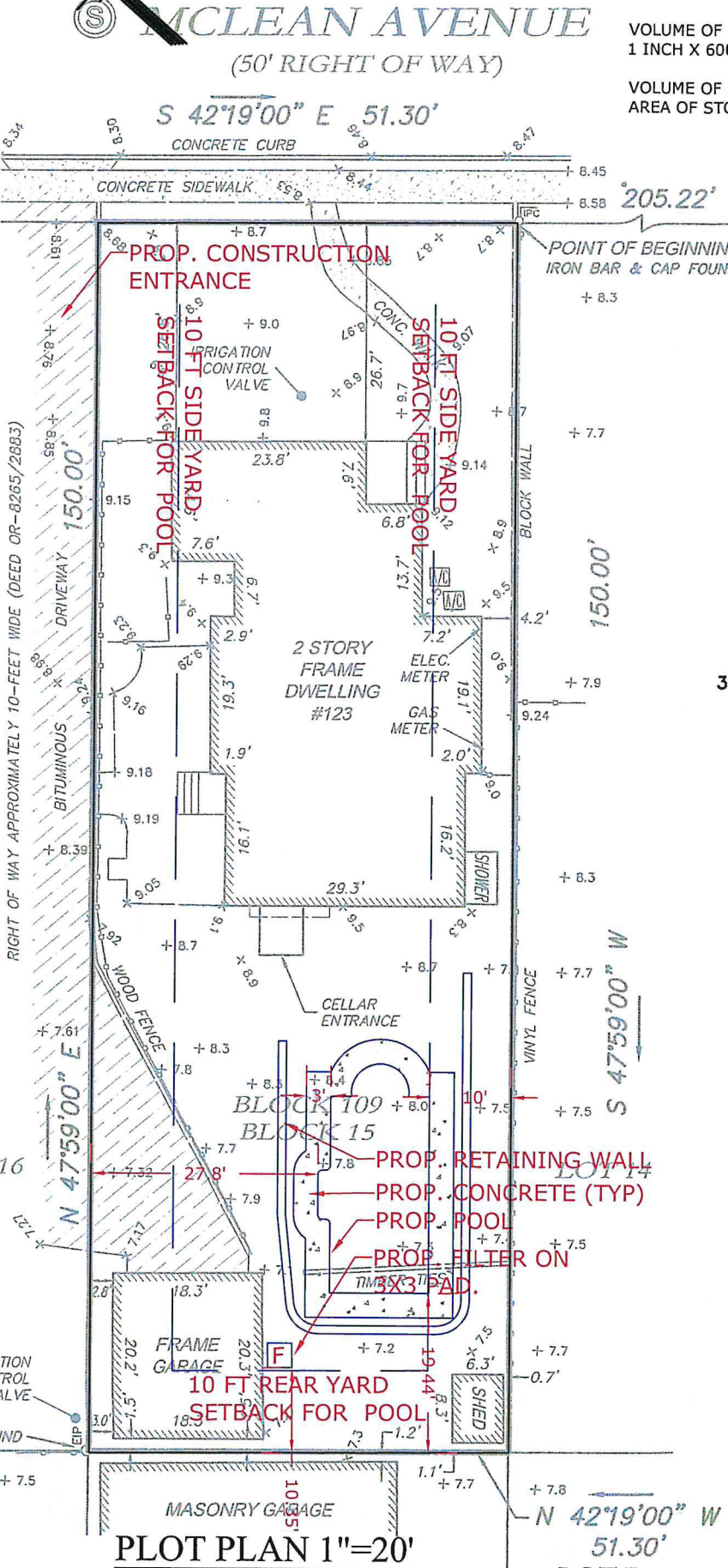
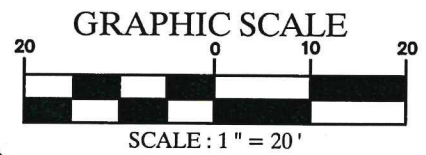
Michael J. Bo Applicant

123 McLELAN AVE MANASQUAN Address

6/30/2020 Date

GENERAL NOTES:

- THIS PLOT PLAN REFERENCES A "SURVEY OF BLOCK 109 - LOT 15, TAX MAP - SHEET 20, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY GEORGE W. EDWARDS, DATED MARCH 7, 2020. THIS DOCUMENT WAS PROVIDED BY THE HOMEOWNER TO POOLTOWN INC. HOMEOWNER WILL HOLD POOL TOWN, INC. AND GREENSITE ENGINEERING & CONSULTING, LLC AND THEIR CONSULTANTS AND SUBCONSULTANTS HARMLESS FOR ANY DAMAGES ARISING FROM INACCURACIES IN THE ORIGINAL SURVEY. HOMEOWNER ASSUMES ALL RESPONSIBILITY FOR CURING ANY INACCURACIES IN THE SURVEY PROVIDED.
- THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE FOR MUNICIPAL REVIEW AND APPROVAL ONLY. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THEY HAVE BEEN STAMPED APPROVED BY THE MUNICIPALITY AND ALL CONDITIONS HAVE BEEN SATISFIED.
- THIS PLAN MAY SHOW ITEMS NOT SPECIFICALLY INCLUDED IN THE CONTRACT BETWEEN POOLTOWN, INC. AND THE HOMEOWNER. EXAMPLES OF SUCH ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, DRAINAGE, RECHARGE SYSTEMS, RETAINING WALLS, UTILITIES, TREE REMOVAL, AND ADDITIONAL FILL OR GRADING.
- ANY DAMAGE TO PROPERTY IMPROVEMENTS OR PUBLIC IMPROVEMENTS SHALL BE REPAIRED OR REPLACED BY PROPERTY OWNER.
- NO WETLANDS OR WETLANDS BUFFER HAVE BEEN LOCATED.
- ALL ROOF LEADERS SHALL BE DIRECTED AWAY FROM THE POOL.
- POOL TO BE SECURED BY A FENCE COMPLYING WITH APPLICABLE BUILDING CODE.
- ALL ELECTRICAL WORK MUST COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED OR LANDSCAPING WHERE THE BUILDING AND OTHER IMPROVEMENTS ARE NOT LOCATED.
- THE POOL CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE POOL LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE POOL, IMPERVIOUS AREAS, AND WALLS SHALL BE STAKED OUT BY A PROFESSIONAL SURVEYOR. IT IS RECOMMENDED THAT THE HOMEOWNER AND CONTRACTOR STAKE OUT THE PROPOSED POOL PRIOR TO CONSTRUCTION TO ENSURE THE POOL AND CONCRETE IS NOT CONSTRUCTED WITHIN A SETBACK LINE OR EASEMENT.
- THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY ENVIRONMENTAL PERMITS, TREE CLEARING PERMITS, SOIL DISTURBANCE PERMIT, STEEP SLOPE PERMITS, ETC. PRIOR TO CONSTRUCTION.
- BY USE OF THE POOL PLOT PLAN AND GRADING PLAN FOR MUNICIPAL APPROVAL, THE PROPERTY OWNER AND POOL CONTRACTOR AGREE AND ACCEPT THE PROPOSED POOL LOCATION AND OTHER IMPROVEMENTS AS SHOWN. ANY DEVIATION FROM THE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER FOR REGULATORY COMPLIANCE.
- CONTRACTOR SHALL COMPLY WITH ALL NOTES, DETAILS, AND SPECIFICATIONS CONTAINED WITHIN DRAWING SETS AND THE DOCUMENTS REFERENCED BELOW. ALL CONSTRUCTION AND INCIDENTAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR SHALL PERFORM ALL CONSTRUCTION AND MEANS AND METHODS IN ACCORDANCE WITH REQUIREMENTS, STANDARDS, SPECIFICATIONS, AND DETAILS OF SEC. 3704, CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 3701 ET AL.), SECS. 4, 6, AND 8, OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 653, 655, 657); SECRETARY OF LABOR'S ORDER NO. 12-71 (36 FR 8754), 8-76 (41 FR 25059), 9-83 (48 FR 35736), 6-96 (62 FR 111), 5-2007 (72 FR 31160), 4-2010 (75 FR 55355), AS APPLICABLE; 29 CFR PART 1911 (SEQ.); THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT (NISA 48:2-73, ET SEQ.) AS AMENDED, AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE LOCAL REQUIREMENTS WHICHEVER IS MORE RESTRICTIVE, APPLICABLE MUNICIPALITY, COUNTY, NJDOT, UTILITY AUTHORITY, AND OTHER APPLICABLE AGENCIES.
- PRIOR TO AND DURING CONSTRUCTION CONTRACTOR SHALL AT A MINIMUM; CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD CONTRACTOR FIND A CONFLICT WITHIN THE CONSTRUCTION DOCUMENTS RELATIVE TO ITSELF OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY CONSTRUCTION DOCUMENTS AND FULL COMPLIANCE WITH LOCAL AND STATE REGULATIONS AND CODES, OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION. NOTIFY THE MUNICIPAL ENGINEER, ENGINEER AND LOCAL SOIL CONSERVATION DISTRICT 72 HOURS PRIOR TO THE START OF WORK CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR OTHER APPLICABLE NOTIFICATION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UTILITIES SHOWN ARE APPROXIMATE BASED ON PRIOR MARK-OUTS. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE. COORDINATE WITH APPLICABLE UTILITY COMPANY TO DISCONNECT, MAINTAIN, AND/OR REROUTE ANY UTILITY SERVICE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THEIR APPLICABLE RULES AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND ANY ADDITIONAL PRECAUTIONS NECESSARY TO ENSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES, PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS ARE TO REMAIN ON OR OFF-SITE, BE RESPONSIBLE FOR JOB SAFETY INCLUDING, BUT NOT LIMITED, TO INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY, PROCEED WITH ALL CONSTRUCTION IN A SYSTEMATIC AND SAFE MANNER, SAFEGUARD SITE AS NECESSARY TO PERFORM THE CONSTRUCTION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME, RETAIN COPIES OF ALL PERMITS AND APPROVALS ONSITE FOR REVIEW. MAINTAIN ON-SITE SOIL EROSION CONTROL MEASURES WHERE MORE THAN 5,000 SF OF SOIL IS DISTURBED BY CONSTRUCTION ACTIVITIES OR SHALL MAINTAIN THE MEASURES WITHIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA
- REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES. MAINTAIN AND CLEAN ADJACENT STREETS AND PROPERTIES OF CONSTRUCTION DEBRIS AND DUST DURING THE CONSTRUCTION PROJECT. REVIEW ALL PLANS AND IDENTIFY ANY CONSTRUCTION ISSUES PRIOR TO INITIATING CONSTRUCTION. THEN NOTIFY ENGINEER IN WRITING OF ANY CONSTRUCTION ISSUES AND WORK TO RESOLVE THOSE ISSUES. NOTIFY ENGINEER IN WRITING OF ANY PLAN MODIFICATIONS THAT WILL BE REQUIRED BASED ON SUBMITTALS OR ANY OTHER REASON. DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. DEBRIS SHALL NOT BE BURIED ON-SITE AND SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION OR CONSTRUCTION. STOCKPILING OF DEBRIS IS PROHIBITED.
- CONCRETE SHALL HAVE A MIN SLOPE OF 0.50%. MAX CROSS SLOPE OF 2% FOR SIDEWALKS.
- VEGETATIVE COVER SHALL HAVE A MIN SLOPE OF 1.00% AND MAX SLOPE OF 3 TO 1.
- GRADE FINISHED SURFACES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS DRAINAGE FEATURES WITH A POSITIVE OUTLET OR AN APPROVED RETENTION SYSTEM.
- UTILITIES - CONTRACTOR SHALL COMMENCE CONSTRUCTION AT THE LOWEST INVERT AND/OR POINT OF CONNECTION TO STREET AND PROGRESS UP GRADIENT. INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES, PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY. ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY, MUNICIPAL, COUNTY AND/OR NJDOT DETAILS, CONSTRUCT ALL NEW UTILITIES/SERVICES UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
- THESE CONSTRUCTION DOCUMENTS ARE BASED ON INFORMATION PROVIDED AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CURRENT SITE CONDITIONS VARY FROM CONSTRUCTION DOCUMENTS OR PROPOSED WORK CONFLICTS WITH ANY SITE FEATURES.
- ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THE CONSTRUCTION DOCUMENTS NOR FOR ANY REVISIONS RESULTING FROM SEQUENCING.



STORMWATER CALCULATIONS

DRYWELL SHALL BE DESIGNED TO CONTAIN 1 INCH OF PRECIPITATION IN A 24 HOUR PERIOD.

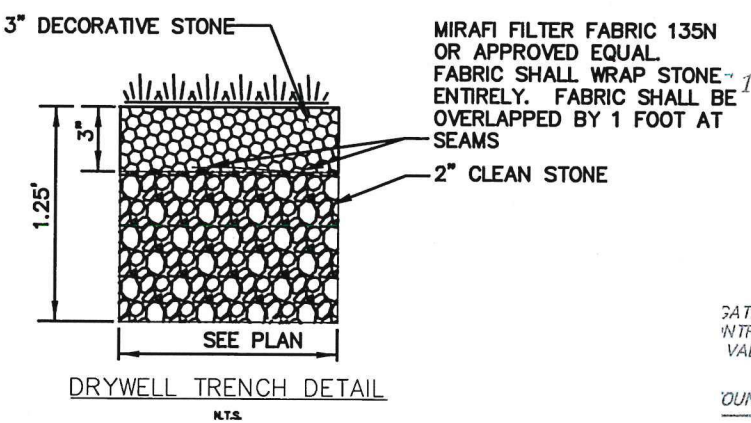
INCREASE IN IMPERVIOUS SURFACE = PROPOSED LOT COVERAGE - EXISTING LOT COVERAGE = 3,321 SF - 2,721 SF = 600 SF

VOLUME OF DRYWELL REQUIRED = 1 INCH X 600 SF = 50 CF

VOLUME OF RETENTION PROVIDED
AREA OF STONE = 143 SF X 1.0 FT DEEP X 0.35 VOID RATIO = 50 CF

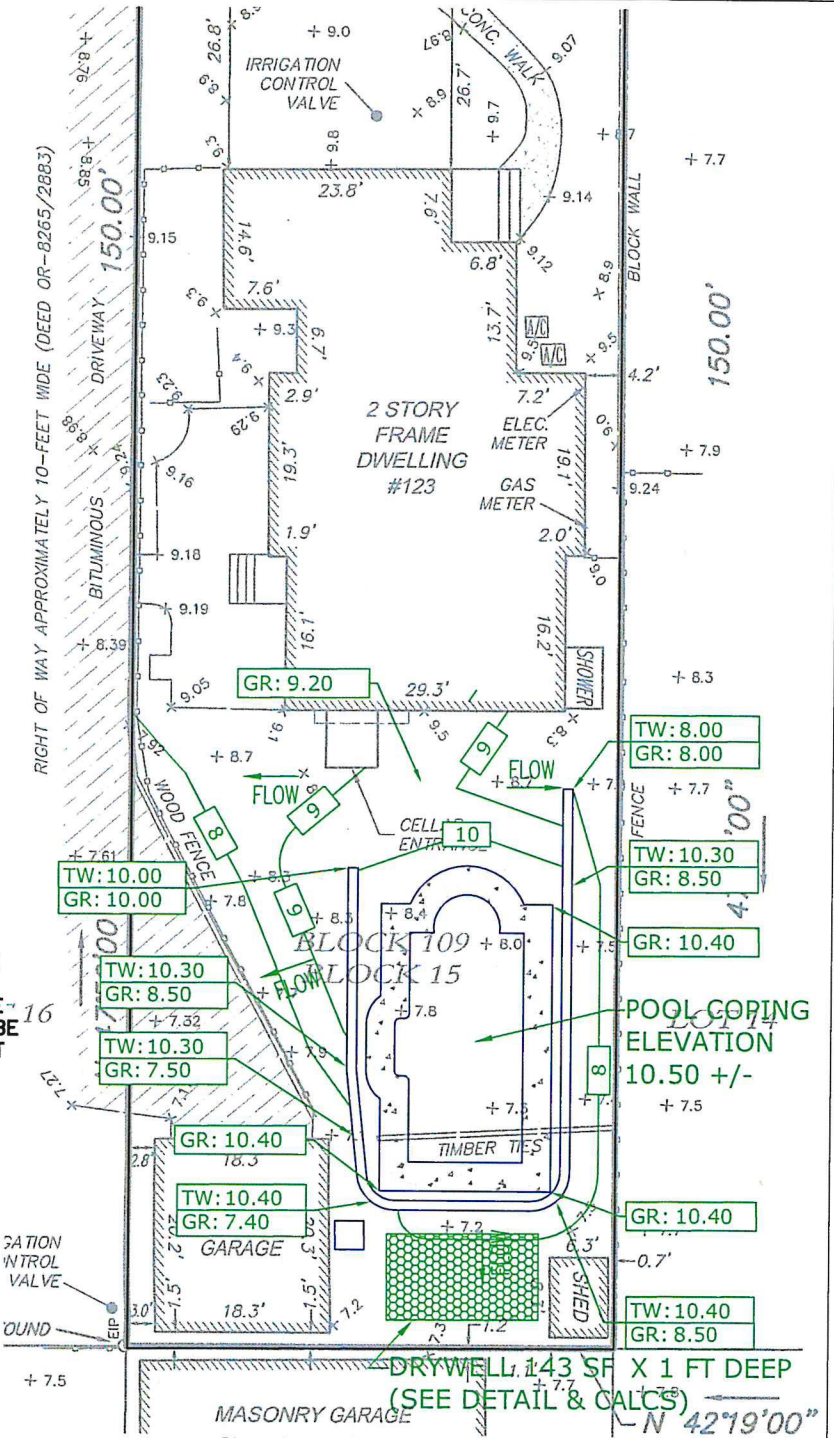
LOT AREA:	7,695	+/- SF
MAX. LOT COVERAGE	35% (2,693 +/- SF)	
EXISTING LOT COVERAGE		
HOUSE	1,694	+/-SF
DRIVEWAY	382	+/-SF
GARAGE	368	+/-SF
SHED	52	+/-SF
SIDE STAIRS	30	+/-SF
FRONT WALK	185	+/-SF
AC UNITS	10	+/-SF
TOTAL	2,721	+/-SF
	(35.3%)	

