

MANASQUAN PLANNING BOARD MEETING AGENDA

SEPTEMBER 12, 2023 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on September 12, 2023 7:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

Join Zoom Meeting

<https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLOS9TRVBIWHVtbUd3Zz09>

OR

Tel – 1-646 876 9923 US (New York)

Meeting ID: 824 329 9920

Passcode: 365120

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

OLD/NEW BUSINESS

1. Approval of Vouchers
2. Regular Meeting Minutes - June 6, 2023
3. Special Meeting Minutes - June 20, 2023
4. Regular Meeting Minutes - July 11, 2023
5. Regular Meeting Minutes - August 1, 2023

APPLICATION

6. #05-2023 - Proper, David - 317 First Avenue - Block 184.01 Lot 6 (carried from 5/2/23, 6/6/23, 8/1/2023)
7. #12-2023 Bay/Park Properties, LLC - 1 Main Street - Block 28 Lot 1
8. #13-2023 Kelly, Kathleen - 163 McLean Avenue - Block 158 Lot 11

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

B.O.M. RECEIVED
M&G _____ ADM _____
CLERK _____ CFO _____
MAR 15 2023
DPW _____ CONST _____
PD _____ OTHER _____

March 14, 2023

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

Re: Boro File No. MSPB-R2030
Variance – Proper
Block 184.01, Lot 6
317 First Avenue
R-5 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

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

1. Final Grading As-Built survey, highlighted to show the proposed addition, prepared by Stanley Hans, PLS, dated April 9, 2015.
2. Architectural Floor Plans and Elevations prepared by Scott Nicholl, AIA, of Tekton Architecture Studio, dated December 8, 2022.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Timber Lane. With this application, the applicant proposes to construct a two-story front deck addition which includes an expanded covered first floor deck, second story balcony, and interior renovations to the existing residential dwelling. The application is deemed complete on March 14, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A minimum front yard setback of 10 feet is required, whereas a setback of 6.3 feet is proposed for the new decks (16.3 feet exists).
 - b. A minimum side yard setback of 5 is required, whereas a setback of 4.8 feet is proposed for the new deck on the south side (4.8 feet exists).
 - c. A maximum building coverage of 35% is permitted, whereas a coverage of 41.1% is proposed (35.9% exists)


Re: Boro File No. MSPB-R2030
Variance – Proper
Block 184.01, Lot 6

March 14, 2023
Sheet 2

3. The following non-conformities exist on Lot 6 and are not proposed to be modified as part of this application:
 - a. A minimum lot frontage of 40 feet is required, whereas 30 feet of frontage exists.
 - b. A minimum driveway side setback of 1 foot is required, whereas a setback of 0 feet exists (east).
4. The base flood elevation for the property is 9 (Zone AE). The existing and proposed finish first floor of the dwelling is at elevation 14.0.
5. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
6. It appears that no existing trees will be removed as part of the application.
7. The applicant should confirm that there is no regrading of the lot proposed or fill to be imported.
8. Any curb and sidewalk must be replaced along First Avenue and Timber Lane as necessary.

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Scott Nicholl, AIA
Tekton Architecture Studio, 337 State Highway 36, Port Monmouth, NJ 07758
David Proper
317 First Avenue, Manasquan, NJ 08736

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

732-223-054
Fax 732-223-1300

FRANK F. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

Item 6.

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: David Proper

*Applicant's Address: 317 first ave manasquan

*Telephone Number: Home: 973-568-6962 Cell: 848-218-9537 (agent)

*e-mail Address: info@tektionarchstudio.com

*Property Location: 317 first ave.

*Block: 184.01 Lot: 6

*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: 12/2/22

Attach Zoning Permit Application

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

*Is the Applicant the Landowner? yes

*Does the Applicant own any adjoining land? no

*Are the property taxes paid to date? yes

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

**Are there any Deed Restrictions, Easements, or Covenants affecting this
property? no

(Attach copy)

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



Signature of Applicant or Agent

2/27/2023

Date

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

December 12, 2022

Tekton Architecture Studio, LLC.
337 Route 36
Port Monmouth, NJ 07758

Re: Block: 184.01 Lot: 6 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.
317 First Avenue

Dear Sir or Madam:

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

Construct an addition to the existing covered front porch and other interior alterations and renovations.

Survey prepared by Robert Burdick on April 9, 2015. Conceptual plans prepared by Scott Nicholl on December 8, 2022.

Application denied for the following reason(s):

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

“ - Front Setback – 25ft. Required
13ft. Existing
6.3ft. Proposed

“ - Side Setback (Left) – 5ft. Required
4.8ft. Existing and proposed

“ - Building Coverage – 35% Permitted
35.9% Existing
39.2% Proposed

Section 35-7.7 – Driveway Setback – 1ft. Required
.0ft. Existing

Additional required documentation:

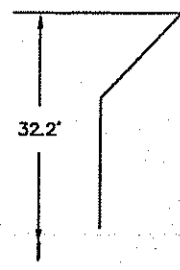
- Plot plan and building plans revised to show building height measured from the top of curb.

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

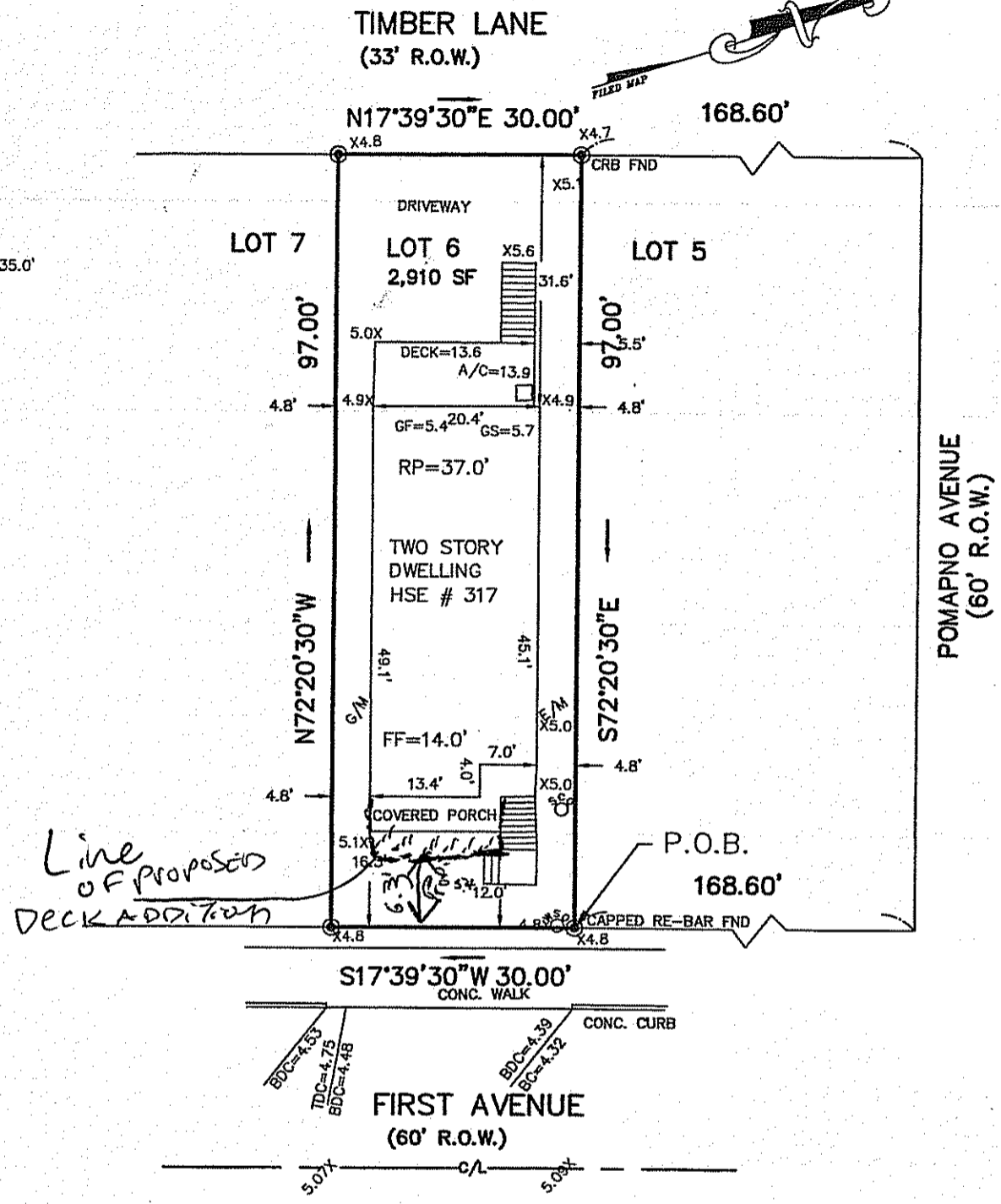
Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



MAX. BUILDING HEIGHT= 35.0'



Line of Proposed Deck Addition

DEED DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT 6 IN BLOCK 184.01, AS SHOWN ON A MAP ENTITLED "FINAL MAP OF BLOCK 184.01 LANDS OF AMERICAN TIMBER COMPANY, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY" AS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 11-05-1990 AS CASE 238-27. ALSO KNOWN AS LOT 6 IN BLOCK 184.01 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MANASQUAN. UNDER GROUND UTILITIES NOT SHOWN SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

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

CERTIFIED TO:
 JAMES THORPE
 ANTONIO AND LAURIE PEREZ
 BANK OF AMERICA NA
 STEWART TITLE COMPANY

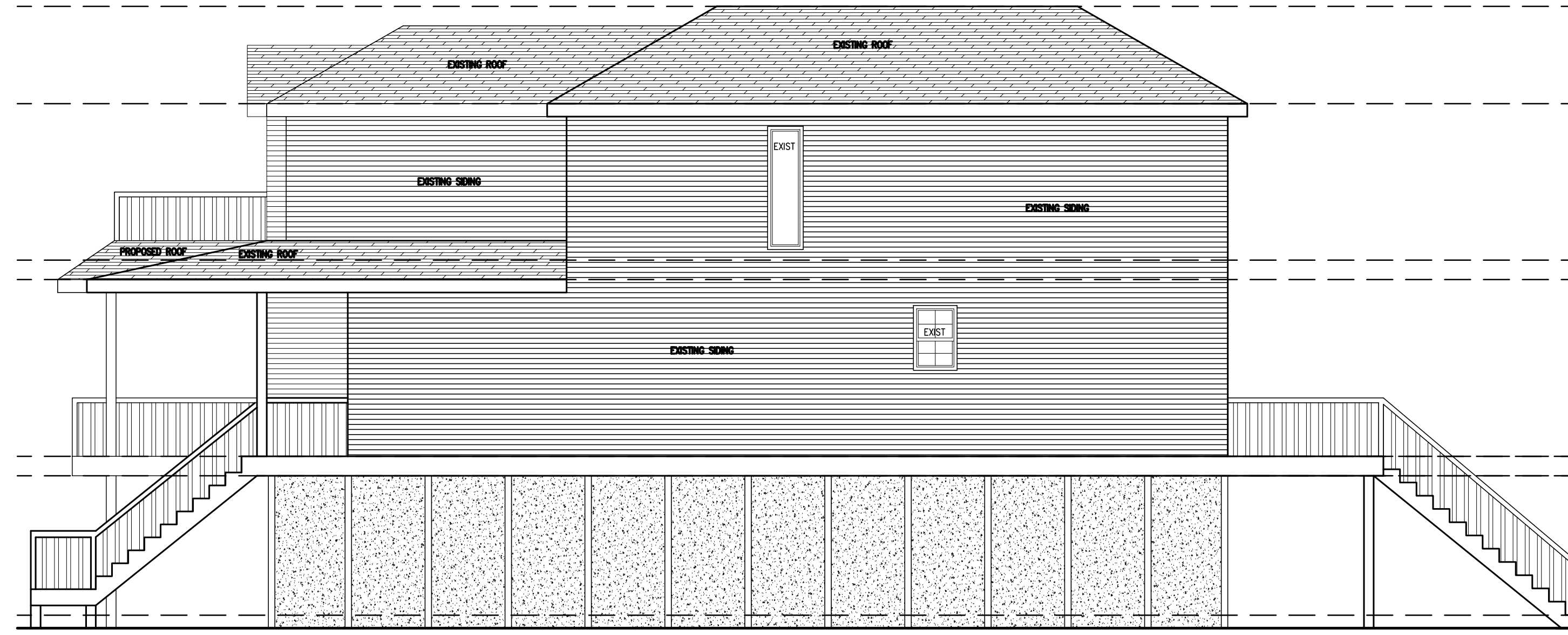
Stanley Hans Jr.
STANLEY HANS JR., P.L.S., P.P.
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE # 29182
 N.J. PROFESSIONAL PLANNER LICENSE # 2877

FINAL GRADING AS-BUILT FOR: 317 FIRST AVENUE	
LOT 6 IN BLOCK 184.01 BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY	
R.C. BURDICK, P.E., P.P., P.C. CONSULTING ENGINEERS • SURVEYORS PLANNING • ENVIRONMENTAL PERMITTING 1023 OCEAN ROAD POINT PLEASANT, NJ 08742 (732)892-5050 FAX (732)892-5888	
DATE: 04/09/15	JOB No.: 6133THORPE
SCALE: 1"=20'	SHEET 1 of 1
ROBERT C. BURDICK NJ PROFESSIONAL ENGINEER #30929 NJ PROFESSIONAL PLANNER #04383	

337 State Highway 36
Port Monmouth, NJ 07758
Tel: 732.226.7135
info@tektionarchstudio.com
www.tektionarchstudio.com

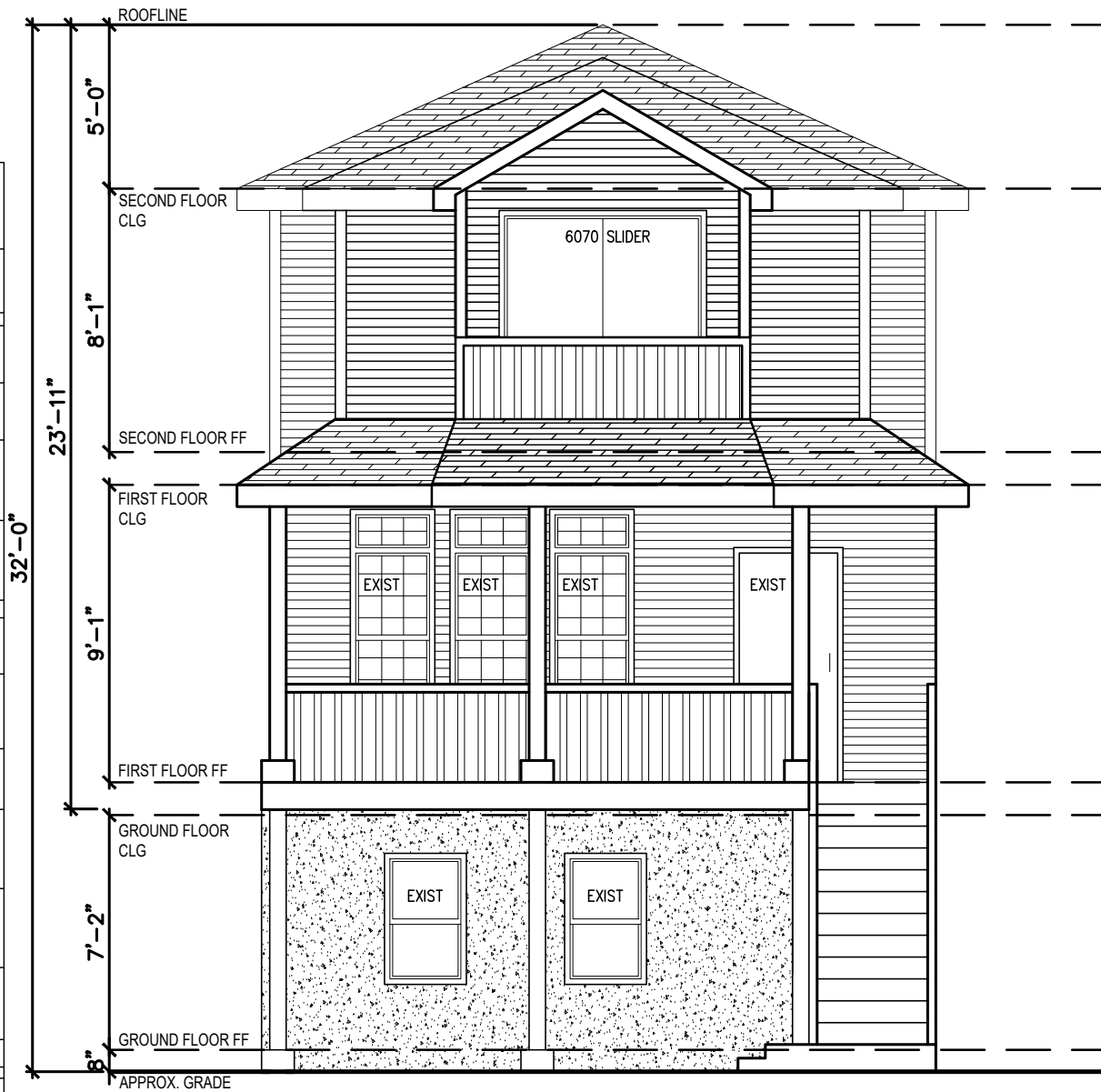
John

Scott Nichol, AIA
NJ Lic No 21A102023600



6 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"

ZONING CHART				
BULK REQUIREMENTS		R-5 ONE-FAMILY RESIDENTIAL ZONE		
REQUIREMENTS	EXISTING	PROPOSED	COMMENTS	
MIN. LOT AREA	2,700 SF	2,910 SF	SAME SF	PRE - EXISTING
LOT WIDTH / LOT FRONTAGE	40 FT	30 FT	SAME FT	PRE - EXISTING
PRINCIPAL STRUCTURE BLDG				
FRONT YARD SETBACK	10 FT	16.3 FT	6.3	VARIANCE
MIN. SIDEYARD SETBACK	5 FT 7 FT	4.8 FT 4.8 FT	4.8 FT 9.8 FT	PRE - EXISTING VARIANCE-TBD
MIN. REAR YARD SETBACK	20 FT.	31.6 FT.	ND CHANGE	CONFORMING
BUILDING HEIGHT (MAX.)	35.0 FT. 2 1/2 STY	32 FT.	32 FT.	CONFORMING
PERMITTED LOT COVERAGE BUILDING COVERAGE FLOOR AREA				
MAX. BUILDING COVERAGE	35%	34%	37%	VARIANCE
MAX. LOT COVERAGE	50%	41	44%	CONFORMING