PROPOSED LOT COVERAGE		
HOUSE	1,694	+/-SF
DRIVEWAY	382	+/-SF
GARAGE	368	+/-SF
SHED	52	+/-SF
SIDE STAIRS	30	+/-SF
FRONT WALK	185	+/-SF
AC UNITS	10	+/-SF
POOL WATER & CONCRETE	588	+/-SF
POOL FILTER	12	+/-SF
TOTAL	3,321	+/-SF
	(43.2%)	



POOL INFORMATION

POOL COPING ELEVATION=10.50
DEPTH OF POOL 5 FT
ELEVATION OF POOL BOTTOM 5.5 FT



GRADING PLAN 1"=20'

3	6/21/20	POOL BOTTOM
2	5/17/20	ADD DRYWELL
1	4/2/20	ISSUED
REV:	DATE:	COMMENTS:

GREENSITE ENGINEERING & CONSULTING, LLC
526 ROUTE 206, TRENTON, NJ 08610
C (609) 751-8479 O (609) 751-0287 F (609) 228-8319
CERT. OF AUTHORIZATION 24GA2819600

LAURENCE G. MURPHY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE # 44495

AUTHORIZATION BY: LGM SCALE: PLAN

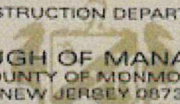
**PLOT PLAN/
GRADING PLAN**

PREPARED FOR
LOT 15, BLOCK 109
#123 MCLEAN AVENUE
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NJ

BOROUGH HALL
207 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

May 27, 2020

Michael Brown
123 McLean Avenue
Manasquan, NJ 08736

Re: Block: 109 Lot: 15 Zone: R-1 Flood Zone: AE BFE: 9ft.

Dear Sir:

On this date we reviewed your application to install an ingrown pool in the rear yard.

Revised plot/grading plan prepared by Laurence Murphy on May 17, 2020. Test boring log prepared by Green Site Engineering on May 15, 2020.

Application denied for the following reason(s):

Section 35-9.4 – Building Coverage – 25% Permitted
27.3% Existing

“ - Lot Coverage – 35% Permitted
32.4 % Existing
43.2 % Proposed

“ - Side Setback (Right) – 5ft. Required
4ft. Existing

Section 35-5.2b – Accessory Building (Garage) – Rear Setback – 5ft. Required
1ft. Existing

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

“ - Accessory Building (Shed) – Rear Setback - 3ft. Required
1ft. Existing

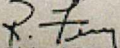
" " " - Side Setback (Right) - 3ft. Required
0.7ft. Existing

Additional required documentation:

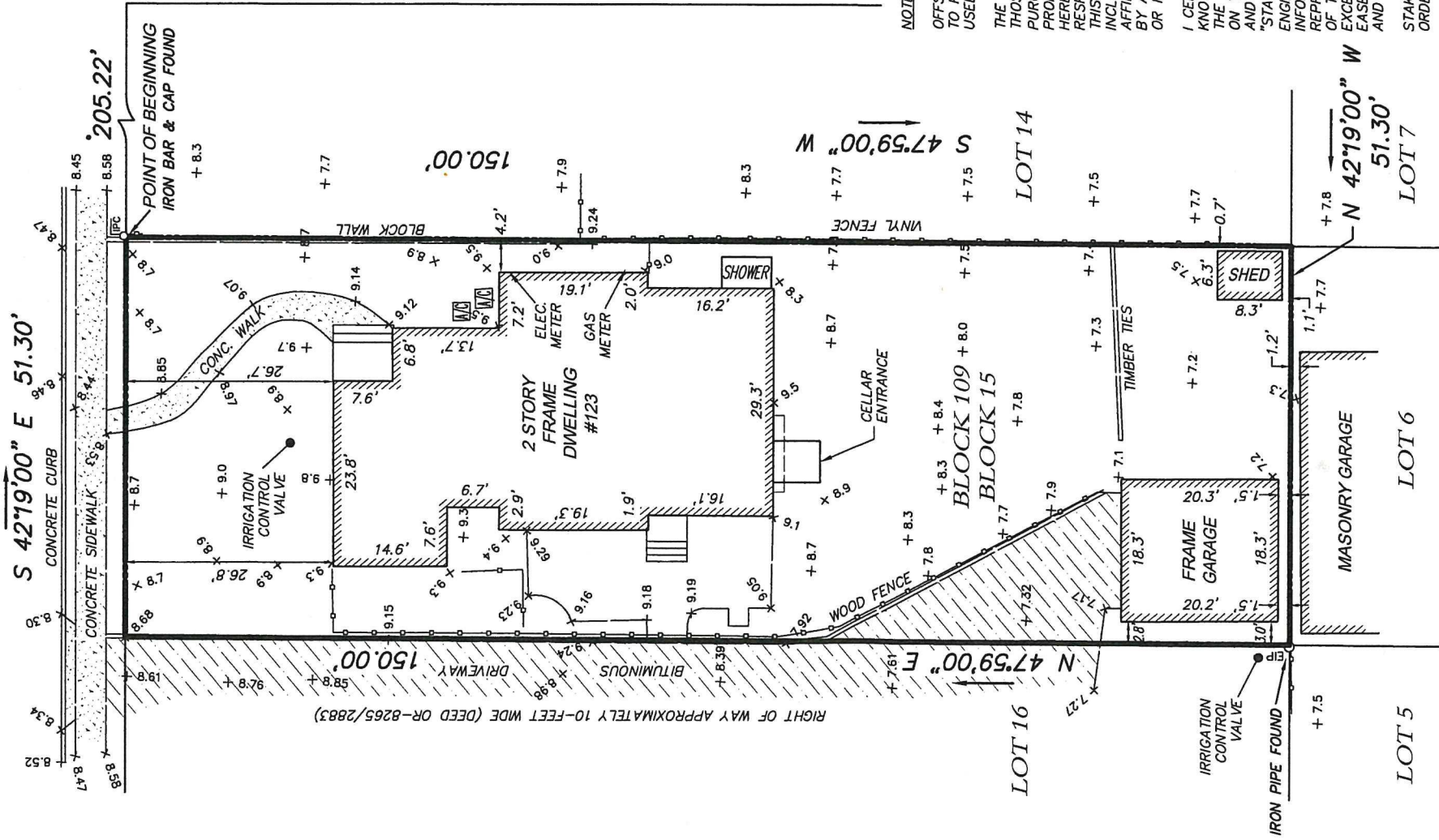
- Pool plans for the proposed project.
- Plans revised to show the lowest base point for the proposed pool.
- Approval from the Shade Tree Commission regarding the proposed removal of any trees on the property.

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

Sincerely,


Richard Furey
Zoning Officer

© **MCLEAN AVENUE**
(50' RIGHT OF WAY)



NORTH JACKSON AVENUE
(50' RIGHT OF WAY)

NOTES:

OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.
THE CERTIFICATION IS MADE ONLY TO THOSE PARTIES NAMED HEREON FOR THE PURCHASE AND/OR MORTGAGE OF PROPERTY DELINEATED AND NAMED HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR USE OF THIS SURVEY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, SURVEY AFFIDAVIT, RESALE OF PROPERTY OR USE BY ANY PARTIES NOT LISTED DIRECTLY OR INDIRECTLY IN THE CERTIFICATION.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS". THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

STAKES WERE NOT SET AS PER JOB ORDER.

ELEVATIONS ARE IN NAVD 1988.

SURVEY OF
BLOCK 109 - LOT 15
TAX MAP - SHEET 20
BOROUGH OF MANASQUAN
MONMOUTH COUNTY
NEW JERSEY

EDWARDS SURVEYING
PROFESSIONAL LAND SURVEYORS

GEORGE W. EDWARDS, P.L.S.
1335 SUNSET AVENUE
POINT PLEASANT, NJ 08742

STEVEN M. EDWARDS, P.L.S.
4 FOREST AVENUE
MANASQUAN, NJ 08736

Manasquan: 732-223-0735 - Point Pleasant: 732-892-4010 - Fax: 732-223-3561
Email: edwards.surveying@yahoo.com

Scale: 1"=20'