3 FRONT ELEVATION
Scale: 3/16" = 1'-0"

PROJECT: PROPOSED COVERED FRONT DECK ADD'N & NEW 2ND FLR BALCONY TO THE EXISTING SINGLE FAMILY DWELLING

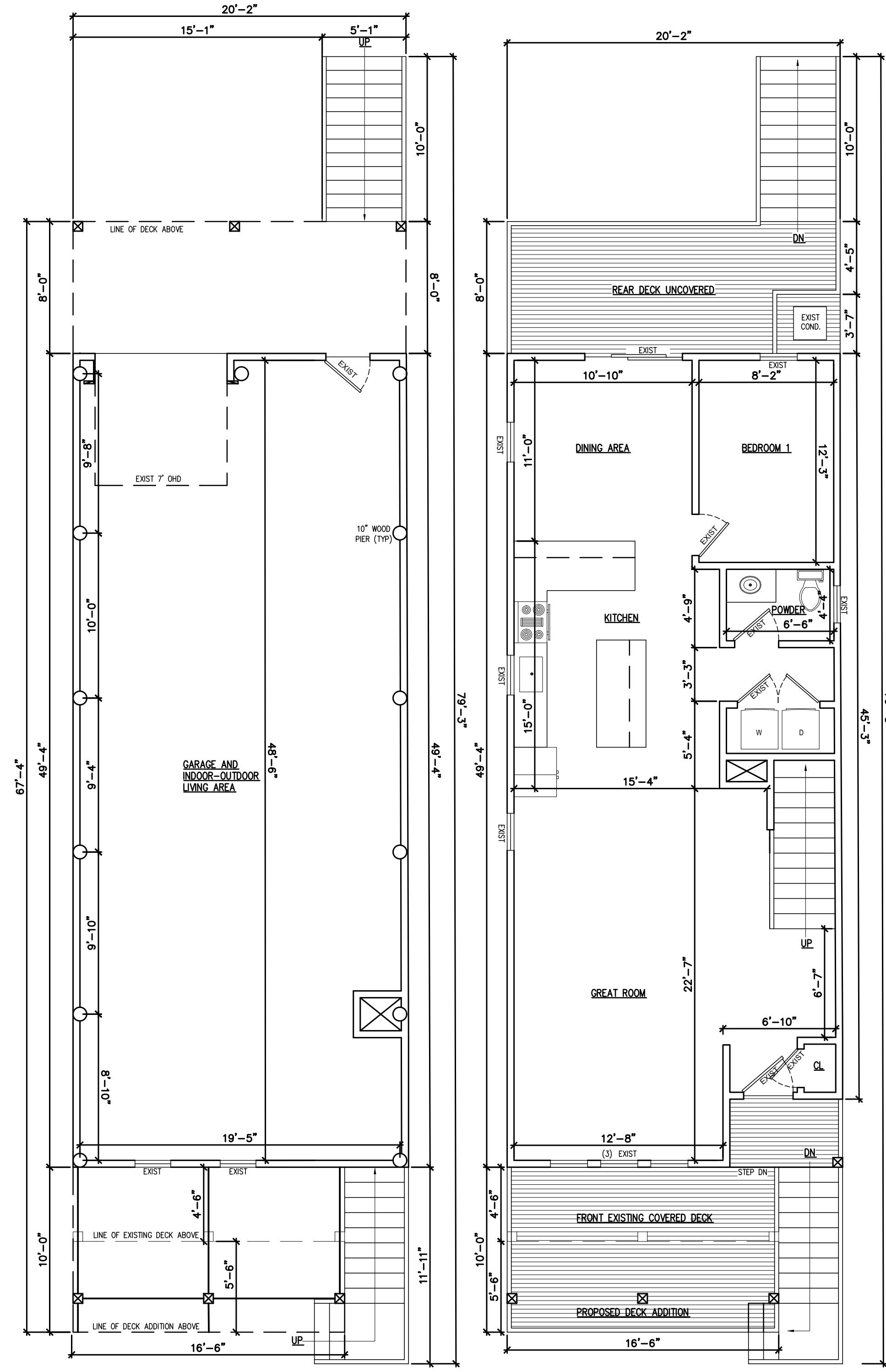
LOCATION: 317 1st Ave Manasquan, NJ

OWNER: PROPER RESIDENCE

Document Date:
December 8, 2022

Document Phase:
ZONING SUBMISSION

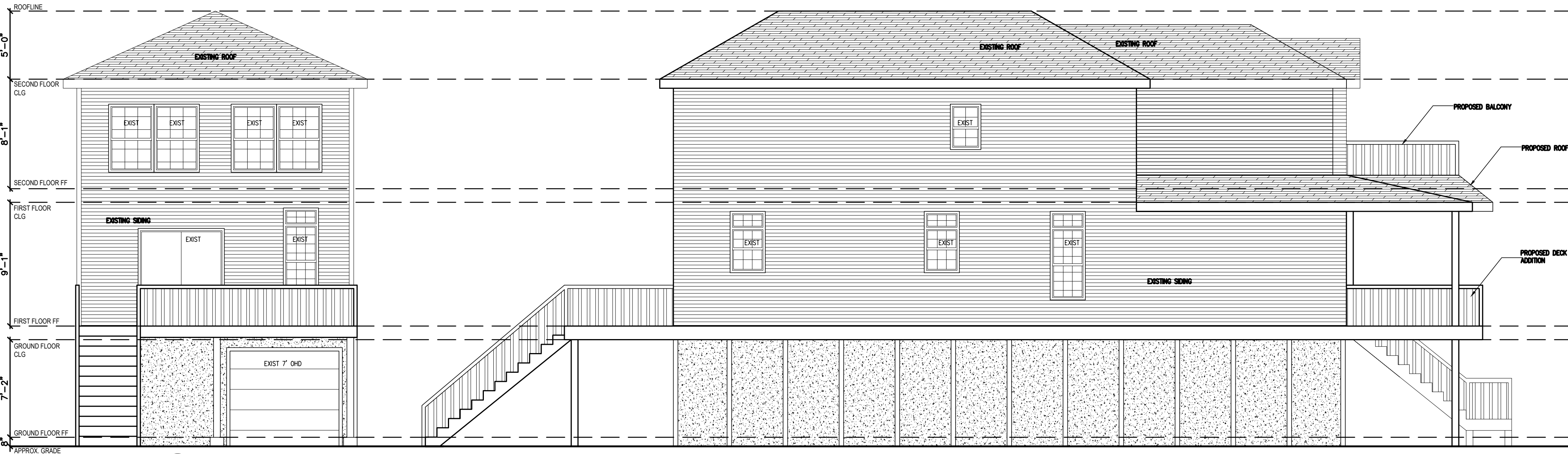
Revision	Date	Remark



1 GROUND FLOOR UNFINISHED AREA: 1,000 SF
Scale: 1/4" = 1'-0"

2 FIRST FLOOR LIVING AREA: 971 SF FRONT DECK AREA: 192 SF
Scale: 1/4" = 1'-0"

3 SECOND FLOOR LIVING AREA: 933 SF FRONT BALCONY AREA: 71 SF
Scale: 1/4" = 1'-0"

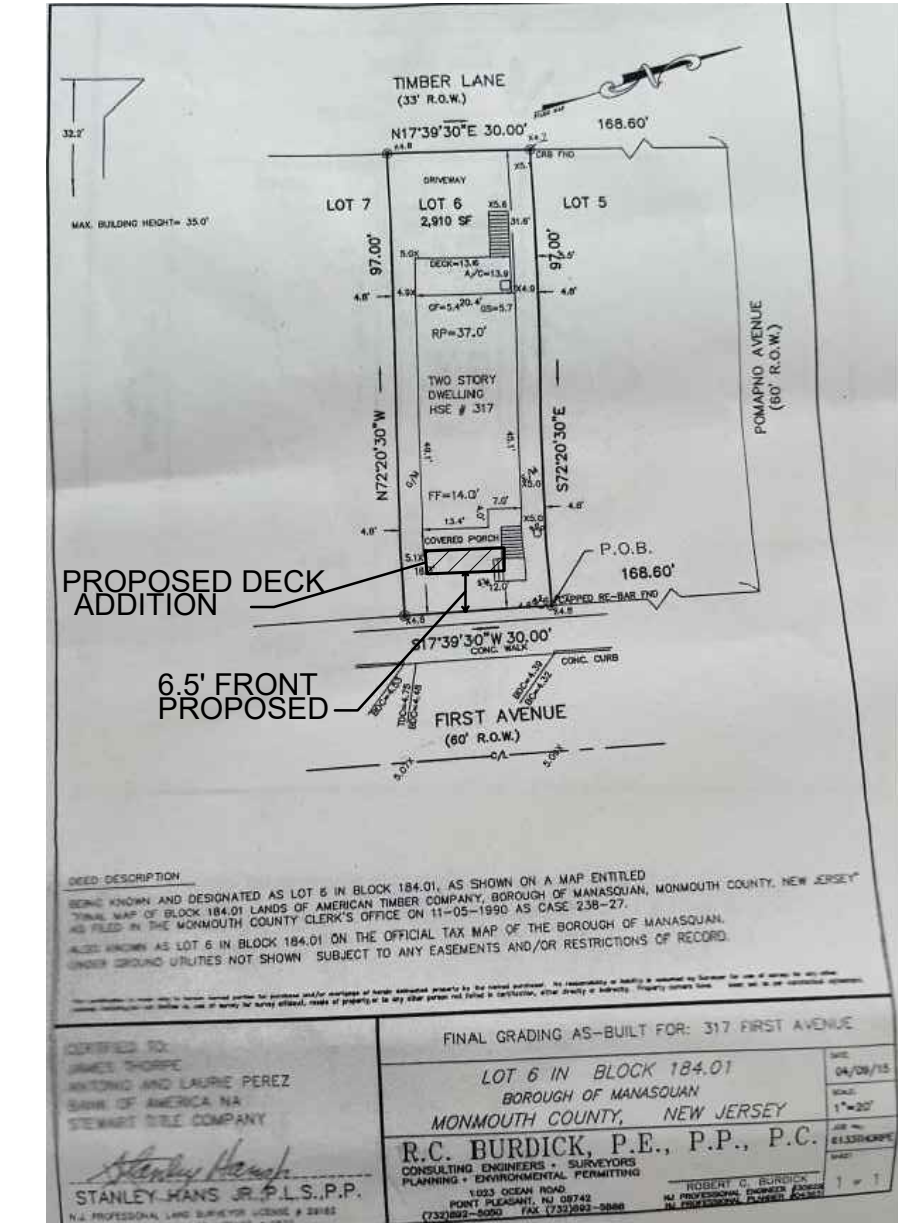


4 REAR ELEVATION