Date: MARCH 7, 2020

Drawn by: SME

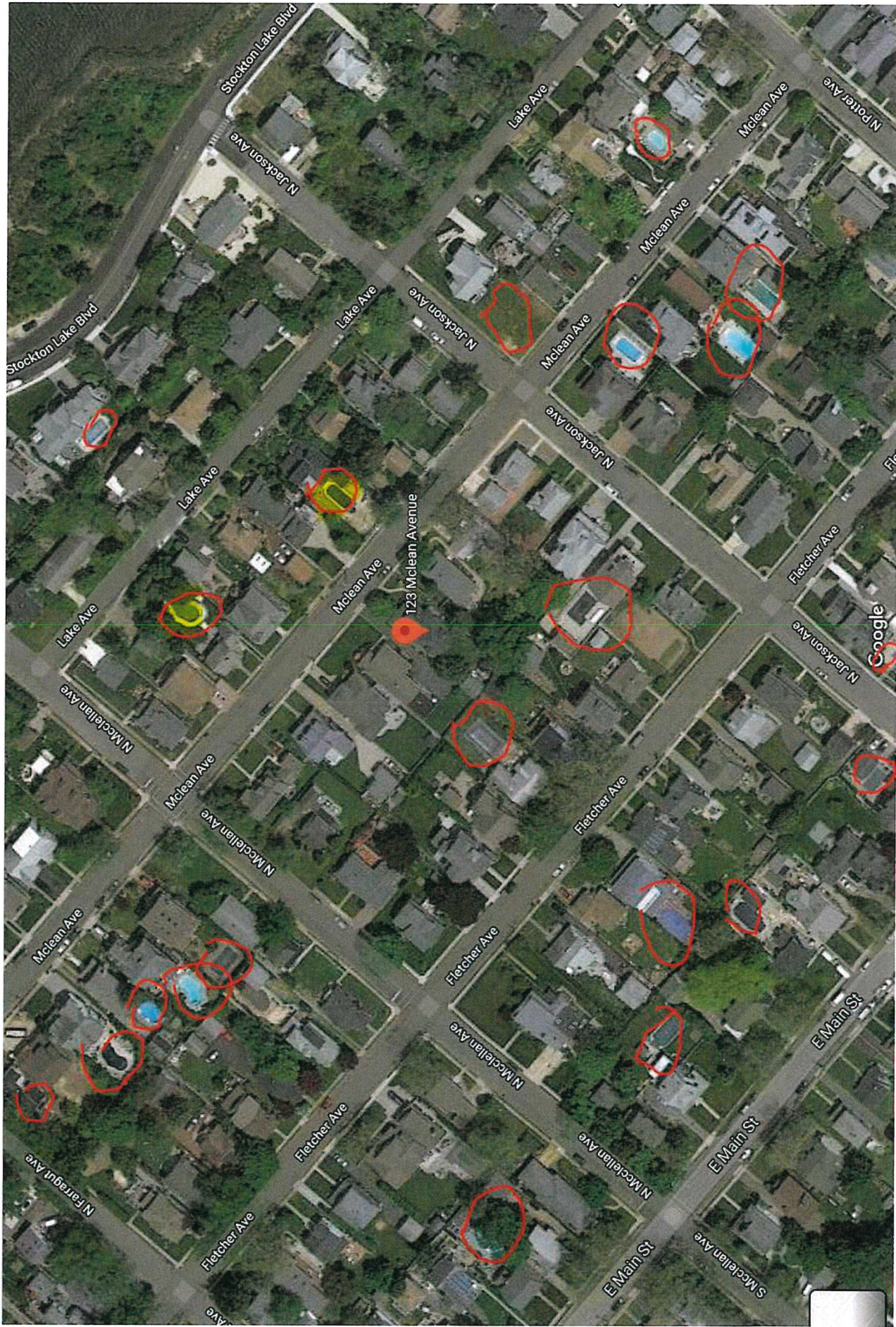
Job No.: 2017-018

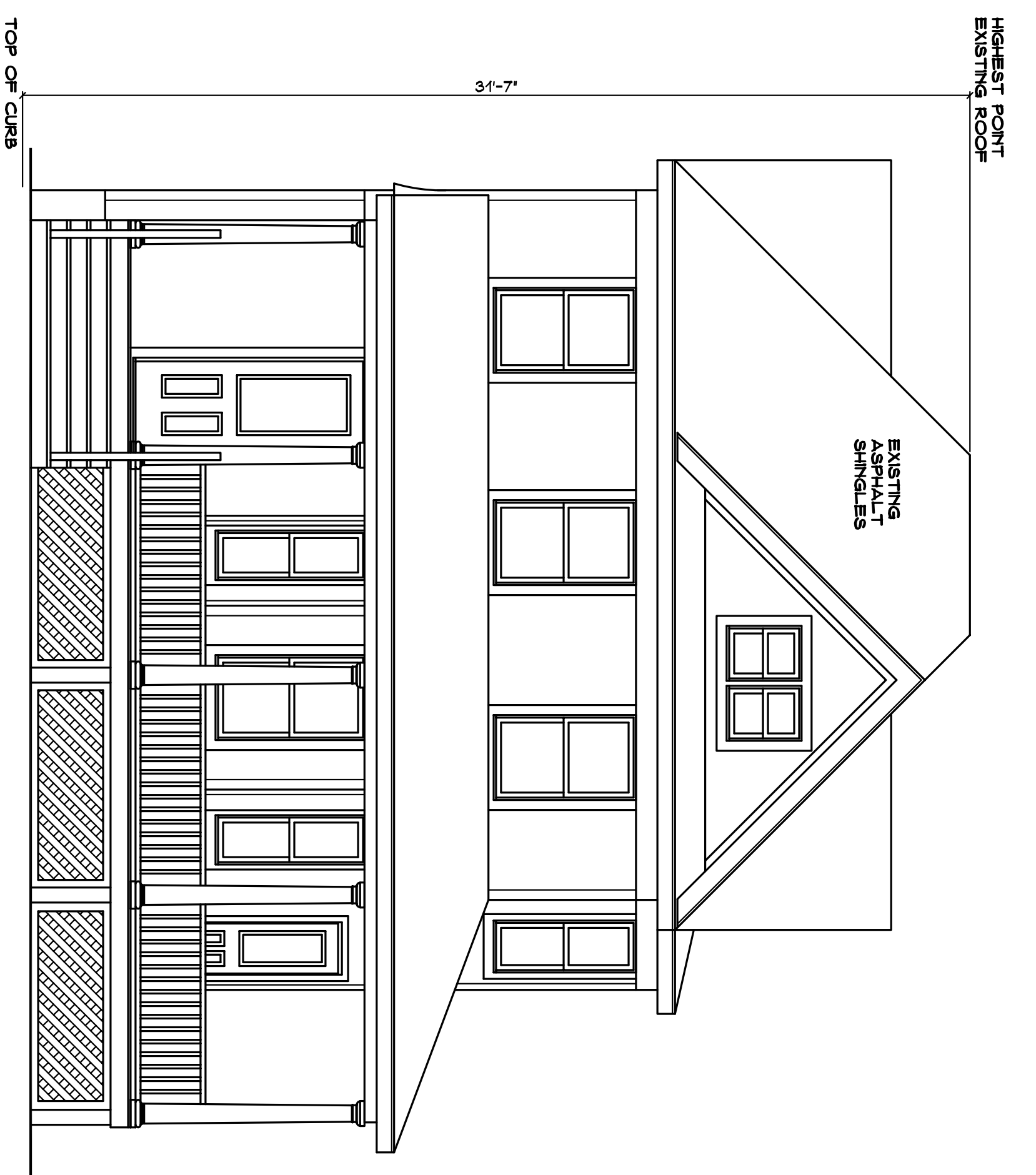
Chk'd by: GWE

George W. Edwards

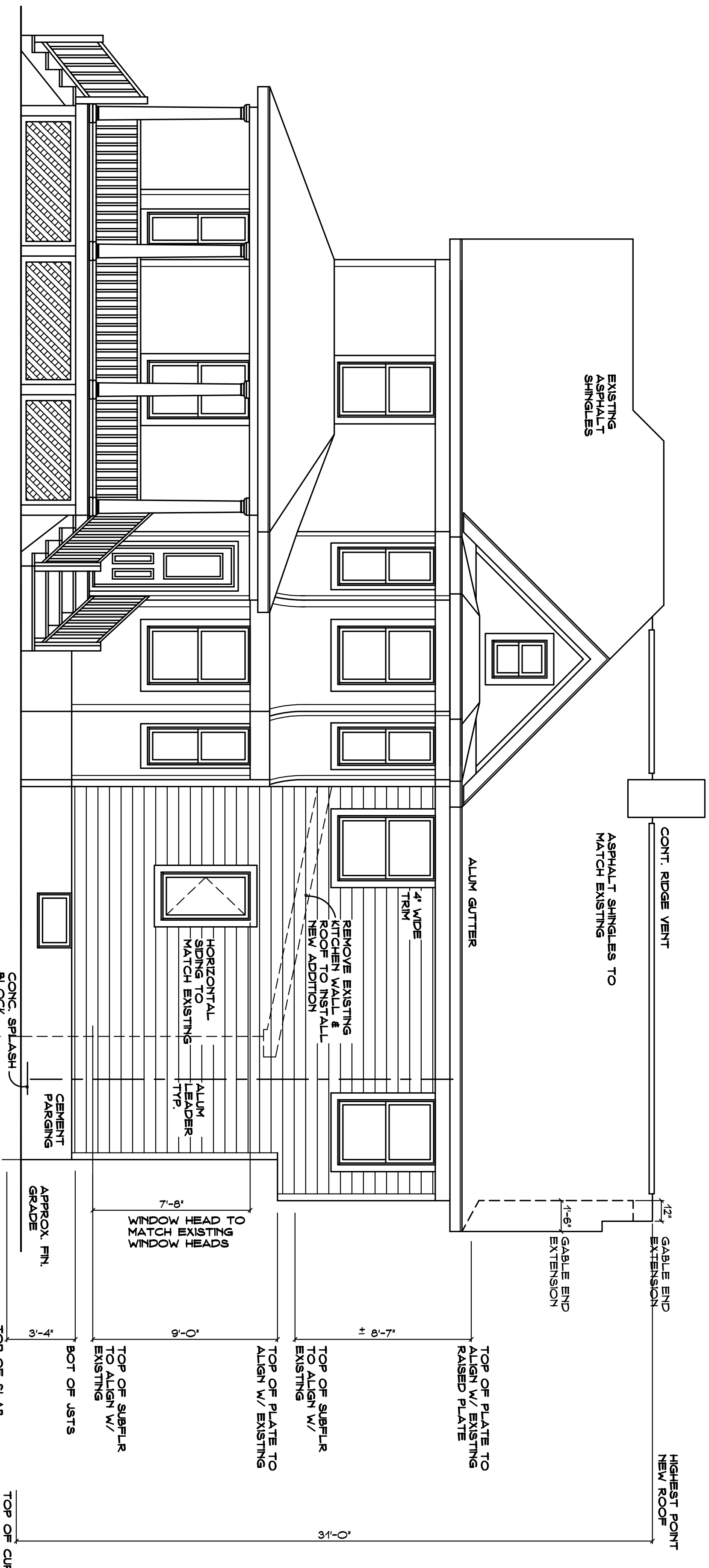
GEORGE W. EDWARDS, P.L.S.

New Jersey License Number: 24GS01900200

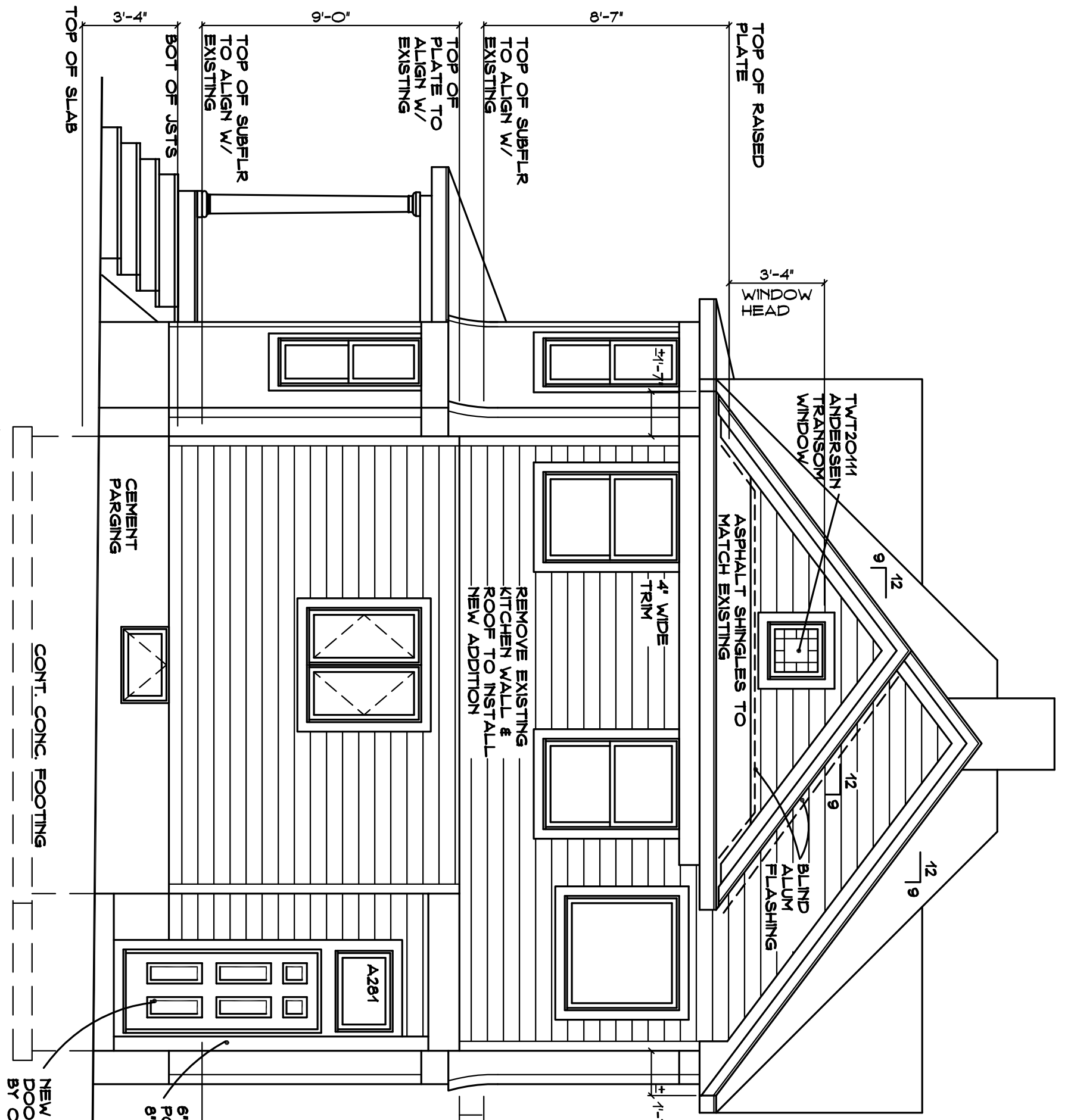




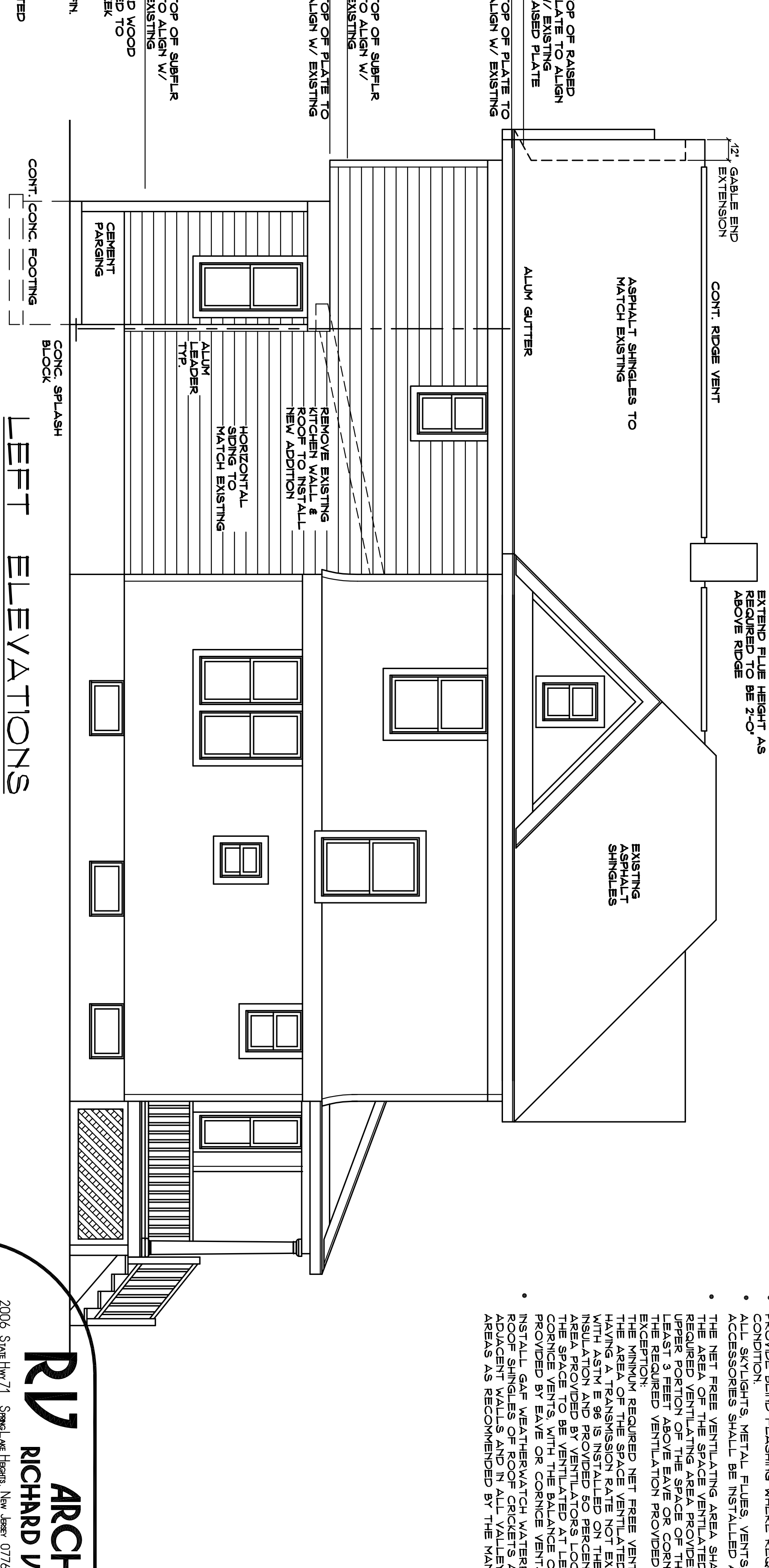
FRONT ELEVATIONS
SCALE 1/4" = 1'-0"



RIGHT ELEVATIONS
SCALE 1/4" = 1'-0"



REAR ELEVATIONS
SCALE 1/4" = 1'-0"



LEFT ELEVATIONS
SCALE 1/4" = 1'-0"

- NOTES:**
- PROVIDE BLIND FLASHING WHERE REQUIRED TO INSURE WATERTIGHT CONDITION.
 - ALL SIGHTLIGHTS, METAL FLUES, VENTS, AND ANY OTHER ROOF ACCESSORIES SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 - THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/80 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENT AREA PROVIDED BY THE SPACE VENTS LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - THE MINIMUM REQUIRED NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED A VAPOR RETARDED HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERCENT IN ACCORDANCE WITH ASTM E 96 IS INSTALLED OVER THE VAPOR BARRIER ON THE INTERIOR SIDE OF THE SPACE VENTILATED AREA.
 - THE AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - INSTALL GAP WEATHERBATCH WATERPROOF UNDERLAYMENT UNDER ROOF SHINGLES OF ROOF CRICKETS AND RETURN 1/2" UP ADJACENT WALLS AND IN ALL VALLEY AREAS AND ON ALL AREAS AS RECOMMENDED BY THE MANUFACTURER.

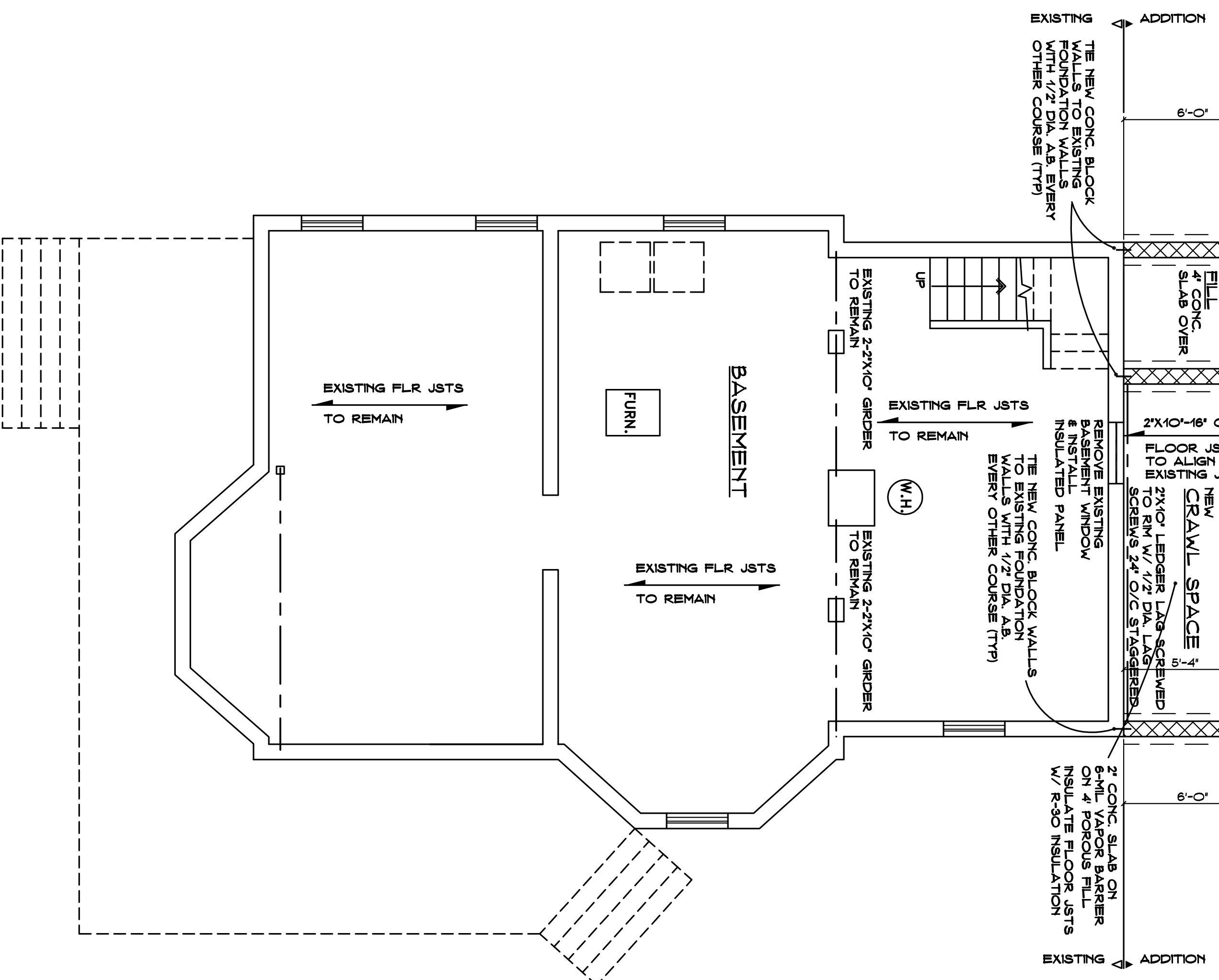
- NOTES:**
- ALL GRADES ARE APPROXIMATE - ADJUST TO SUIT ACTUAL SITE CONDITIONS.
 - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE GRADED TO A MINIMUM SURFACE VERTICAL AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL MINIMUM OF 6" WITHIN THE FIRST 10 FEET, (AS PER CODE).
 - WHEN EXTERIOR PLATFORMS AND STAIRS EXCEED 30" ABOVE THE FINISHED GRADE INSTALL A 36" HIGH GUARD RAIL.
 - WHEN THERE ARE THREE OR MORE EXTERIOR STAIR RISERS, A 30"-36" HIGH HANDRAIL SHALL BE INSTALLED ON AT LEAST ONE SIDE OF THE STAIR.

RV ARCHITECT
RICHARD VILANO LLC AIA
2006 State Hwy 71, Sewell, NJ 07162 Tel: 732-282-9300 Fax: 732-282-9301
WEB: ARCHITECTRICHARDVILANO.COM

36ET TITLE	DATE: 12-2-2019
ELEVATIONS	DRAWN: TM
PROJECT: ADDITION / ALTERATION TO THE MARAZITI RESIDENCE	OK: RV
LOT 54.01, BLOCK 62	SCALE: AS NOTED
22 PARKER AVENUE	DRAWING NO.:
MANASQUAN, NEW JERSEY	
<i>Richard Vilano</i>	
RICHARD VILANO, NEW JERSEY LICENSE # N.J. A108312	
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS	
REVISIONS	SHEET: 1 OF 4

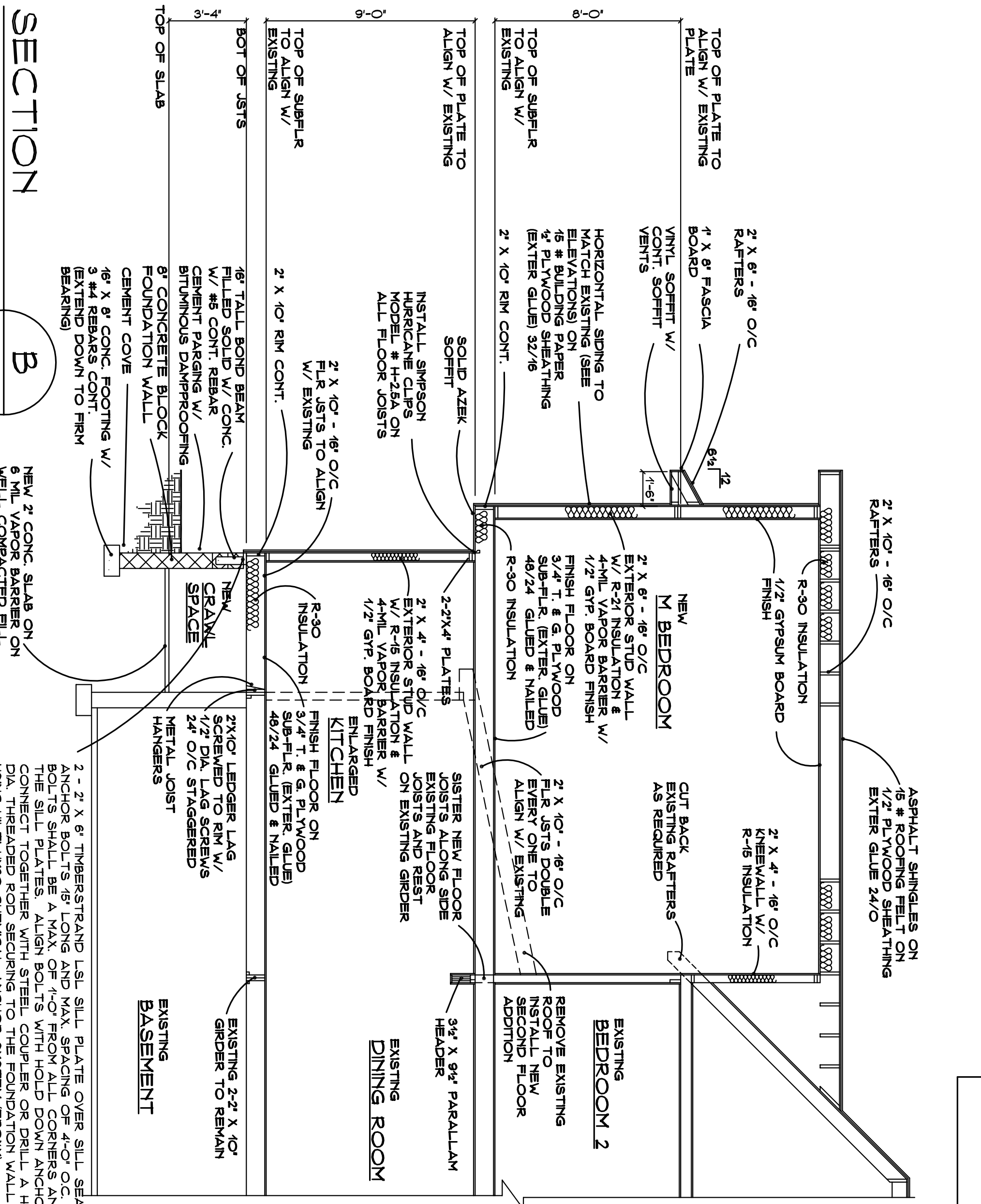
LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- 8" CONC. BLOCK FOUNDATION WALLS
- 4" CONC. BLOCK FOUNDATION WALLS
- 4" CONTINUOUS REBAR ON 4" X 8" DEEP
- CONT. CONC. FOOTINGS
- W/ 3 # 4 REBAR CONT.
- MIN. 36" BELOW GRADE



- NOTES:**
- FILL ALL BLOCK SOLID W/ CONC. UNDER ALL POSTS FROM ABOVE
 - INSTALL SOLID WOOD BLOCKING UNDER ALL WOOD POSTS FROM ABOVE
 - FILL COMPACTION FOR SLABS TO BE 90% MAX. DENSITY WITH MODIFIED PROCTOR TEST (ASTM D-998) OR 95% MAX. DENSITY WITH STANDARD PROCTOR TEST (ASTM D-998)
 - ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH FOUNDATION WALLS OR ON CONCRETE SLABS SHALL BE WEATHER RESISTANT PERMANENT PRESERVATIVE-TREATED FOR HUMAN OCCUPANCY SUITABLE FOR GROUND CONTACT USE
 - ALL SIMPSON WOOD CONSTRUCTION CONNECTORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. ALL CONNECTORS SHALL BE INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS AS SPECIFIED BY THE MANUFACTURER
 - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION WALL SHALL BE VERTICAL IN 20 UNITS HORIZONTAL FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.

SECTION
SCALE 1/4" = 1'-0" A-2



NAILING SCHEDULE FOR STRUCTURAL MEMBERS				WFCM TABLE 3.1
JOINT DESCRIPTION AND SPACING	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING	
ROOF FRAMING				
RAFTER TO TOP PLATE (TOE NAILED)	3-8d (2 1/2" x 0.134")	3-10d (3" x 0.128")	PER RAFTER	
CEILING JOIST TO TOP PLATE (TOE NAILED)	3-8d (2 1/2" x 0.134")	3-10d (3" x 0.128")	PER JOIST	
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)	4-16d (3 1/2" x 0.162")	5-16d (3 1/2" x 0.135")	EACH LAP	
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)	4-16d (3 1/2" x 0.162")	5-16d (3 1/2" x 0.135")	EACH LAP	
CEILING JOIST TO RAFTER (FACE NAILED)	3-8d (2 1/2" x 0.134")	3-10d (3" x 0.128")	PER JOIST	
COLLAR JOIST TO RAFTER (TOE NAILED)	2-8d (2 1/2" x 0.134")	2-10d (3" x 0.128")	EACH END	
BLOCKING TO RAFTER (END NAILED)	2-16d (3 1/2" x 0.162")	3-16d (3 1/2" x 0.135")	EACH END	
WALL FRAMING				
TOP PLATE TO TOP PLATE (FACE NAILED)	2-16d (3 1/2" x 0.162") ¹	2-16d (3 1/2" x 0.135) ¹	PER FOOT	
TOP PLATE TO INTERSECTIONS (FACE NAILED)	4-16d (3 1/2" x 0.162")	5-16d (3 1/2" x 0.135)	JOINT-6A SIDE	
STUD TO STUD (FACE NAILED)	2-16d (3 1/2" x 0.162")	2-16d (3 1/2" x 0.135)	24" O.C.	
HEADER TO HEADER (FACE NAILED)	16d (3 1/2" x 0.162")	16d (3 1/2" x 0.135)	16" O.C. EXPOSED	
TOP OR BOTTOM PLATE TO STUD (END NAILED)	2-16d (3 1/2" x 0.162")	2-40d (5" x 0.162")	PER STUD	
BOT. PLATE TO FR. JST. BANDJOIST OR BLOCKING (FACE NAILED)	2-16d (3 1/2" x 0.162") ¹²	2-16d (3 1/2" x 0.135) ¹²	PER FOOT	
FLOOR FRAMING				
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4-8d (2 1/2" x 0.134")	4-10d (3" x 0.128")	PER JOIST	
BLOCKING TO JOIST (TOE NAILED)	2-8d (2 1/2" x 0.134")	2-10d (3" x 0.128")	EACH END	
BLOCKING TO JOIST (FACE NAILED)	2-8d (2 1/2" x 0.134")	2-10d (3" x 0.128")	EACH END	
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-16d (3 1/2" x 0.162")	4-16d (3 1/2" x 0.135)	EACH BLOCK	
LEADER STRIP TO BEAM (FACE NAILED)	3-16d (3 1/2" x 0.162")	5-16d (3 1/2" x 0.135)	EACH JOIST	
JOIST ON LEDGER TO BEAM (TOE NAILED)	3-8d (2 1/2" x 0.134")	3-10d (3" x 0.128")	PER JOIST	
BAND JOIST TO JOIST (END NAILED)	3-16d (3 1/2" x 0.162")	4-16d (3 1/2" x 0.135)	PER JOIST	
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d (3 1/2" x 0.162") ¹	3-16d (3 1/2" x 0.135)	PER FOOT	
ROOF SHEATHING				
STRUCTURAL PANELS	8d (2 1/2" x 0.134")	10d (3" x 0.128")	6" EDGE/12" FIELD	
CEILING SHEATHING				
Gypsum Wallboard	5d COOLERS	5d COOLERS	7" EDGE/10" FIELD	
WALL SHEATHING				
STRUCTURAL PANELS	8d (2 1/2" x 0.134")	10d (3" x 0.128")	6" EDGE/12" FIELD	
Gypsum Wallboard	5d COOLERS	5d COOLERS	7" EDGE/10" FIELD	
FLOOR SHEATHING				
STRUCTURAL PANELS 1" OR LESS	8d (2 1/2" x 0.134")	10d (3" x 0.128")	6" EDGE/12" FIELD	
STRUCTURAL PANELS 1" OR GREATER	10d (3" x 0.148")	16d (3 1/2" x 0.135")	6" EDGE/6" FIELD	

1. Notation requirements are based on wall sheathing nailed 6 inches on center at the panel edge. If wall sheathing is nailed 3" on center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled or alternate connectors, such as shear plates, shall be used to maintain the load path.
2. When wall sheathing is continuous over connected members, the tabulated number of nails shall be permitted to be reduced to 1-16d nail per foot.

RICHARD ARCHITECT

RICHARD WILLANO LLC AIA

2006 State Hwy 71, Summit Hill, PA 17252-9900 Tel: 717-282-9900 Fax: 717-282-9901
 WEB: ARCHITECTRICHARDWILLANO.COM

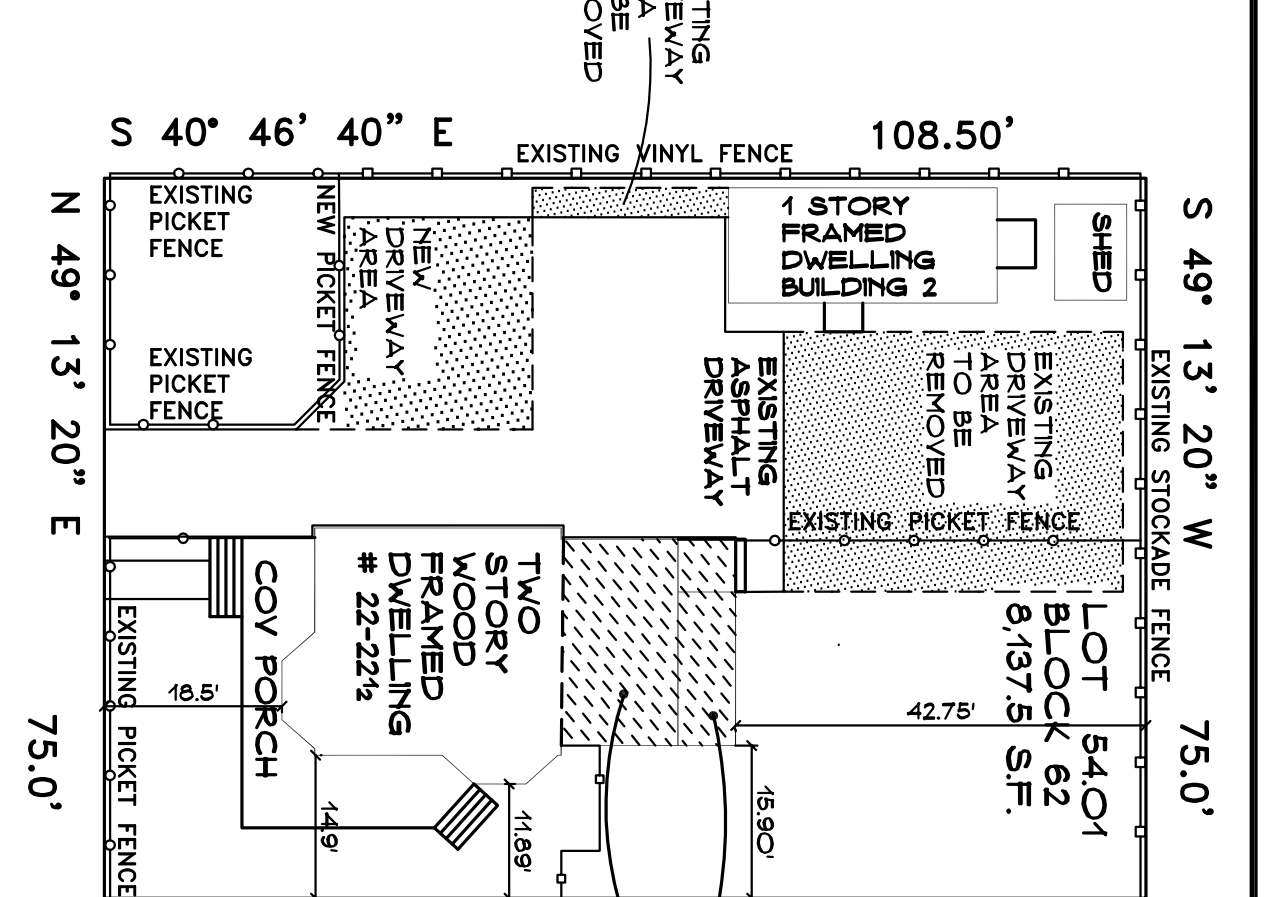
REVISIONS	DATE	BY	DESCRIPTION
	12-2-2019	TM	FOUNDATION PLAN / SECTIONS
		RV	ADDITION / ALTERATION TO THE MARAZITI RESIDENCE LOT 54.01, BLOCK 62 22 PARKER AVENUE MANASQUAN NEW JERSEY

Richard Willano
 ARCHITECT
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

GENERAL NOTES

- THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR IS TO PROVIDE ALL EXISTING CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR IS TO INVESTIGATE THE STRUCTURAL CONDITIONS IN ALL AREAS BEING ALTERED - IF UPON EXPOSURE THE STRUCTURE IS FOUND TO BE UNSATISFACTORY, THE ARCHITECT IS TO BE NOTIFIED BEFORE PROCEEDING WITH ANY CONSTRUCTION.
- THE GENERAL CONTRACTOR IS TO PATCH AND REPAIR ANY AND ALL DEFECTIVE AREAS.
- THE GENERAL CONTRACTOR MUST PREPARE ALL EXISTING SURFACES AS REQUIRED TO RECEIVE NEW MATERIALS.
- THE GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL ALL SHORING AS MAY BE REQUIRED FOR THIS CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL WATERPROOF AND FLASH ALL ROOF PENETRATIONS AND ALL EXTERIOR WALLS AS MAY BE REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- THE GENERAL CONTRACTOR SHALL TAKE CARE TO PROTECT AREAS OF THE EXISTING BUILDING ADJACENT TO THE WORK AREA OR FROM CONSTRUCTION OR MATERIAL HANDLING.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENINGS OF ALL NEW AND REPLACEMENT WINDOWS AND DOORS PRIOR TO ORDERING PERMANENT BUILDING CODES, REPAIRMENTS AND CONDITIONS AND CONFORM WITH SUCH.
- ALL WORK SHALL CONFORM WITH ALL UTILITY CO. REQUIREMENTS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE.
- THE WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS FOR JOB SAFETY.
- ALL EXISTING MATERIALS SHALL BE POURED IN A VERT & ORDERLY MANNER. EXISTING ITEMS SHALL BE RESTORED TO PERFECT CONDITION WHERE DISTURBED.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROPER EXECUTION OF THE WORK. OWNER SHALL PAY FEES.
- WORK SHALL BE DONE DURING NORMAL WORKING HOURS, UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL CONCRETE FOOTINGS DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 P.S.F.
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - BASEMENT WALLS - 2500 P.S.I.
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - THE WEATHER - 3000 P.S.I.
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - GARAGE FLOOR SLABS - 2500 P.S.I.
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - BASEMENT SLABS AND FLOOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS - 2500 P.S.I.
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - OTHER CONCRETE WORK EXPOSED TO THE WEATHER - 3000 P.S.I.
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - PORCHES CARPORT SLABS - 3500 P.S.I.
- CARRY ALL FOOTINGS DOWN TO FIRM BEARING A MINIMUM OF 3'-0" FOOTING PROJECTIONS UNDER ALL PERS TO BE 6" MINIMUM.
- THE MASON CONTRACTOR IS TO PROVIDE ALL SCREENING DEVICES FOR THE PROPER INSTALLATION OF ALL REINFORCING.
- ALL FRAMING LUMBER TO BE DOUGLAS FIR #2 CONSTRUCTION GRADE F = 950 PSI.
- ALL JOISTS FRAMING INTO HEADERS AND TRIMMERS SHALL BE HUNG FROM METAL JOIST HANGERS.
- INSTALL WOOD POSTS OR DOUBLE STUDS UNDER ALL HEADERS, LINTELS OR DOUBLE FRAMING MEMBERS.
- DOUBLE ALL JOISTS UNDER ALL PARTITIONS PARALLEL TO FLOOR JOISTS UNLESS OTHERWISE NOTED.
- JOISTS UNDER ALL PARTITIONS PARALLEL TO FLOOR JOISTS SHALL BE (2) 2" X 10S W/ 2" X 4" BOTTOM LAYER UNLESS OTHERWISE NOTED.
- ALL CLOSETS TO HAVE ONE SHELF AND ONE CLOTHES POLE UNLESS OTHERWISE NOTED. LINTEN CLOSETS TO HAVE FIVE (5) SHELVES.
- ALL WINDOW, SIZES AND TYPES AS SHOWN ON THE PLANS SHALL BE INSTALLED WITH FABRIC FLASHING.
- USE 1/2" GYPSUM BOARD - WATER RESISTANT IN ALL BATHS.
- EXTEND EXISTING HVAC SYSTEM AS REQUIRED.
- HEATING SYSTEM IS TO BE DESIGNED TO MAINTAIN 70° INDOOR TEMPERATURE WHEN 0° OUTDOORS WITH 15 MPH WINDS.