Scale: 3/16" = 1'-0"

5 LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"

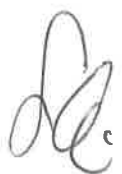
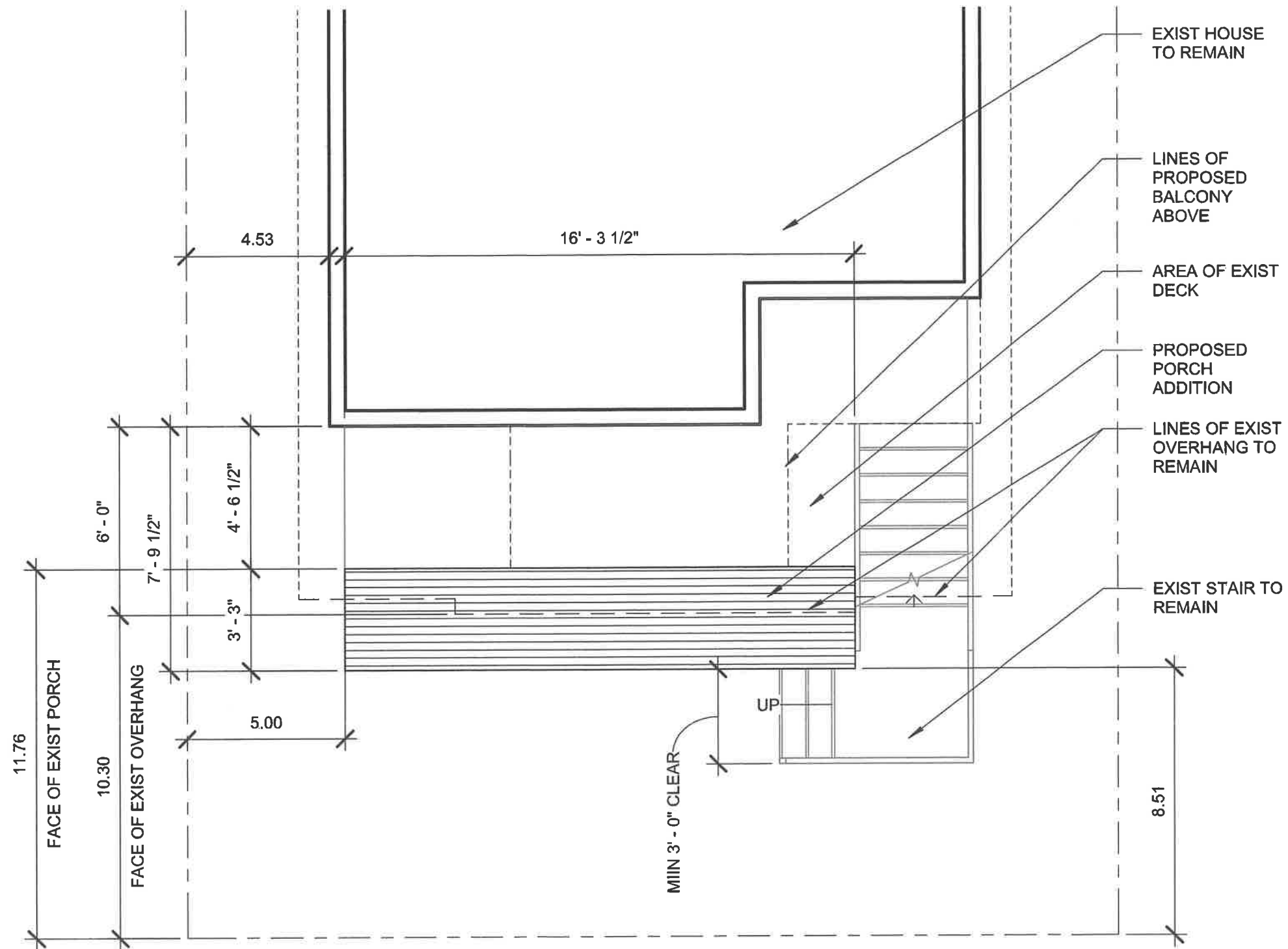


PHOTO IMAGE OF EXISTING



Floor Plans

A 1.0



Revisions :

No.	Description	Date

PROPER RESIDENCE ADDITION & ALTERATIONS

317 FIRST AVENUE
MANASQUAN, NJ

TEKTON ARCHITECTURE STUDIO
NICHOLL FIELD DESIGN, LLC
Auth# 21AC0013310

TEK Project No : KA2022
Date: 08/31/2023
Drawn by: KA
Checked by: SN

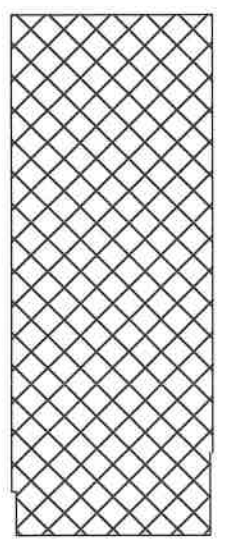
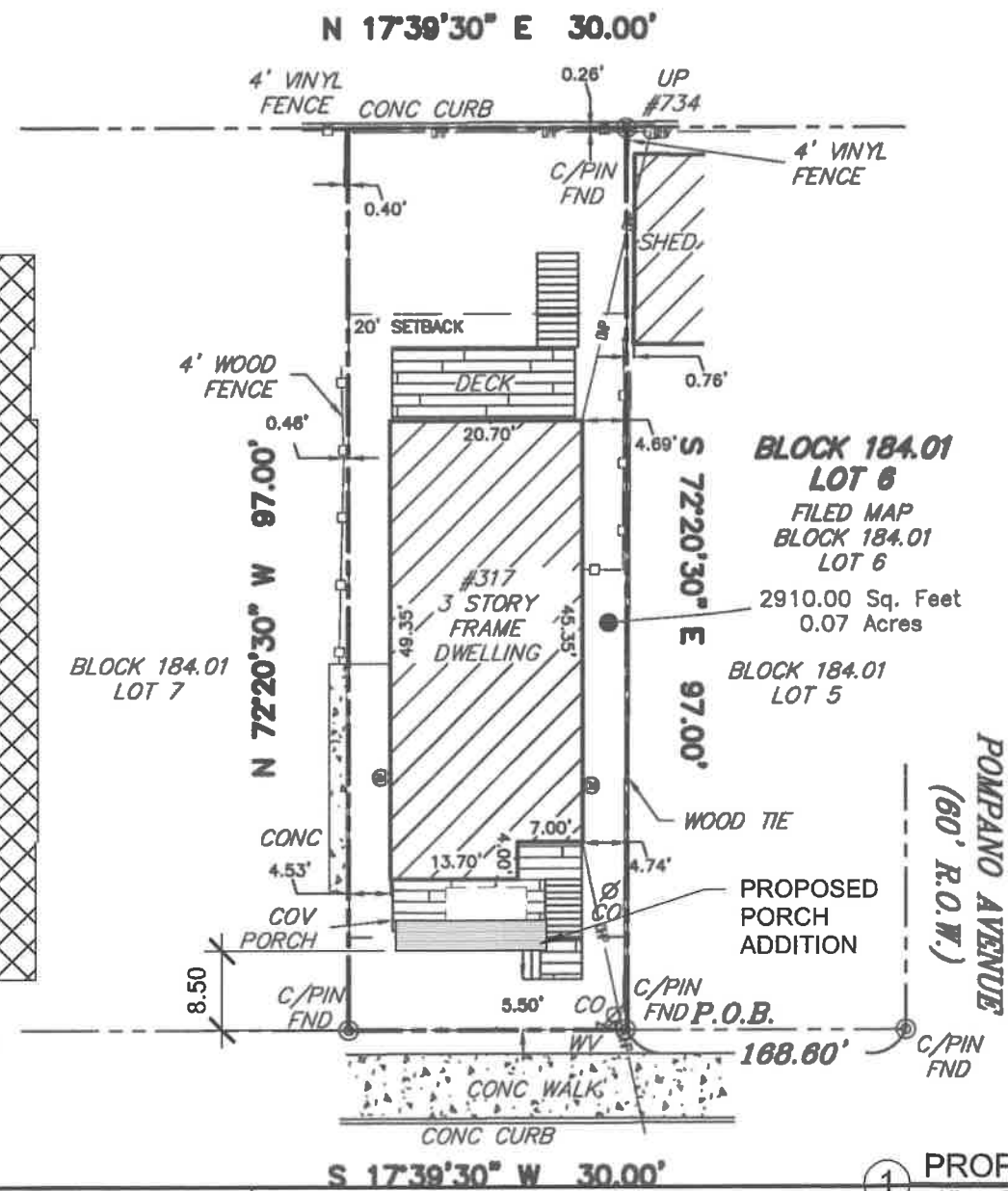
Drawing Title :
PROPOSED ADDITION

Drawing Number:
A001

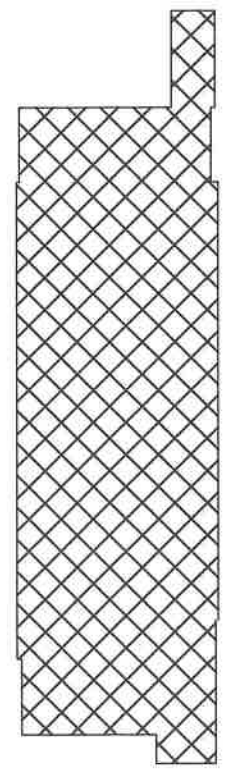
TIMBER LANE
(33' R.O.W.)