PARKER AVENUE SITE DIAGRAM



PRINCIPAL BUILDING REQUIREMENTS

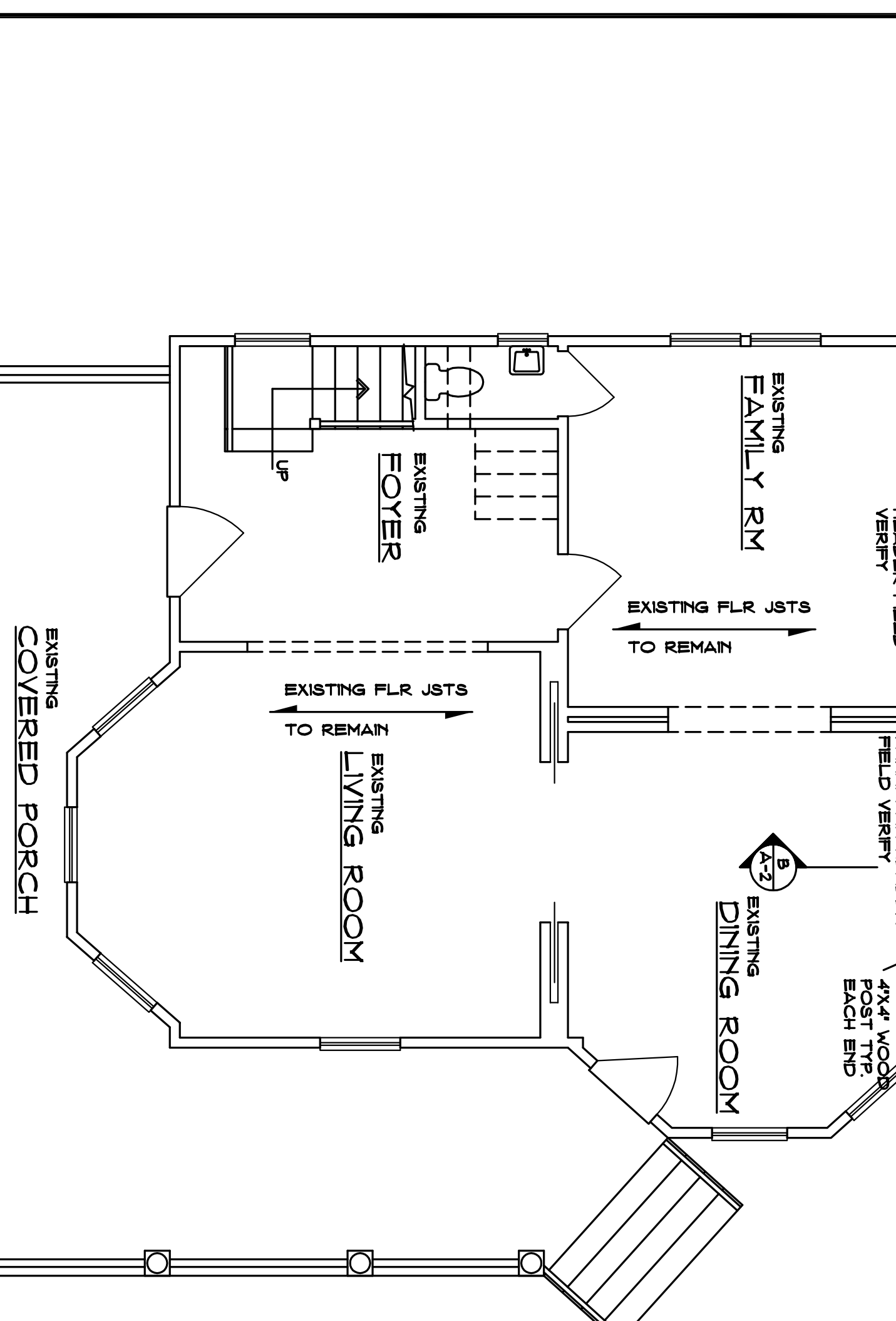
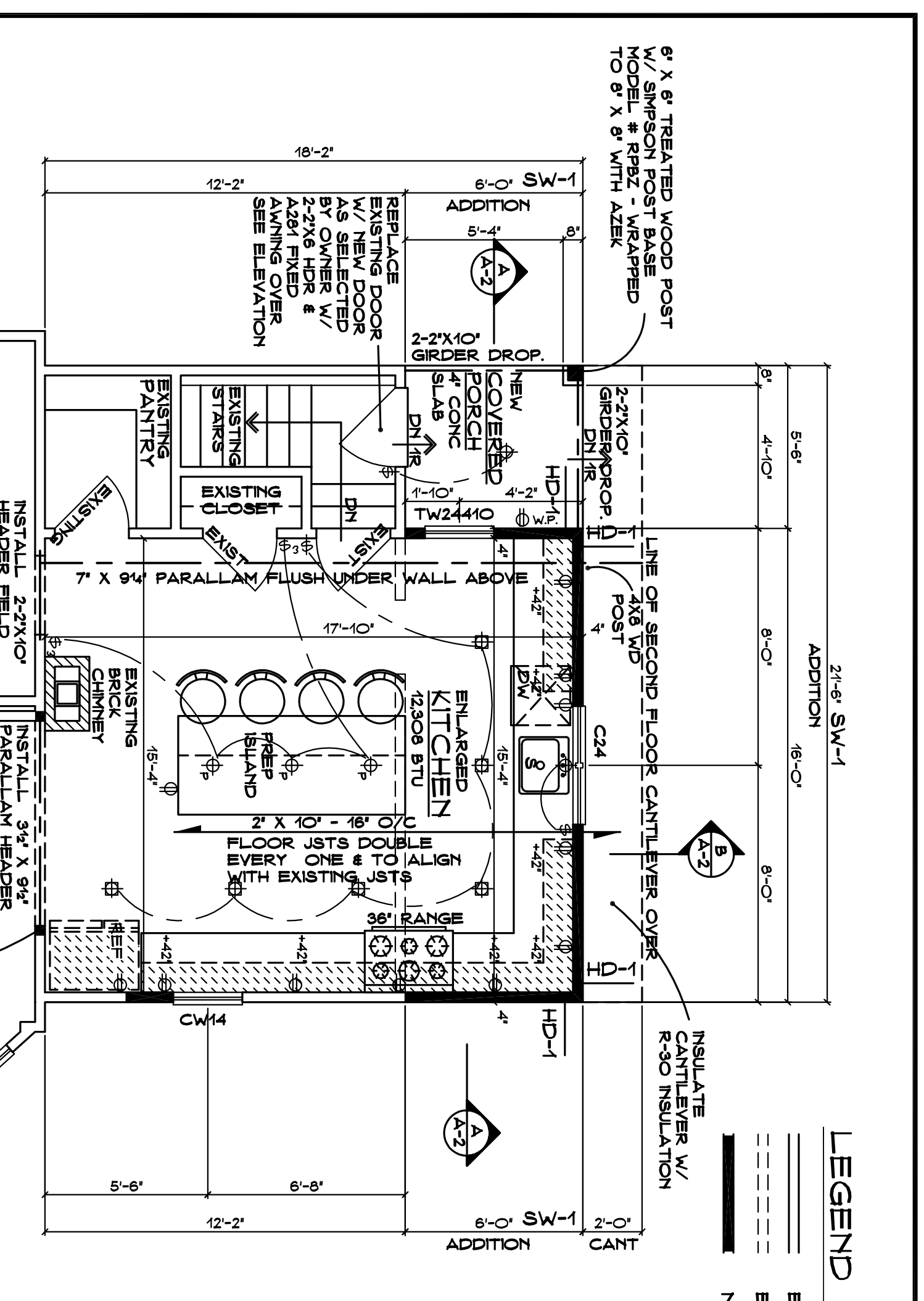
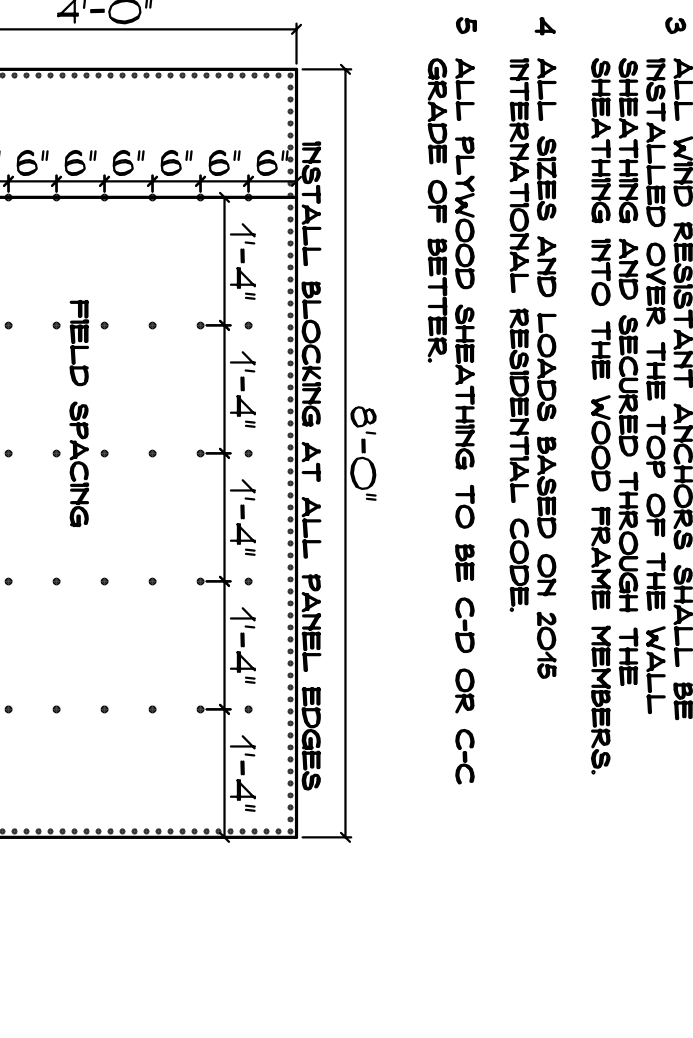
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMPLIANT
MIN. LOT AREA	8000 S.F.	78	N/A	YES
MIN. LOT FRONTAGE	80	78	N/A	YES
MIN. REAR YARD	25'	16.5'	N/A	NO
MIN. SIDE YARD	20'	14.85'	16.50'	YES
REAR YARD	20'	42.75'	42.75'	YES
BUILDING HEIGHT	30'	34'-7"	34'-0"	YES
MAX. BUILDING COVERAGE	50%	1679 S.F. = 20.63%	1808 S.F. = 22.21%	YES
MAX. LOT COV.	45%	407 S.F. = 48.35%	3805 S.F. = 44.31%	YES

EXISTING	PROPOSED
LOT SIZE	8137.5 S.F.
HOUSE	1,236 S.F. = 15.18%
BUILDING 2	368 S.F. = 4.52%
SHED	75 S.F. = 0.92%
ALL BUILDINGS	1,679 S.F. = 20.63%
WALK & FRONT STEP	70 S.F. = 0.86%
DRIVEWAY	2,269 S.F. = 27.87%
GRAND TOTAL	4,077 S.F. = 49.36%

HOLD DOWN AND SHEAR WALL SCHEDULE

WALL NUMBER	DESCRIPTION
SW-1	1/2" PLYWOOD ONE SIDE - 8D NAILS @ 9" O.C. AT SHEET EDGES @ 12" O.C. IN FIELD - INSTALL SOLID BLOCKING AT ALL PANEL JOINT EDGES
HD-1	SIMPSON HOLD DOWN MODEL # HTTS

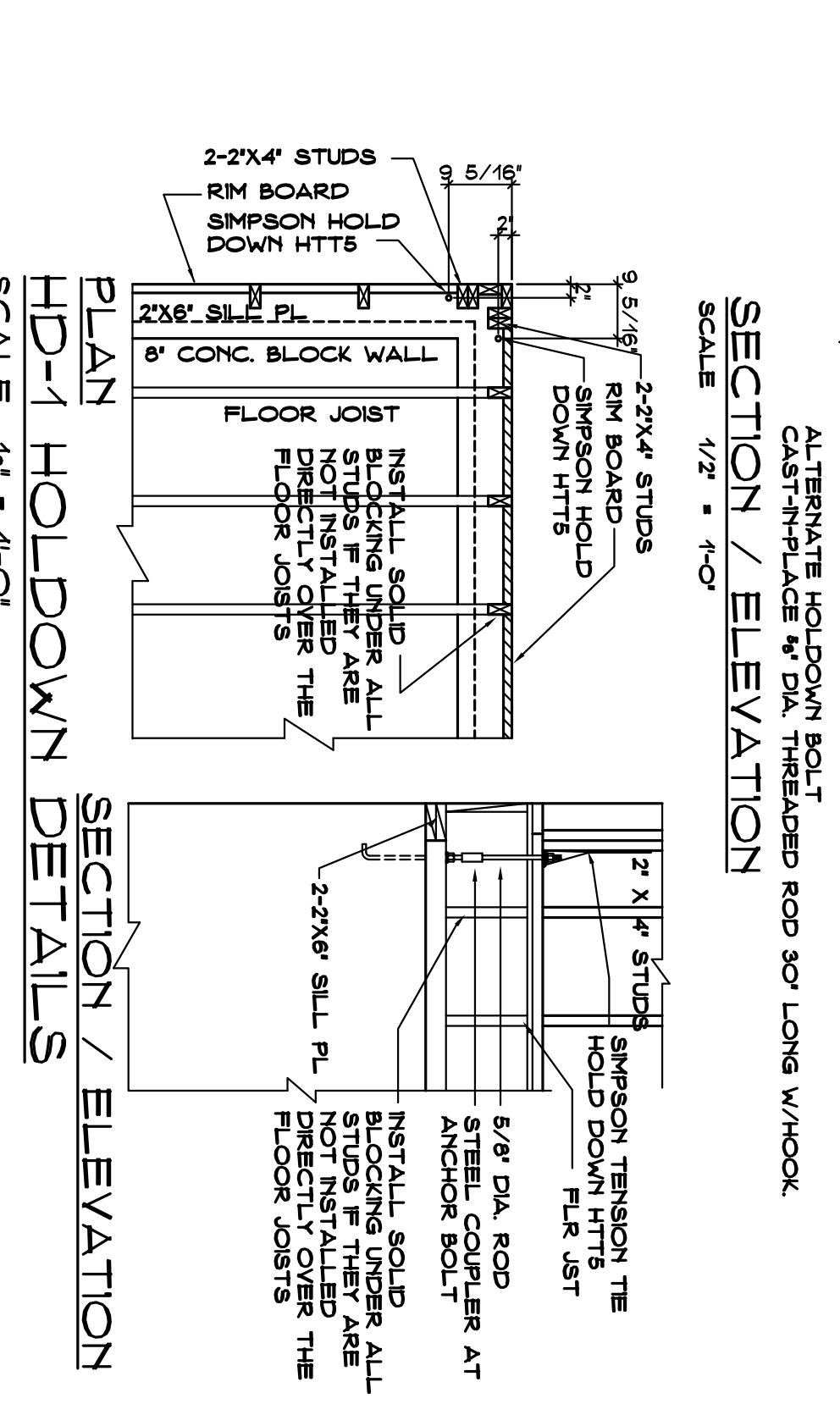
- NOTES:**
- 1 ALL SHEAR WALL STUDS TO BE SPACED AT 6" O.C. MAX.
 - 2 PENETRATION INTO FRAMING MEMBERS
 - 3 ALL WIND RESISTANT ANCHORS SHALL BE SHEATHING AND SECURED THROUGH THE SHEATHING INTO THE WOOD FRAME MEMBERS.
 - 4 ALL STEPS AND LOADS BASED ON 2016 INTERNATIONAL RESIDENTIAL CODE.
 - 5 ALL PLYWOOD SHEATHING TO BE C-D OR C-C GRADE OR BETTER.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO THE ROUGH STUD UNLESS OTHERWISE NOTED
 - INSTALL SOLID WOOD BLOCKING UNDER ALL WOOD POSTS FROM ABOVE
 - ALL STAIRWAY HANDRAIL ENDS SHALL BE RETURNED INTO A WALL OR POST
 - THE MAXIMUM RISER HEIGHT FOR ALL STAIRWAYS SHALL BE 6 1/4". THE MINIMUM TREAD DEPTH SHALL BE 9"
 - ALL STAIRS SHALL BE INSTALLED WITH A CORNER HOUSING. ALL STAIRS SHALL BE INSTALLED WITH A CORNER HOUSING. ALL STAIRS SHALL BE INSTALLED WITH A CORNER HOUSING.
 - ALL WINDOWS TO BE UNDERSEN 400 SERIES WITH SHIMLATED IMPROVED LIGHT GILLS AND LOW E4 GLAZING WITH HEATLOCK COATING AND HAVE A DESIGN PRESSURE RATING OF 40 OR BETTER UNLESS OTHERWISE NOTED. INSTALL AIRGONS AND SILLS ON ALL WINDOWS.
 - INSTALL 1/4" TIMBERSTRAND RM BOARDS AT ALL NEW FLOORS
 - ALL ENGINEERED 11/4" TJI-230 FLOOR JOISTS SHALL BE MANUFACTURED BY TRUS JOIST. A W/TERMINAL END SHALL HAVE A MAXIMUM RESISTANCE MOMENT OF 425 LB-FT. ALL JOISTS SHALL BE MANUFACTURED BY TRUS JOIST. A W/TERMINAL END SHALL HAVE A MAXIMUM RESISTANCE MOMENT OF 425 LB-FT. THE GENERAL CONTRACTOR SHALL INSTALL ALL JOISTS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS
 - WHEN CUTTING HOLES IN THE ENGINEERED FLOOR JOISTS FOR HVAC, PLUMBING OR ELECTRICAL WORK, THE GENERAL CONTRACTOR IS TO FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR LOCATION AND SIZE OF THE HOLES
 - ALL FLOOR JOIST SPANS UNDER 20'-0" AND AT THIRD POINTS OVER 20'-0" WITH MAXIMUM SPAN 8'-0"
 - ALL SIMPSON WOOD CONSTRUCTION CONNECTORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. ALL CONNECTORS SHALL BE SECURED WITH THE CORRECT NUMBER AND SIZE FASTENERS AS SPECIFIED BY THE MANUFACTURER
 - THE SQUARE FOOTAGE OF THE ADDITION EXCEEDS THE 25% OF THE LARGEST FLOOR AREA AS APPLICABLE SHALL BE INSTALLED THROUGHOUT THE ADDITION AND THE EXISTING DWELLING. (N.J.A.C. 26:43-32 (n) 2 ADDITIONS)
 - ALL SMOKE DETECTORS SHALL BE HARD WIRED INTER-CONNECTED AND HAVE A BATTERY BACK-UP. SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM ON EACH FLOOR AND ONE SHALL BE INSTALLED IN THE HALLWAY TO THE BEDROOMS WITH TEN FEET OF THE CORNERS TO THE BEDROOMS.



REVISIONS

NO.	DATE	DESCRIPTION
1	12-2-2019	ISSUE FOR PERMITS
2	12-2-2019	REVISED PER COMMENTS
3	12-2-2019	REVISED PER COMMENTS
4	12-2-2019	REVISED PER COMMENTS

PROJECT: FIRST FLOOR PLAN - NOTES

ARCHITECT: RICHARD VILLANO LLC AIA

DATE: 12-2-2019

SCALE: AS NOTED

PROJECT ADDRESS: 22 PARKER AVENUE, MANASSAQUAN NEW JERSEY

PROJECT NO.: A-3

ARCHITECT ADDRESS: 2006 SHAW HWY 71, SHELTON, NJ 07762, TEL: 732-282-9300, FAX: 732-282-9301, WEB: ARCHITECTRICHARDVILLANO.COM

APPLICABLE CODE: 2016 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION

DESIGN STANDARD FOR HIGH WIND REGION: WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS

USE GROUP CLASSIFICATION: R5

CONSTRUCTION TYPE: 5B

MAXIMUM LIVE LOAD ALL FLOORS: 40 PSF

MAXIMUM LIVE LOAD ALL CEILING: 10 PSF

MAXIMUM LIVE LOAD ALL ROOFS: 30 PSF

MAXIMUM WIND SPEED (ASCE 7-10): 123 MPH

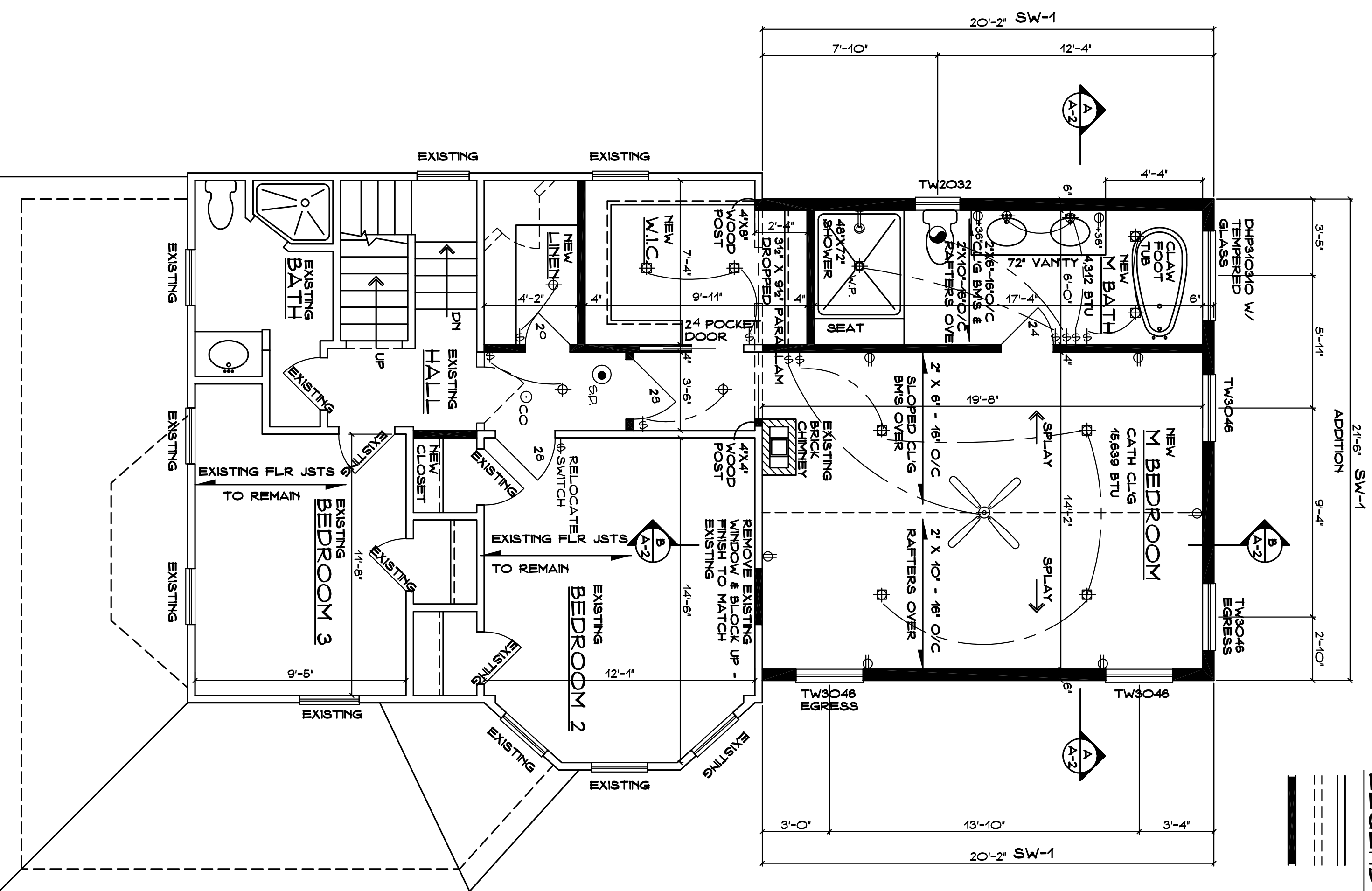
TOTAL VOLUME OF ADDITION: 4560 CU. FT.

SQUARE FOOTAGE TOTALS:

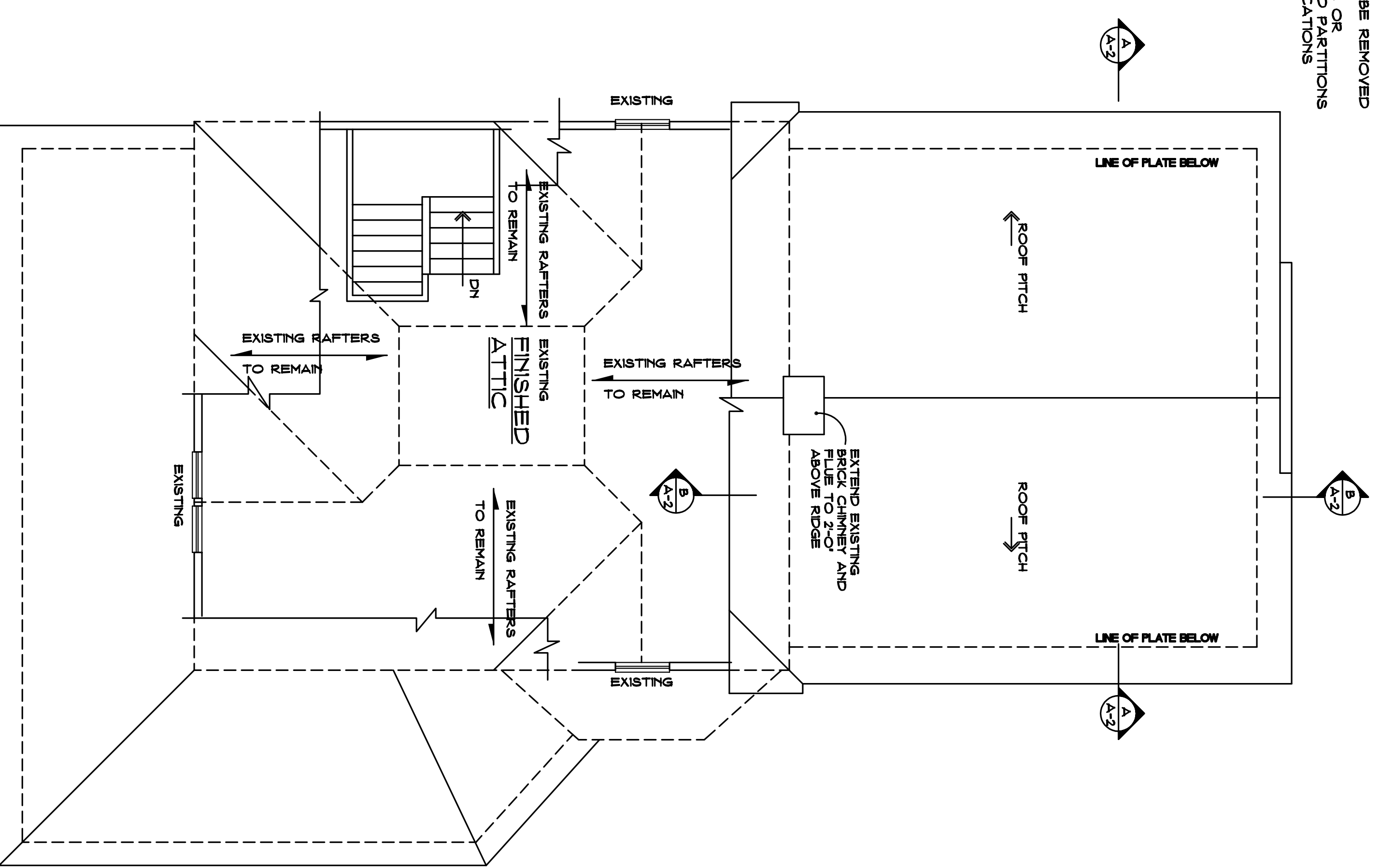
EXISTING FIRST FLOOR LIVING AREA	926 SQ. FT.
FIRST FLOOR ADDITION LIVING AREA	96 SQ. FT.
TOTAL FIRST FLOOR LIVING AREA	1022 SQ. FT.
EXISTING SECOND FLOOR LIVING AREA	606 SQ. FT.
SECOND FLOOR ADDITION LIVING AREA	433 SQ. FT.
TOTAL SECOND FLOOR LIVING AREA	1041 SQ. FT.
TOTAL LIVING AREA	2063 SQ. FT.

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW 2" X 6" - 16' O/C OR 2" X 8" - 12' O/C STUD PARTITIONS
- SEE PLANS FOR LOCATIONS



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



ATTIC FLOOR PLAN
SCALE 1/4" = 1'-0"

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO THE ROUGH STUD UNLESS OTHERWISE NOTED
 - INSTALL SOLID WOOD BLOCKING UNDER ALL WOOD POSTS FROM ABOVE
 - ALL STAIRWAY HANDRAIL ENDS SHALL BE RETURNED INTO A WALL OR POST
 - THE MAINWAY RISER HEIGHT FOR ALL NEW STAIRWAYS SHALL BE 8 1/4"
 - TREAD DEPTH SHALL BE 9" WITH A ONE INCH NOSING
 - ALL WINDOWS TO BE ADVISENTEC SERIES WITH SMALLATED DIVERP LIGHT
 - GET WINDINGS TO BE ADVISENTEC SERIES WITH SMALLATED DIVERP LIGHT
 - ALL WINDOWS SHALL BE 40 OR BETTER UNLESS OTHERWISE NOTED. INSTALL APRONS AND SILLS ON ALL WINDOWS.
 - ALL SIMPSON WOOD CONSTRUCTION CONNECTORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS. ALL CONNECTORS SHALL BE SECURED WITH THE CORRECT NUMBER AND SIZE FASTENERS AS SPECIFIED BY THE MANUFACTURER.

RV ARCHITECT
RICHARD VILLANO LLC AIA

2006 State Hwy 71, Somerville, NJ 07862 Tel: 732-282-9300 Fax: 732-282-9301
WEB: ARCHITECTRICHARDVILLANO.COM

SHEET TITLE SECOND & ATTIC FLOOR PLAN	COMM. NO.: 20191001
PROJECT ADDITION / ALTERATION TO THE MARAZITI RESIDENCE LOT 54.01, BLOCK 62 22 PARKER AVENUE MANASQUAN, NEW JERSEY	DATE: 12-2-2019 DRAWN: TM OK: RV SCALE: AS NOTED DRAWING NO.:
REVISIONS	SHEET: 4 OF 4

A-4

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

ALBERT "SANDY" RATZ
Construction Official

January 7, 2020

Rhonda Marazitti
22 Parker Avenue
Manasquan, NJ 08736

Re: Block: 62 Lot: 54.01 Zone: R-2

Dear Ms. Marazitti:

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

Remove portions of the existing asphalt driveway and construct a two story rear addition and a second floor addition over the existing building footprint and other interior alterations and renovations.

Survey prepared by Richard Zinn on December 22, 2016. Site plan and building plans prepared by Richard Villano on December 2, 2019.