- NOTES:
- 1 SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. SUBJECT TO RESTRICTIONS OR EASEMENTS THAT AN ACCURATE TITLE SEARCH WOULD ENCLOSE.
 - 2 PROPERTY BASED ON DEED BOOK 9115 PAGE 7528.
 - 3 LOT AND BLOCK NUMBERS REFER TO THE BOROUGH OF MANASQUAN TAX MAPS, SHEET No. 31.
 - 4 PROPERTY CORNERS WERE NOT FOUND AT TIME OF SURVEY. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO P.L. 2003, C14 (C45:8-38.3) AND N.J.A.C. 13:40-5.1 9(d).
 - 5 UNDERGROUND UTILITIES ARE NOT LOCATED BY THIS SURVEY.
 - 6 SURVEY PLAN REFERENCES A MAP ENTITLED "FINAL MAP OF BLOCK 184.01, LANDS OF AMERICAN TIMBER COMPANY", MANASQUAN BOROUGH, MONMOUTH COUNTY, NJ FILED ON NOVEMBER 5, 1990, CASE No. 238-27.
 - 7 NO ATTEMPT WAS MADE AND NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
 - 8 DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL CONTRACTORS ARE TO VERIFY BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.



BLDG COV'G
(SAME AS EXIST:
PORCH ADDITION
NOT COVERED)



LOT COV'G

BULK REGULATIONS

R-5 ONE FAMILY RESIDENTIAL ZONE

	REQ'D	EXIST	PROPOSED
MIN LOT AREA	2,700	2,910	SAME
MIN LOT WIDTH	40'	30**	SAME*
FRONT YARD SETBACK	7.07#	11.76'	8.51'
SIDEYARD SETBACK	5'7'	4.53**/9.27'	SAME*/SAME
REAR YARD SETBACK	20'	31.6'	SAME
BUILDING HEIGHT	35'	32'	SAME
MAX BLDG COV'G	35%	1,111; 38.2%*	1,111; SAME**
MAX LOT COV'G	50%	1,343; 46.2%	1,393; 47.9%

* EXIST NON-CONFORMITY
 ** REQUIRES VARIANCE
 # AVERAGE OF SETBACKS OF DEVELOPED PROPERTIES ON THE SAME SIDE OF THE STREET WITHIN 200'

PROPOSED ZONING PLAN
 1" = 20'-0"

WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USERS PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C.13:40-5.133-40-5.1(4) FOR LOT 6 IN BLOCK 184.01 SHOWN HEREON, SAID WAIVER LETTER DATED 08/05/2023 SAID PURCHASE.

Revisions :

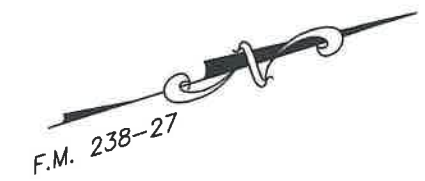
No.	Description	Date

PROPER RESIDENCE ADDITION & ALTERATIONS

317 FIRST AVENUE
 MANASQUAN, NJ

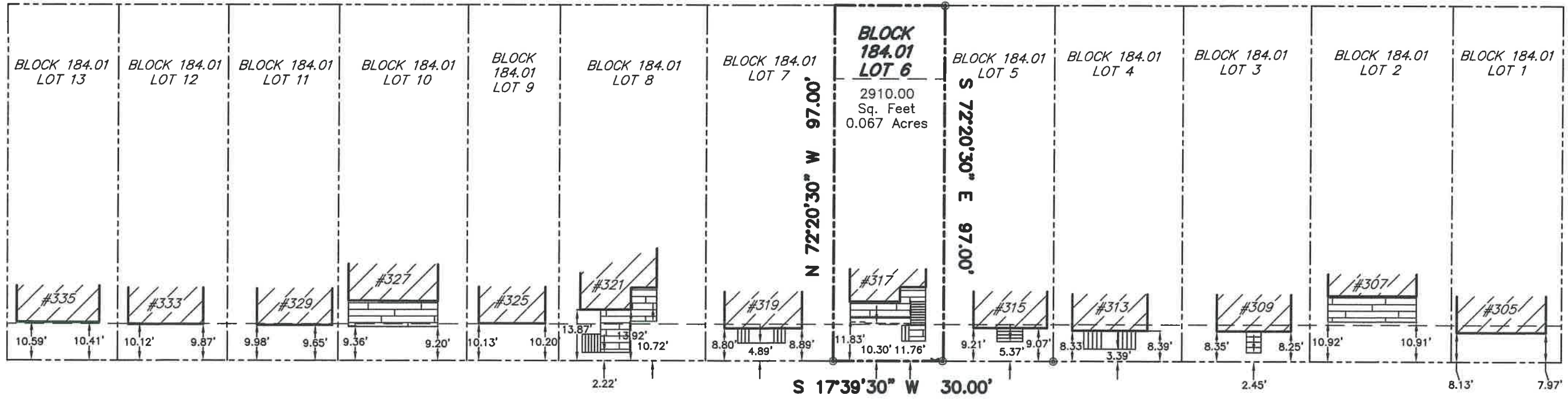
TEK Project No : KA2022
 Date: 08/31/23
 Drawn by: KA
 Checked by: SN

PROPOSED ZONING SITE PLAN
 Drawing Number: **Z001**



TIMBER LANE
(33' R.O.W.)

N 17°39'30" E 30.00'



S 17°39'30" W 30.00'

FIRST AVENUE
(60' R.O.W.)

- NOTES:
- 1 SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. SUBJECT TO RESTRICTIONS OR EASEMENTS THAT AN ACCURATE TITLE SEARCH WOULD ENCLOSE.
 - 2 PROPERTY BASED ON DEED BOOK 9115 PAGE 7526.
 - 3 LOT AND BLOCK NUMBERS REFER TO THE BOROUGH OF MANASQUAN TAX MAPS, SHEET No. 31.
 - 4 PROPERTY CORNERS WERE NOT FOUND AT TIME OF SURVEY. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO P.L. 2003, C14 (C45-8-36.3) AND N.J.A.C. 13:40-5.1 9(d).
 - 5 UNDERGROUND UTILITIES ARE NOT LOCATED BY THIS SURVEY.
 - 6 SURVEY PLAN REFERENCES A MAP ENTITLED "FINAL MAP OF BLOCK 184.01, LANDS OF AMERICAN TIMBER COMPANY", MANASQUAN BOROUGH, MONMOUTH COUNTY, NJ FILED ON NOVEMBER 5, 1990, CASE No. 238-27.
 - 7 NO ATTEMPT WAS MADE AND NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
 - 8 DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL CONTRACTORS ARE TO VERIFY BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.
 - 9 THE AVERAGE FRONT SETBACK IS 7.07'.

THIS CERTIFICATION IS MADE ONLY TO THE HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY BELOW NAMED PURCHASER. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY.

DAVID AND KERRI PROPER

BUILDING SETBACK LOCATION PLAN	
OF TAX MAP LOT 6 IN BLOCK 184.01	
SITUATED IN BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY	
VALLEE SURVEYING, INC.	
LAND SURVEYING & PLANNING PO BOX 419 HAINESPORT, NJ 08036 TEL (732) 244-2373	
ROBERT L. VALLEE	
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43276 CERTIFICATE OF AUTHORIZATION No. 24GA28254100	
SCALE: 1" = 30'	DATE: JUNE 05, 2023
REVISION	DATE
TIES	08/02/23
SETBACK	08/15/23
UPDATE	08/25/23
DRWN. BSK	CHKD. RV
BK. PG.	FILE SURVEY
JOB 11	



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

Item 7.

JUL 17 2023

July 14, 2023
DPW _____ CONST _____
PD _____ OTHER _____

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

Re: Boro File No. MSPB-R2100
Minor Subdivision – Bay/Park Properties LLC
Block 28, Lot 1
1 Main Street
R-2 Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

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

1. Subdivision Plat prepared by James Giordano, PE, PP, of TEC Engineering, dated May 10, 2022.

Existing Lot 1 contains 14,643 square feet and fronts on North Main Street and Central Avenue. With this application, the applicant intends to create two new conforming lots, one containing 7,500 square feet with frontage on Central Avenue and one containing 7,143 square feet with frontage on Central Avenue and North Main Street.

The application is deemed complete as of July 14, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 - Residential Zone, where the existing and proposed residential lots are permitted.
2. No variances are required for the subdivision. The subdivision plan indicates that all of the existing structures and improvements are to be removed as part of the application. I suggest this be included as a condition of any approval by the Board and that the structures be removed prior to the subdivision being filed. Otherwise, setback variances would be created and existing non-conformities would continue to exist after the perfection of the subdivision.
3. A copy of the survey on which the subdivision plan is based must be submitted.