Application denied for the following reason(s):

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

Section 35-7.7c - Driveway Width – 20ft. Permitted
33ft. Proposed

22 Parker Avenue:

Section 35-9.4 – Front Setback – 25ft. Required
14.25ft. Existing

22 ½ Parker Avenue:

Section 35-9.4 – Rear Setback – 20ft. Required
15ft. Existing

“ - Side Setback (Left) – 5ft. Required
1ft. Existing

Additional required documentation:

- Site plan revised to show location of any mechanical equipment.
- Site plan revised to show the removal of any trees associated with this project.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

**PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY**

I. APPLICANT: Rhonda Maraziti

Address: 22 Parker Avenue
Manasquan, NJ 08736

Phone: 908-812-2355

**Property Address: 22 & 22 ½ Parker Avenue
Block 62, Lot 54.01 Zone R-2
Flood Zone: N/A
Manasquan, New Jersey 08736**

II. TYPE OF APPLICATION: Bulk Variances/Interpretation of an Ordinance/Use Variance

Section 35-5.3—R-2 Zone—Only one single family dwelling permitted; Two single family dwellings exist

Section 35-9.4

SITE & 22 Parker Avenue				
	REQUIRED	EXISTING	PROPOSED	Variance
Area of Lot	5,000 s.f.	8,137.5 s.f.	8,137.5 s.f.	No
Percentage of Lot Coverage (Building)	30%	20.63%	22.21%	No
Percentage of Lot Coverage (Imp)	45%	49.36%*	44.31%	No
Lot Depth	N/A	108.50 ft	108.50 ft	No
Lot Frontage	50 ft.	75 ft	75 ft.	No
Front Setback	25 ft	18.5 ft	18.5 ft *	*Yes. Existing Non-conformity
Rear Setback	20 ft	48.75 ft	42.75 ft	No
Building Height-Stories	35 ft. 2.5 stories	31.3125 ft 2 Stories	31.0 ft 2 stories	No
Side Setback (L)	5ft	>5 ft	N/C	No

Side Setback (R)	5 ft	11.89 ft	11.89 ft proposed to the existing dwelling 15.9 ft. proposed to the addition	No
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Existing Non-Conformity *
Variance Requested **

Section 35-7.7—Driveway Width—20 ft. permitted; 33 ft existing and proposed**

22 ½ Parker Avenue

Section 35-9.4—Rear Setback—20 ft required; 15 ft existing and proposed**

Section 35-9.4—Side Setback(left)—5 ft required; 1 ft existing and proposed**

III. SITE INFORMATION:

Street Address: 22 & 22 ½ Parker Avenue

Block 62 Lot 54.01

Zoning Districts: R-2

Present Use: Two Single Family Residential Dwellings

Proposed Use: Two Single Family Residential Dwellings

VI. ZONE REQUIREMENTS: R-2 Zone

Min. Lot Area: 5,000 sq ft

Min Lot Frontage: 50 ft

Front Yard Setback: 25 ft

Side Setback: 5 ft

Rear Setback: 20 ft

Max. Bldg. Height: 35 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 30%

Max. Lot Coverage: 45%

V. MISCELLANEOUS:


1. Is the Applicant the Landowner? Yes
2. Does the Applicant own any adjoining land? No
3. Are the property taxes paid to date? Yes
4. Have there been any previous applications to the Planning Board or Board of Adjustment concerning this property? None to the Applicant's knowledge.
5. Are there any deed restrictions, easements or covenants affecting the property? No.

VI. COMMENT:

Applicant seeks an interpretation that a Use Variance is not required based upon Ordinance 35-38B.1 which permits an accessory apartment as a self-contained residential dwelling unit in the R-2 Zone subject to conditions which the Applicant complies with. In default of an interpretation that a Use Variance is not required, Applicant seeks approval to remove portions of the existing asphalt driveway and construct a two-story rear addition and a second-floor addition over the existing building footprint and other interior alterations and renovations, on a property with two single family residential dwellings existing where one single family residential dwelling is permitted thus expanding the existing non-conforming use.

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.

6/10/20
Date



C. KEITH HENDERSON, ESQ
Attorney for Applicant

MANASQUAN, NEW JERSEY
August 4, 2020

BOROUGH OF MANASQUAN PLANNING BOARD

TO: PROPERTY OWNER

PLEASE TAKE NOTICE that on the 4th day of August, 2020, at 7:00 p.m., a hearing will be held before the Manasquan Borough Planning Board and will be conducted virtually on the appeal or application of the undersigned for approval of a Use Variance and any and all other relief for property located in the R-2 Zone and known as 22 & 22 ½ Parker Ave, Manasquan, New Jersey also known as Block 62, Lot 54.01 on the Borough Tax Map as to construct a new two story addition on the rear of the front dwelling and modify the driveway on the existing lot. The Virtual meeting link is, <https://zoom.us/join>, using the Virtual Meeting ID - 261 009 5007, with the Password - 281797 and the local access phone number is +1 646 876 9923 US (New York), or you may find your local number at <https://zoom.us/j/aeVjna053>.

The Applicant requests relief from the Zoning Ordinances of the Borough of Manasquan including the following: **Section 35-5.3-Permitted Use**- One single family residential dwelling per lot permitted; Two single family residential dwelling units existing to remain.

The Applicant intends to maintain the following existing non-conformities which will not be modified by this application: **Section 35-9.4—Front Yard Setback**—25 ft required, 14.25 existing and proposed; **Side Yard Setback**—5 ft required; 1.0 ft existing and proposed to the rear dwelling; **Rear Yard Setback**—20 ft required; 15 ft exists to the rear dwelling; **Maximum Driveway Width**—20 ft permitted; 33 ft exists.

Applicant seeks any and all other variances or waivers which the Board may deem necessary in connection with the processing and approval of the application. The application, maps, plans and related supporting materials will be available for public inspection virtually on the Planning Board website: <https://www.manasquan-nj.gov/planning-board> at least ten (10) days before the public hearing. Alternatively, individuals lacking the resources or know-how for technological access may contact Mary Salerno, the Board Secretary, at the following e-mail address: msalerno@manasquan-nj.gov, or George D. McGill, Esq., the attorney for the Planning Board, at the following e-mail address: gdm@mcgillhall.com or by telephone at 732-618-2447, to arrange receipt of documents by alternate means or to review copies in person at the Manasquan Municipal Building, located at 201 East Main Street, Manasquan, New Jersey, by appointment only, during regular business hours between 9:00 am and 5:00 pm, Monday through Friday (excluding holidays) or for general assistance in accessing the plans on file and the meeting. However, the public is encouraged to view the materials through the website as the Municipal Building is closed to the public.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board.

RHONDA MARAZITI
Applicant

/C. Keith Henderson/
C. KEITH HENDERSON
Attorney for the Applicant

July 1, 2020

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

Re: Boro File No. MSPB-R1260
Variance – Maraziti
Block 62, Lot 54.01
22 Parker Avenue
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. Plan of Topographic Survey prepared by Richard Zinn, PLS, of Brunswick West, Inc., dated December 22, 2016.
2. Architectural Floor Plans, Elevations, and Site Diagram prepared by Richard Villano, AIA, dated December 2, 2019.

The property is located in the R-2 Single-Family Residential Zone with frontage on Parker Avenue. With this application, the applicant proposes to construct a new two story addition on the rear of the front dwelling and modify the driveway on the existing lot. The application is deemed complete as of July 1, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone
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 54.01 and are not proposed to be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of approximately 14.25 feet exists to the front dwelling.

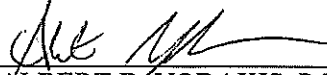
Re: Boro File No. MSPB-R1260
Variance – Maraziti
Block 62, Lot 54.01

July 1, 2020
Sheet 2

- b. A minimum side yard setback of 5 feet is required, whereas a setback of 1.0 feet exists to the rear dwelling.
 - c. A minimum rear yard setback of 20 feet is required, whereas a setback of approximately 15 feet exists to the rear dwelling.
 - d. A maximum driveway width of 20 feet is permitted, whereas a driveway width of approximately 33 feet exists and is proposed.
4. The proposed lot coverage is less than existing however the applicant should indicate that there are no proposed grading changes to the lot. If grading revisions are proposed, a revised grading plan must be submitted
 5. It appears that sufficient parking to meet the zoning ordinance requirements is provided for the dwelling units.
 6. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed addition does not increase the existing building footprint by more than 500 square feet.
 7. The applicant should confirm that the required 80 square feet of storage space exists for both dwellings.
 8. The location of any existing or proposed air conditioning units must be shown on the site plan.
 9. The proposed driveway material should be indicated on the plans.
 10. It does not appear that any existing trees will be removed as part of the application.
 11. Any new utilities should be located underground if possible.
 12. The two dwellings are required to be serviced by separate water and sewer lines.
 13. Any curb and sidewalk must be replaced along Parker Avenue 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

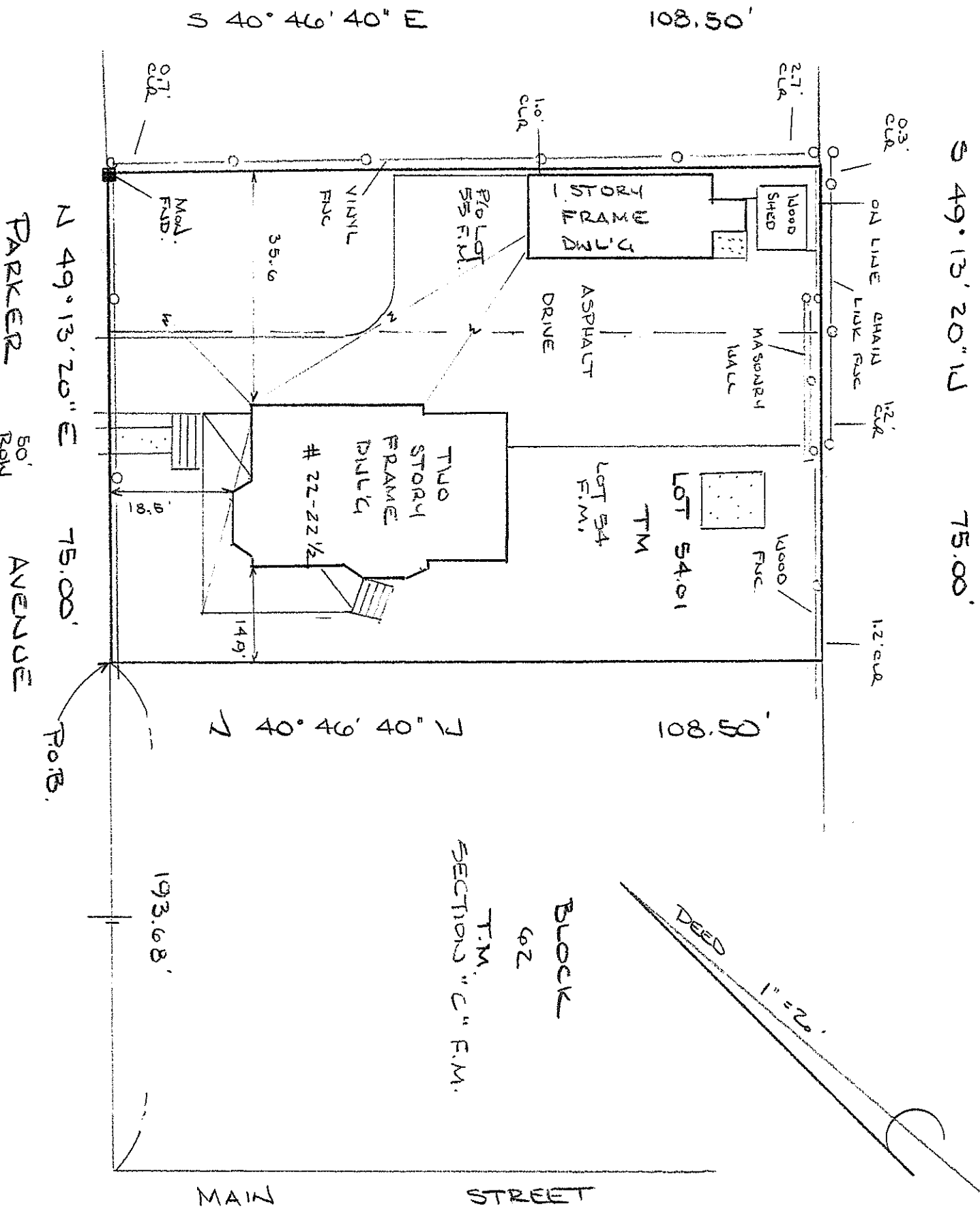
ADY:jy



Re: Boro File No. MSPB-R1260
Variance – Maraziti
Block 62, Lot 54.01

July 1, 2020
Sheet 3

cc: George McGill, esq., Planning Board Attorney
C. Keith Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736
Richard Villano, AIA
2006 State Highway 71, Spring Lake, NJ 07762
Rhonda Maraziti
22 Parker Avenue, Manasquan, NJ 08736



REFERENCES:

"MAP OF THE PEARCE & PARKER TRACT", FILED
 1/30/1893, CASE NO. 63-2; DEED BOOK 5839, PAGE
 541; BORO OF MANASQUAN TAX MAP SHEET NO. 11

A WRITTEN WAIVER AND DIRECTION NOT TO SET
 CORNER MARKERS HAS BEEN OBTAINED FROM THE
 ULTIMATE USER PURSUANT TO P.L.2003, C.14c
 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

BRUNSWICK WEST, INC.
 LICENSED LAND SURVEYORS
 219 1/2 SOUTH MAIN STREET
 FLEMINGTON, NEW JERSEY 08822-1763
 PHONE (908) 284-0888 FAX (908) 284-2818

PLAN OF SURVEY
RHONDA MARAZITI
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY
 BLOCK 62, LOT 54.01

C.A. #246A28022700

I HEREBY CERTIFY THIS SURVEY TO: RHONDA
 MARAZITI: JASON E. SHAMY, ESQUIRE;
 VINTAGE TITLE SERVICES, LLC; CROWN
 MORTGAGE SERVICES, ITS SUCCESSORS
 AND/OR ASSIGNS AS THEIR INTEREST MAY
 APPEAR

RICHARD S. ZINN
 N.J.L.S. 34888



Drawn by SAC Job No. 16.2766 Date 12/22/2016
 Checked by HP Drawing No. _____ Scale 1"=20'
 TITLE #VTS-100568

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2311-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 20 (STREETS AND SIDEWALKS)
SUBSECTION 20-4.1; CHAPTER 35 (ZONING)
SUBSECTION 35-7.7; AND CHAPTER 35 (ZONING)
AND CHAPTER 13 (PROPERTY MAINTENANCE),
SUBSECTION 13-1.3(m) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE
OF NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code Chapter 20 Subsection 20-4.1 and Chapter 35 Subsection 35-7.7 refers to the dimensions and radii of driveway areas and Chapter 35 and Chapter 13 Subsection 13-1.3(m) refers to the composition of driveway areas; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending Chapter 20 Subsection 20-4.1 and Chapter 35 Subsection 35-7.7 and Chapter 35, and Chapter 13, Subsection 13-1.3(m) to clarify what is permissible for the composition of a driveway and the requirements for outlining a driveway; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 20 Streets and Sidewalks, Subsection 20-4.1 shall be amended to read:

a. A driveway exclusive of curb return radii shall not exceed twelve (12) feet in width at the curb line; provided however, if a property contains a two-car garage facing a street, the driveway exclusive of curb return radii shall not exceed twenty (20) feet in width at the curb line.

Notwithstanding the above provision, an existing driveway exclusive of curb return radii may be replaced or reconstructed for its existing width; provided however, no repaired or reconstructed driveway exclusive of curb return radii shall exceed twenty (20) feet in width at the curb line.

b. A curb return radius from a driveway at its entrance to a public street shall be a minimum of five (5) feet.

c. The width of a driveway exclusive of curb return radii shall not exceed twenty (20) feet.

d. A maximum of one (1) curb cut is permitted for each building lot.

e. The outer edge of the driveway must be setback at least one (1) foot from the side property line.

f. In the R-1 and R-2 zones a driveway may be expanded to the width of the two-car garage provided that the maximum width of the driveway at the property line does not exceed twenty (20) feet.

Section 2: Chapter 35 Zoning, Subsection 35-7.7 shall be amended to read:

a. A driveway exclusive of curb return radii shall not exceed twelve (12) feet in width at the curb line; provided however, if a property contains a two-car garage facing a street, the driveway exclusive of curb return radii shall not exceed twenty (20) feet in width at the curb line.

Notwithstanding the above provision, an existing driveway exclusive of curb return radii may be replaced or reconstructed for its existing width; provided however, no repaired or reconstructed driveway exclusive of curb return radii shall exceed twenty (20) feet in width at the curb line.

- b. A curb return radius from a driveway at its entrance to a public street shall be a minimum of five (5) feet.
- c. The width of a driveway exclusive of curb return radii shall not exceed twenty (20) feet.
- d. A maximum of one (1) curb cut is permitted for each building lot.
- e. The outer edge of the driveway must be setback at least one (1) foot from the side property line.
- f. In the R-1 and R-2 zones a driveway may be expanded to the width of the two-car garage provided that the maximum width of the driveway at the property line does not exceed twenty (20) feet.

Section 3: The first paragraph of Chapter 13 Property Maintenance, Subsection 13-1.3(m) PM-304.16 Driveway Areas shall be amended to read:

All driveway areas shall be: (a) composed of brick, concrete, pavement or stone cover; or (b) outlined by perimeter markings of landscape ties, bricks, or similar materials or plantings of a height not less than twelve (12) inches and not more than thirty-six (36) inches where the driveway meets the cartway.