Re: Boro File No. MSPB-R2100
Minor Subdivision – Bay/Park Properties LLC
Block 28, Lot 1

July 14, 2023
Sheet 2

4. The location of the proposed driveway on new Lot 1.02 should be shown on the plan. It is recommended that it be located as far as possible from the street intersection.
5. The applicant should indicate if the subdivision is to be filed by map or by deed. If filed by deed, copies of the deeds and deed descriptions must be submitted to our office and the Board Attorney for review. The deed descriptions must be prepared by a Professional Land Surveyor licensed in the State of New Jersey. If it is to be filed by map, all necessary revisions to the plat must be made so that it conforms to the current Title Recordation Law requirements
6. Monuments are shown as to be set at the intersections of the proposed lot line. I suggest any monuments be set prior to the map being signed by the Board. The applicant should indicate their intent of when the monument will be set. If they are proposed to be set after the perfection of the subdivision, a bond must be posted with the Borough.
7. The applicant should be aware that if any future construction on either of the new lots does not meet the zoning requirements (setbacks, coverage, etc.), a separate application to the Board will be required. Grading plans and front yard landscaping plans will also be required.
8. The applicant should be aware that it appears the existing rear yard fence is at least partially located on adjacent Lot 5.
9. The proposed revised lot numbers must be reviewed and approved by the tax office.
10. All necessary outside agency approvals must be obtained for this project. These may include, but not be limited to the following:
 - a. Monmouth County Planning Board – Final Approval

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

Very truly yours,


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

ADY:jy



Re: Boro File No. MSPB-R2100
Minor Subdivision – Bay/Park Properties LLC
Block 28, Lot 1

July 14, 2023
Sheet 3

cc: George McGill, esq., Planning Board Attorney
James Giordano, PE, PP
TEC Engineering, 1623 Dorsett Dock Road, Point Pleasant, NJ 08742
Bay/Park Properties, LLC
56 Bay Avenue, Bay Head, NJ 08742

B.U.M. RECEIVED
M&G _____ ABM _____
CLERK _____ CFO _____
JUL 17 2023
DPW _____ CONST _____
PD _____ OTHER _____

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Bay/Park Properties LLC

*Applicant's Address: 56 Bridge Avenue, Bay Head NJ, 08742

*Telephone Number: Home: 732-223-0800 Cell: 732-237-5081

*e-mail Address: christine@hendersonlawfirmnj.com;michael@hendersonlawfirmnj.com

*Property Location: 1 Main Street

*Block: 28 Lot: 1

*Type of Application: Minor Subdivision

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

*Date of Zoning Officer's Denial Letter: October 19, 2022

Attach Zoning Permit Application

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

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? Yes

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

**Are there any Deed Restrictions, Easements, or Covenants affecting this property? No

(Attach copy)

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


Signature of Applicant or Agent

7/5/23
Date

06/2021

Michael D. Henderson
ATTORNEY-AT-LAW OF NEW JERSEY

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

October 19, 2022

Bay Park Properties, LLC
56 Bay Avenue
Bay Head, NJ 08742

Re: Block: 28 Lot: 1 Zone: R-2
1 Main Street

Dear Sir or Madam:

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

Remove all of the buildings and structures on the property and subdivide Block 28, Lot 1 into two fully conforming lots in the R-2 Zone. (Proposed Lot 1.01 – 6,894.75s.f.) – (Proposed Lot 1.02 – 7,748s.f.).

Minor subdivision plot plan prepared by James Giordano on May 10, 2022.

Application denied for the following reason(s):

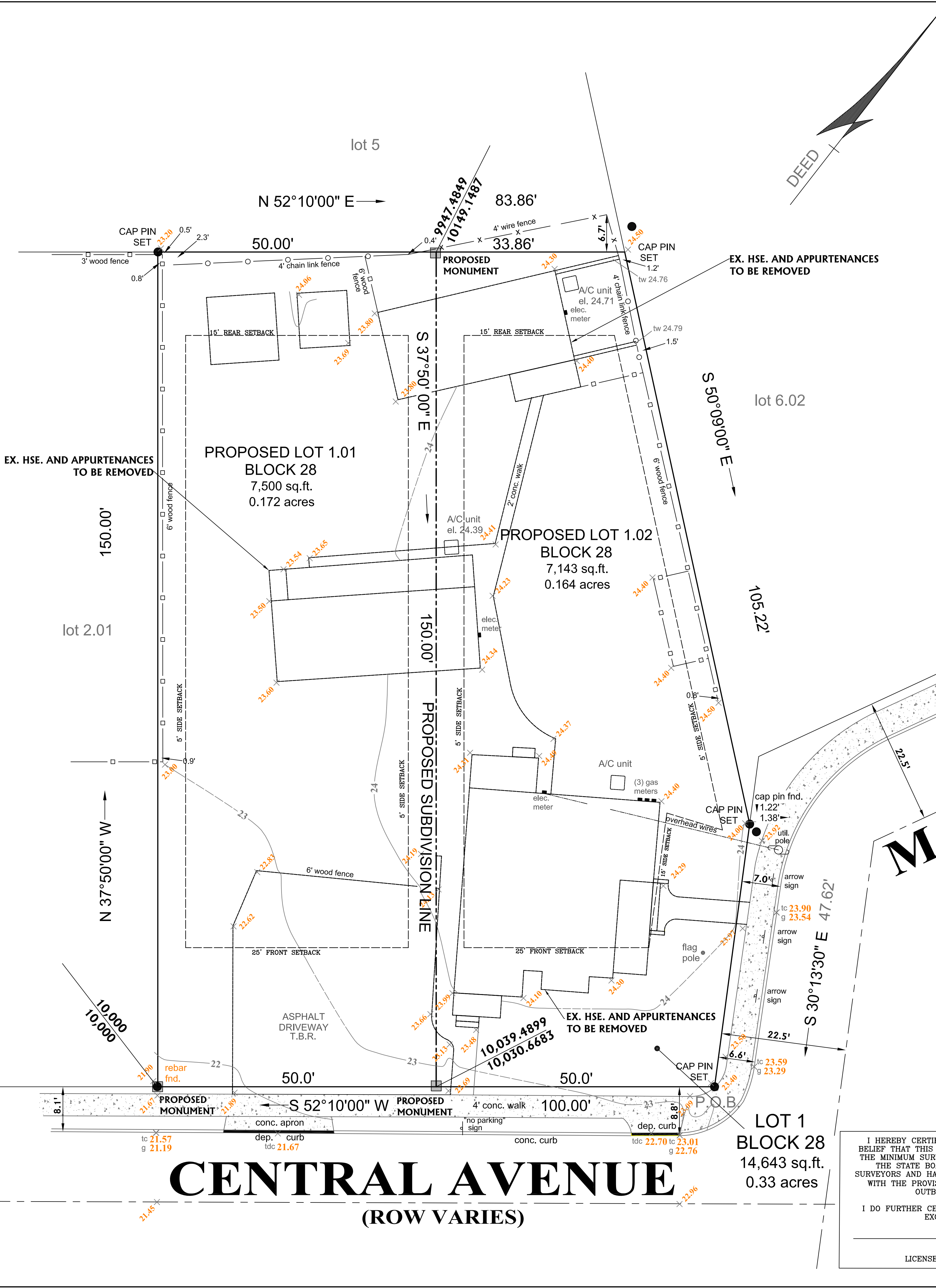
Section 32-8.1 – Requires Planning approval for the proposed minor subdivision.

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

Sincerely,

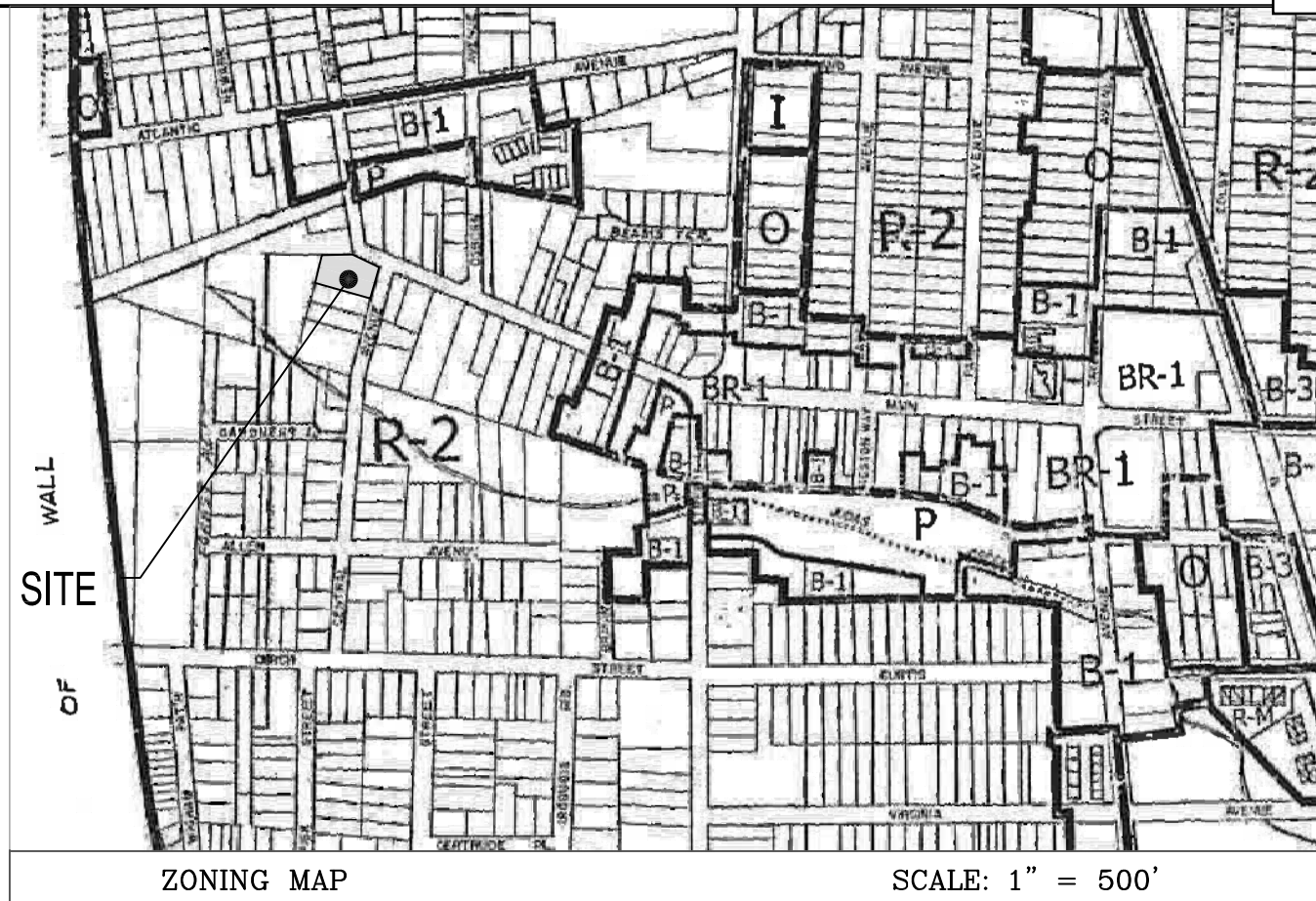


Richard Furey
Zoning/Code Enforcement Officer

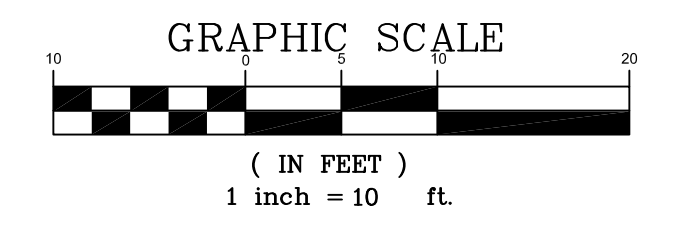


LEGEND

- PROPOSED CURB
- SANITARY SEWER
- WATER
- EXISTING EDGE OF PAVEMENT
- EXISTING ELEVATION
- EXISTING GUTTER ELEVATION
- EXISTING TOP OF CURB ELEVATION
- PROPOSED ELEVATION
- DRAINAGE DIRECTION
- FINISHED FLOOR ELEVATION



- GENERAL NOTES:**
- APPLICANT: MINERVA PROPERTIES LLC, 56 BRIDGE AVENUE, BAY HEAD NJ 08742
 - OWNER: MINERVA PROPERTIES LLC 56 BRIDGE AVENUE, BAY HEAD NJ, 08742.
 - ZONE: SINGLE FAMILY RESIDENTIAL (R-2)
 - FILED MAP AREA OF PARCEL IS 0.33 ACRES (14,643 SF).
 - BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM SURVEY OF PROPERTY FOR LOT 1, BLOCK 28 PREPARED BY RONALD W. POST & ASSOCIATES NJ LIC. 28534 AND DATED 4-2-2022.
 - THERE ARE NO COVENANTS OR DEED RESTRICTIONS APPLYING TO THE LAND BEING SUBDIVIDED.
 - PROPERTY LOCATED ON FLOOD INSURANCE RATE MAP 34025C0343G IN ZONE X, DATED SEPTEMBER 25., 2009 & PRELIMINARY BASE FLOOD X FIRM 34029C0208G DATED JAN 30, 2015.
 - WATER AND SEWER SERVICE SUBJECT TO INSPECTION AND APPROVAL OF BOROUGH OF MANASQUAN PUBLIC WORKS.
 - PARKING TO BE PROVIDED IN ACCORDANCE WITH N.J. RESIDENTIAL SITE IMPROVEMENT STANDARDS.
 - HORIZONTAL COORDINATES SHOWN BASED UPON ASSUMED DATUM.
 - HOUSE NUMBERS & LOT DESIGNATIONS TO BE APPROVED BY BOROUGH OF MANASQUAN TAX ASSESSOR PRIOR TO PERFECTING SUBDIVISION.
 - INSTALLATION OF UTILITIES SHALL BE COORDINATED AND APPROVED BY LOCAL UTILITY COMPANIES.
 - EXISTING UTILITIES SHALL BE UTILIZED FOR ONE HOME WHERE FEASIBLE.
 - ELEVATIONS BASED UPON 1988 N.A.V.D.
 - ANY/ALL CONTRACTORS SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO START OF ANY CONSTRUCTION. WORK ON THE SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN THE FIELD IS NEW JERSEY ONE CALL 1-800-272-1000.
 - NO KNOWN ENVIRONMENTAL CONSTRAINTS ON SITE PER N.J.D.E.P.



APPROVED BY THE BOROUGH OF
MANASQUAN PLANNING BOARD

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, c291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____ WHICH IS ONE HUNDRED AND NINETY (90) DAYS FROM THE DATE UPON WHICH THE RESOLUTION WAS ADOPTED.

PLANNING BOARD SECRETARY

WE HEREBY CERTIFY THAT MINERVA PROPERTIES IS THE RECORD HOLDER OF THE TITLE TO THE LANDS DELINEATED HERON AND APPROVE THE SUBDIVISION FILING THEREOF:

NOTARY PUBLIC OF THE STATE OF NEW JERSEY

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2023.
MY COMMISSION EXPIRES _____

MUNICIPAL ENGINEER

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED _____ MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, COMPLIES WITH THE PROVISION OF THE "MAP FILING LAW" AND THAT THE OUTBOUND MONUMENTS HAVE BEEN SET.

I DO FURTHER CERTIFY THAT THE ERROR OF CLOSURE DOES NOT EXCEED ONE IN FIFTEEN THOUSAND.

RONALD W. POST P.L.S.
LICENSED PROFESSIONAL LAND SURVEYOR NO. _____

ZONING SCHEDULE R-2 ZONE

CRITERIA	R-2 CRITERIA	EXISTING LOT 1	PROPOSED LOT 1.01	PROPOSED LOT 1.02
LOT AREA	5000 SF	14,643 SF	7500 SF	7143 SF
LOT FRONTAGE	50 FT	147.62 FT	50 FT	50 FT
FRONT YARD	25 FT	12.35 FT	25 FT (MIN.)	25 FT (MIN.)
SIDE YARD (OUTSIDE)	5 FT	12.92 FT	5.0 FT (MIN.)	5.0 FT (MIN.)
REAR YARD	20 FT	3.35 FT +	15 FT (MIN.)	15 FT (MIN.)
BLDG. COVERAGE	30%	2745.61 SF (18.75%)	30% (MAX.)	30% (MAX.)
LOT COVERAGE	45%	5,196.05 SF (35.5%)	45% (MAX.)	45% (MAX.)
BLDG. HEIGHT (T.O.C.)	35 FT	EXISTING	35 FT (MAX.)	35 FT (MAX.)
PARKING (RSIS)	R.S.I.S.	3 SPACES	3 SPACES (Min)	3 SPACES (Min)

*Denotes Variance + Existing non-conformity

MINOR SUBDIVISION

DESIGNED BY: J.G. DRAWN BY: J.G. REVISIONS NO. DATE

APPROVED BY: J.G. CHECKED BY: J.G. 1. _____

JAMES GIORDANO, P.E., P.P.

PROJECT: MINOR SUBDIVISION
1 MAIN STREET
BLOCK 28; LOT 1
MANASQUAN BOROUGH MONMOUTH COUNTY

TEC Engineering Consulting Engineers and Designers

Civil Environmental Planning
1623 Dorsett Dock Road, Point Pleasant, NJ
PHN 732-600-8300

James Giordano
N.J. PROFESSIONAL ENGINEER
NO.33436

SCALE: AS NOTED DATE: 5-10-22 FILE #: 200322 SHEET: 1 of 1

CENTRAL AVENUE
(ROW VARIES)

NORTH MAIN STREET
(45' ROW)

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

June 20, 2023

Kathleen Kelly
267 Ege Avenue
Jersey City, NJ 07304

Re: Block: 158 Lot: 11 Zone: R-1 Flood Zone: AE BFE: 9ft. DFE: 10ft.
163 McLean Avenue

Dear Ms. Kelly:

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

Install an inground pool and concrete patio in the rear yard.

Pool plot plan prepared by Robert Burdick on May 30, 2023. Pool plans prepared by Robert Burdick and dated May 2023.

Application denied for the following reason(s):

Section 35-9.4- Front Setback – 25ft. Required
17.35ft. Existing

“ - Lot Coverage – 35% Permitted
55.5% Existing
68% Proposed

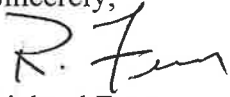
Section 35-11.8J – Requires that the patio must be setback a minimum of 5ft from the side property line.

Additional required documentation:

- Prior approval from the Shade Tree Committee regarding the removal of any trees as part of the project.

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

Sincerely,

A handwritten signature in black ink, appearing to read "R. Furey". The signature is written in a cursive style with a large initial "R" and a long, sweeping tail.

Richard Furey
Zoning/Code Enforcement Officer

July 27, 2023

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

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

JUL 31 2023

DPW _____ CONST _____
PD _____ OTHER _____

Re: Boro File No. MSPB-R2110
Variance – Kelly
Block 158, Lot 11
163 McLean Avenue
R-1 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

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

1. Pool Plot Plan prepared by Robert Burdick, PE, PP, of the R.C. Burdick, PE, PP, PC, dated May 30, 2023.

The property is located in the R-1 Residential Zone with frontage on McLean Avenue. With this application, the applicant proposes to construct a new 14' by 28' in-ground pool, concrete patio, stormwater recharge system, and associated site improvements. The application is deemed complete on July 27, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 Residential Zone, where the existing and proposed residential use is permitted.
2. The following variances are required as part of this application:
 - a. A maximum lot coverage of 35% permitted, whereas a lot coverage of 68% is proposed (55.5% exists).
 - b. A minimum patio setback of 5 feet is required, whereas a setback of 2 feet is proposed (west side).
3. The following non-conformities exist on Lot 11 and will not be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 17.35 feet exists.