Section 4: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provisions of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2311-20 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at a virtual meeting to be held at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736



Barbara Ilaria, RMC, CMC
Municipal Clerk

Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2312-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING) SECTION 35-11 (LOT,
HEIGHT AND YARD REQUIREMENT) AND
SECTION 35-11.2 (PRINCIPAL BUILDINGS) OF THE
BOROUGH OF MANASQUAN CODE IN THE
BOROUGH OF MANASQUAN, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code section 35-11.2 refers to Principal Buildings; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending section 35-511.2 Principal Building requirements in Residential Zones in the Borough of Manasquan

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 35, Section 35-11 entitled Lot, Height and Yard Requirements and Section 11.2 entitled Principal Buildings of the Revised General Ordinances of the Borough of Manasquan is amended and shall read as follows:

35-11.2 Principal Buildings

- I. Only one (1) principal building shall be permitted on each lot, except in conjunction with townhouse and planned multi-family residential development.
- II. Two (2) principal buildings shall be permitted on a lot in the R-4 Beachfront One-Family Residential Zone provided that:
 - a. A garage with a second floor living unit shall front on First Avenue and a single-family residential dwelling shall front on the beachfront.
 - b. The minimum lot width shall be thirty (30) feet.
 - c. The minimum lot area shall be four thousand two hundred (4,200) square feet.
 - d. The building facing the beachfront shall be set back a minimum distance of ten (10) feet from the front property line.
 - e. The garage apartment building facing First Avenue shall be set back a minimum distance of ten (10) feet from that property line.
 - f. The two (2) buildings shall be separated a minimum distance of thirty-five (35) feet from each other.
 - g. The maximum height of the garage apartment building facing First Avenue shall be thirty-two (32) feet.
 - h. The maximum height of the single-family dwelling facing the beachfront shall be thirty-eight (38) feet for conforming lots and thirty-three (33) feet for non-conforming lots.
 - i. The first-floor garage area of the building facing First Avenue shall provide an interior parking area for at least two (2) motor vehicles. Any excess first floor area may be used for storage purposes; except vertical

access to the second floor; provided, however, no living area is permitted on the first-floor garage area.

- j. The garage apartment building facing First Avenue shall have a walkway, with a minimum width of three (3) feet, to provide access to the beachfront.
- k. Each building shall be serviced by separate water and sewer lines.
- l. No single dormer shall exceed ten (10) feet in length measured along the fascia.
- m. All dormers, except stairwell and/or elevator dormers must be stepped back a minimum of two (2) feet from the exterior wall beneath it.
- n. Half story must comply with the requirements outlined in Section 35-3.
- o. The property shall comply with all other standards applicable in the R-4 Zone.

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2312-20 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

B. Ilaria

BARBARA ILARIA, RMC, CMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2313-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING), SECTION 35-11
(SUPPLEMENTARY LOT, HEIGHT AND YARD
REQUIREMENTS) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE OF
NEW JERSEY**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code, Section 35-11 refers to Supplementary Lot, Height and Yard Requirements; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending certain zoning requirements to comply with new flood elevations; and

WHEREAS, the Manasquan Borough Council has determined that it is in the best interests of the health, safety and welfare of the residents of the Borough to provide those residents with such relief; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Section 35-11.8 refers to Additional Lot, Height and Yard requirements of the Revised General Ordinances of the Borough of Manasquan is hereby amended as follows:

35-11.8 Additional Lot, Height and Yard Requirements

- a. No deck shall be constructed above the highest finished floor of any building or structure;
- b. A widow's walk having a maximum floor area of fifty (50) square feet is permitted provided that it is uncovered and that the sole access to the widow's walk is from within the interior of the building;
- c. No steps, stairs, entry porch, platform, landing, shower enclosure or mechanical device shall be constructed, located or maintained in any required side yard setback area except as set forth in paragraph k. below;
- d. An uncovered and unscreened entry porch, platform or landing leading to a basement, cellar or first floor which is not more than five (5) feet wide may project not more than three (3) feet (not including steps) into the required front or rear yard setback area, provided the floor of the porch is within three (3) feet of ground level;
- e. Entry steps or stairs may be located in the required front and rear setback areas;
- f. An open terrace, deck or patio, but not including a roofed over porch or terrace and not more than three (3) feet above the surrounding grade may be located in the front yard provided that the unoccupied portion of the front yard has a depth of at least ten (10) feet;
- g. A one (1) story bay window may project into a front yard not more than three (3) feet;

- h. Roof overhangs and chimneys may project not more than eighteen (18) inches into the required side setback area;
- i. Standby generators shall be located in the rear yard only and not project beyond the side building lines of the principal building. The generator shall be screened so that it is not visible from adjacent properties. For corner lots, standby generators may be located in a side yard with prior approval from the Zoning Officer and the Technical Review Committee of the Planning Board;
- j. For existing residential principal buildings located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, steps and/or stairs required to be extended as a result of the building being raised shall be permitted to extend into any required front, rear or side yard setback, but not into the public right-of-way. For new residential construction located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012 and steps and/or stairs may be located in the front and rear setback areas;
- k. Ground level decks and patios may be located in the rear yard provided that the deck or patio is not more than eight (8) inches above the surrounding grade and set back at least five (5) feet from the side and rear property lines;
- l. Notwithstanding the provisions of paragraphs A and F above, residential principal buildings located in flood hazard zone V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM), as released on December 12, 2012, may construct first floor decks in the front and rear yards at a height not to exceed the level of the first floor of the structure.
- m. Maximum building height for all garage apartment buildings facing First Avenue in Flood Hazard V as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, shall be in accordance with section 35-9.4.

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2313-20 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.



BARBARA ILARIA, RMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2314-20**

**ORDINANCE AMENDING CHAPTER 35 (ZONING)
SECTION 35-3 (DEFINITIONS) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE OF
NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code Chapter 35 Section 35-3 refers to Definitions; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending Chapter 35 Section 35-3 to amend the definition of a dormer and establish the definition of Mother/Daughter Housing; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 35 Section 35-3.1 refers to Definitions of the Revised General Ordinances of the Borough of Manasquan is hereby amended to include the following definition:

- a. Dormer – a projection from a roof that contains a window which shall not exceed ten (10) feet in length measured along the fascia and is set back a minimum of two (2) feet from the exterior vertical building wall beneath the dormer.
- b. Mother/Daughter Housing – a single family dwelling that offers a semi-independent living space within the principal dwelling unit for a parent(s). The living space must be located within the principal dwelling and can only be accessed through the existing dwelling and not by a separate entrance. A fully independent living space within the principal dwelling unit is not permitted. Two front doors are strictly prohibited.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2314-20 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.



**Barbara Ilaria, RMC
Municipal Clerk**

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020



Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2311-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 20 (STREETS AND SIDEWALKS)
SUBSECTION 20-4.1; CHAPTER 35 (ZONING)
SUBSECTION 35-7.7; AND CHAPTER 35 (ZONING)
AND CHAPTER 13 (PROPERTY MAINTENANCE),
SUBSECTION 13-1.3(m) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE
OF NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code Chapter 20 Subsection 20-4.1 and Chapter 35 Subsection 35-7.7 refers to the dimensions and radii of driveway areas and Chapter 35 and Chapter 13 Subsection 13-1.3(m) refers to the composition of driveway areas; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending Chapter 20 Subsection 20-4.1 and Chapter 35 Subsection 35-7.7 and Chapter 35, and Chapter 13, Subsection 13-1.3(m) to clarify what is permissible for the composition of a driveway and the requirements for outlining a driveway; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 20 Streets and Sidewalks, Subsection 20-4.1 shall be amended to read:

a. A driveway exclusive of curb return radii shall not exceed twelve (12) feet in width at the curb line; provided however, if a property contains a two-car garage facing a street, the driveway exclusive of curb return radii shall not exceed twenty (20) feet in width at the curb line.

Notwithstanding the above provision, an existing driveway exclusive of curb return radii may be replaced or reconstructed for its existing width; provided however, no repaired or reconstructed driveway exclusive of curb return radii shall exceed twenty (20) feet in width at the curb line.

b. A curb return radius from a driveway at its entrance to a public street shall be a minimum of five (5) feet.

c. The width of a driveway exclusive of curb return radii shall not exceed twenty (20) feet.

d. A maximum of one (1) curb cut is permitted for each building lot.

e. The outer edge of the driveway must be setback at least one (1) foot from the side property line.

f. In the R-1 and R-2 zones a driveway may be expanded to the width of the two-car garage provided that the maximum width of the driveway at the property line does not exceed twenty (20) feet.

Section 2: Chapter 35 Zoning, Subsection 35-7.7 shall be amended to read:

a. A driveway exclusive of curb return radii shall not exceed twelve (12) feet in width at the curb line; provided however, if a property contains a two-car garage facing a street, the driveway exclusive of curb return radii shall not exceed twenty (20) feet in width at the curb line.

Notwithstanding the above provision, an existing driveway exclusive of curb return radii may be replaced or reconstructed for its existing width; provided however, no repaired or reconstructed driveway exclusive of curb return radii shall exceed twenty (20) feet in width at the curb line.

- b. A curb return radius from a driveway at its entrance to a public street shall be a minimum of five (5) feet.
- c. The width of a driveway exclusive of curb return radii shall not exceed twenty (20) feet.
- d. A maximum of one (1) curb cut is permitted for each building lot.
- e. The outer edge of the driveway must be setback at least one (1) foot from the side property line.
- f. In the R-1 and R-2 zones a driveway may be expanded to the width of the two-car garage provided that the maximum width of the driveway at the property line does not exceed twenty (20) feet.

Section 3: The first paragraph of Chapter 13 Property Maintenance, Subsection 13-1.3(m) PM-304.16 Driveway Areas shall be amended to read:

All driveway areas shall be: (a) composed of brick, concrete, pavement or stone cover; or (b) outlined by perimeter markings of landscape ties, bricks, or similar materials or plantings of a height not less than twelve (12) inches and not more than thirty-six (36) inches where the driveway meets the cartway.

Section 4: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provisions of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2311-20 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at a virtual meeting to be held at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736



Barbara Ilaria, RMC, CMC
Municipal Clerk

Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2312-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING) SECTION 35-11 (LOT,
HEIGHT AND YARD REQUIREMENT) AND
SECTION 35-11.2 (PRINCIPAL BUILDINGS) OF THE
BOROUGH OF MANASQUAN CODE IN THE
BOROUGH OF MANASQUAN, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code section 35-11.2 refers to Principal Buildings; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending section 35-511.2 Principal Building requirements in Residential Zones in the Borough of Manasquan

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 35, Section 35-11 entitled Lot, Height and Yard Requirements and Section 11.2 entitled Principal Buildings of the Revised General Ordinances of the Borough of Manasquan is amended and shall read as follows:

35-11.2 Principal Buildings

- I. Only one (1) principal building shall be permitted on each lot, except in conjunction with townhouse and planned multi-family residential development.
- II. Two (2) principal buildings shall be permitted on a lot in the R-4 Beachfront One-Family Residential Zone provided that:
 - a. A garage with a second floor living unit shall front on First Avenue and a single-family residential dwelling shall front on the beachfront.
 - b. The minimum lot width shall be thirty (30) feet.
 - c. The minimum lot area shall be four thousand two hundred (4,200) square feet.
 - d. The building facing the beachfront shall be set back a minimum distance of ten (10) feet from the front property line.
 - e. The garage apartment building facing First Avenue shall be set back a minimum distance of ten (10) feet from that property line.
 - f. The two (2) buildings shall be separated a minimum distance of thirty-five (35) feet from each other.
 - g. The maximum height of the garage apartment building facing First Avenue shall be thirty-two (32) feet.
 - h. The maximum height of the single-family dwelling facing the beachfront shall be thirty-eight (38) feet for conforming lots and thirty-three (33) feet for non-conforming lots.
 - i. The first-floor garage area of the building facing First Avenue shall provide an interior parking area for at least two (2) motor vehicles. Any excess first floor area may be used for storage purposes; except vertical

access to the second floor; provided, however, no living area is permitted on the first-floor garage area.

- j. The garage apartment building facing First Avenue shall have a walkway, with a minimum width of three (3) feet, to provide access to the beachfront.
- k. Each building shall be serviced by separate water and sewer lines.
- l. No single dormer shall exceed ten (10) feet in length measured along the fascia.
- m. All dormers, except stairwell and/or elevator dormers must be stepped back a minimum of two (2) feet from the exterior wall beneath it.
- n. Half story must comply with the requirements outlined in Section 35-3.
- o. The property shall comply with all other standards applicable in the R-4 Zone.

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2312-20 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

B. Ilaria

BARBARA ILARIA, RMC, CMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2313-20**

**ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 35 (ZONING), SECTION 35-11
(SUPPLEMENTARY LOT, HEIGHT AND YARD
REQUIREMENTS) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE OF
NEW JERSEY**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code, Section 35-11 refers to Supplementary Lot, Height and Yard Requirements; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending certain zoning requirements to comply with new flood elevations; and

WHEREAS, the Manasquan Borough Council has determined that it is in the best interests of the health, safety and welfare of the residents of the Borough to provide those residents with such relief; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Section 35-11.8 refers to Additional Lot, Height and Yard requirements of the Revised General Ordinances of the Borough of Manasquan is hereby amended as follows:

35-11.8 Additional Lot, Height and Yard Requirements

- a. No deck shall be constructed above the highest finished floor of any building or structure;
- b. A widow's walk having a maximum floor area of fifty (50) square feet is permitted provided that it is uncovered and that the sole access to the widow's walk is from within the interior of the building;
- c. No steps, stairs, entry porch, platform, landing, shower enclosure or mechanical device shall be constructed, located or maintained in any required side yard setback area except as set forth in paragraph k. below;
- d. An uncovered and unscreened entry porch, platform or landing leading to a basement, cellar or first floor which is not more than five (5) feet wide may project not more than three (3) feet (not including steps) into the required front or rear yard setback area, provided the floor of the porch is within three (3) feet of ground level;
- e. Entry steps or stairs may be located in the required front and rear setback areas;
- f. An open terrace, deck or patio, but not including a roofed over porch or terrace and not more than three (3) feet above the surrounding grade may be located in the front yard provided that the unoccupied portion of the front yard has a depth of at least ten (10) feet;
- g. A one (1) story bay window may project into a front yard not more than three (3) feet;

- h. Roof overhangs and chimneys may project not more than eighteen (18) inches into the required side setback area;
- i. Standby generators shall be located in the rear yard only and not project beyond the side building lines of the principal building. The generator shall be screened so that it is not visible from adjacent properties. For corner lots, standby generators may be located in a side yard with prior approval from the Zoning Officer and the Technical Review Committee of the Planning Board;
- j. For existing residential principal buildings located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, steps and/or stairs required to be extended as a result of the building being raised shall be permitted to extend into any required front, rear or side yard setback, but not into the public right-of-way. For new residential construction located in Flood Hazard Zones V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012 and steps and/or stairs may be located in the front and rear setback areas;
- k. Ground level decks and patios may be located in the rear yard provided that the deck or patio is not more than eight (8) inches above the surrounding grade and set back at least five (5) feet from the side and rear property lines;
- l. Notwithstanding the provisions of paragraphs A and F above, residential principal buildings located in flood hazard zone V and A as reflected on the most current FEMA Flood Insurance Rate Map (FIRM), as released on December 12, 2012, may construct first floor decks in the front and rear yards at a height not to exceed the level of the first floor of the structure.
- m. Maximum building height for all garage apartment buildings facing First Avenue in Flood Hazard V as reflected on the most current FEMA Flood Insurance Rate Map (FIRM) as released on December 15, 2012, shall be in accordance with section 35-9.4.

Section 2: Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.
- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2313-20 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.



BARBARA ILARIA, RMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 S
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: August 17, 2020
Approved on Second Reading and Final Hearing: September 21, 2020

Edward G. Donovan
Mayor

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2314-20**

**ORDINANCE AMENDING CHAPTER 35 (ZONING)
SECTION 35-3 (DEFINITIONS) OF THE BOROUGH OF
MANASQUAN CODE IN THE BOROUGH OF
MANASQUAN, COUNTY OF MONMOUTH, STATE OF
NEW JERSEY.**

WHEREAS, pursuant to the Revised General Ordinance of the Borough of Manasquan Code Chapter 35 Section 35-3 refers to Definitions; and

WHEREAS, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending Chapter 35 Section 35-3 to amend the definition of a dormer and establish the definition of Mother/Daughter Housing; and

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

Section 1: Chapter 35 Section 35-3.1 refers to Definitions of the Revised General Ordinances of the Borough of Manasquan is hereby amended to include the following definition:

- a. Dormer – a projection from a roof that contains a window which shall not exceed ten (10) feet in length measured along the fascia and is set back a minimum of two (2) feet from the exterior vertical building wall beneath the dormer.
- b. Mother/Daughter Housing – a single family dwelling that offers a semi-independent living space within the principal dwelling unit for a parent(s). The living space must be located within the principal dwelling and can only be accessed through the existing dwelling and not by a separate entrance. A fully independent living space within the principal dwelling unit is not permitted. Two front doors are strictly prohibited.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2314-20 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17th day of August 2020 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at a virtual meeting at 7:00 p.m. on the 21st day of September 2020. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.



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