Re: Boro File No. MSPB-R2110
Variance – Kelly
Block 158, Lot 11

July 27, 2023
Sheet 2

4. The applicant proposed to construct a concrete patio around the proposed pool which increases the lot coverage variance requested for the lot. The applicant may wish to consider a paver patio or other pervious surface to minimize the requested variance.
5. The pool mechanical equipment will be located in the rear yard to the east of the proposed pool.
6. The proposed grading of the lot does not appear that it will alter the existing drainage patterns, however the applicant's engineer should confirm this and indicate that there will be no negative effects to neighboring properties.
7. The plan provides for a recharge system consisting of two yard inlets and perforated pipe behind the pool and patio. The applicant should be aware that a two-foot separation from seasonal high groundwater must be maintained to the bottom of the proposed system.
8. The applicant should indicate if any trees are proposed to be removed as part of the application.
9. Any curb and sidewalk must be replaced along McLean 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

cc: George McGill, esq., Planning Board Attorney
Robert Burdick, PE, PP
R.C. Burdick, PE, PP, PC, 1023 Ocean Road, Point Pleasant, NJ 08742
Kathleen.Kelly
163 McLean Avenue, Manasquan, NJ 08736

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: KATHLEEN KELLY

*Applicant's Address: 163 McLEAN AVE

*Telephone Number: Home: _____ Cell: 201-892-6559

*e-mail Address: KATHY KELLY 0421@gmail

*Property Location: 163 McLEAN AVE

*Block: _____ Lot: _____

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

*Date of Zoning Officer's Denial Letter: 6-20-23
Attach Zoning Permit Application

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

*Is the Applicant the Landowner? YES

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? YES

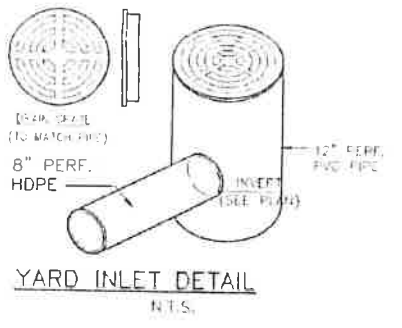
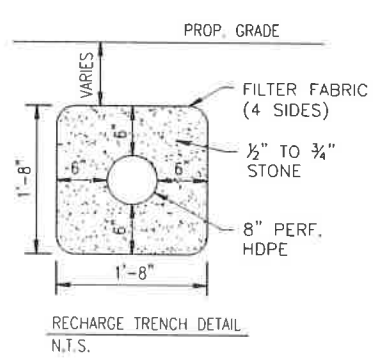
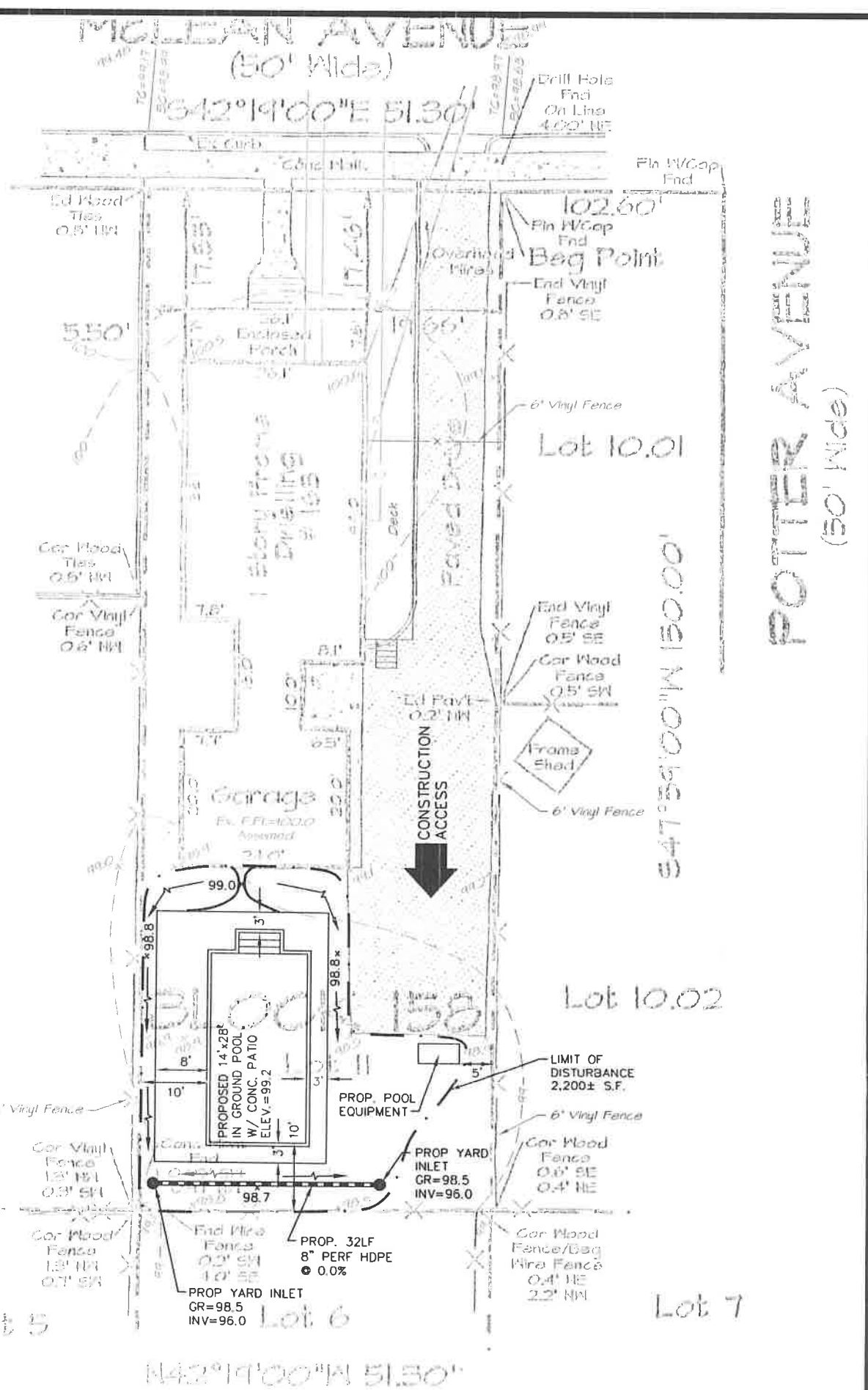
*Have there been any previous applications to the Planning Board concerning this property? _____
(Attach copy)

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

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

Kathleen Kelly
Signature of Applicant or Agent

7-17-23
Date



NOTES:

Property Owner: Kathleen Kelly
163 McLean Ave.
Manasquan, N.J. 08736

- Grading plan based on "Plan of Survey Made For Lot 11 in Block 158 (T.M.) Situated in Borough of Manasquan - Monmouth County, NJ" performed by Dowling Assoc. Inc. signed by Raymond Swiderski, NJPLS No. 18263 and dated 2/19/2008. Topography and partial survey update performed by RC Burdick & Assoc. by Mr. Stanley Hans Jr. NJPLS No. 29182 on 5/16/2023.
- Contractor to verify location of all utilities prior to start of construction. Utilities shown are per visual observation of physical features and/or mark outs and their location is approximate. The under signed professional are not responsible for the presence of underground utilities or structures if they are not visible or otherwise disclosed by any of the above data. Pool contractor shall utilize the serviced of CALL DIG (1-800-272-1000) to accurately locate utilities.
- Pool to be secured by minimum 4' fence with self latching and closing gates by property owner. Fence and all construction shall comply with the International Building Code and the International Residential Code, New Jersey Edition, including ANSI/NSPI-5 Standards for Residential In Ground Swimming Pools, current edition. Where adjacent fences are used to secure the pool the applicant shall take full responsibility for repair or replacement should they be damaged or removed and shall seek a variation for the fence where required.
- All electrical equipment must be located at least 10' from the swimming pool.
- The contractor shall protect all existing structures from damage and/or failure by acceptable methods as may be required per OSHA and other regulatory agencies. The Design Engineer accepts no responsibility for the safety or adequacy of the existing structures.
- The Design Engineer assumes no responsibility for pool construction in easements or required setback areas not shown on the survey provided to the Design Engineer. The pool contractor and property owner shall verify the pool layout and all dimensions prior to construction.
- Property owner responsible for all environmental permits. The determination of the presence or absence of wetlands, stream encroachment lines, buffer lines or easements not shown on the survey supplied by the Property Owner was outside of the scope of the project.
- By use of this Plan for the purpose of obtaining a Permit to construct, the Property Owner and Pool Company agree to the proposed pool location, concrete, operating equipment and grading associated with the proposed swimming pool.
- Minimum 1.0%, maximum 4:1 grading provided in area that is to be disturbed by pool construction. Concrete areas to be minimum 0.5% grade.
- Pool filter discharge to be by flexible hose or filter to be cartridge filter with no discharge.



SEEDING MIXTURES FOR HOME LAWNS
ALL SEED MUST BE INCORPORATED OR RAKED INTO THE SOIL

PLANT SPECIES	SEEDING RATE (POUNDS PER 1000 SQUARE FEET)
MIX #1 TALL FESCUE (TURF TYPE)	6.0
PERENNIAL RYEGRASS	0.5
KENTUCKY BLUEGRASS	0.5
TOTAL	7.0 POUNDS PER 1000 SQ.FT.
MIX #2 HARD FESCUE	3.0
(STRONG) CREEPING RED FESCUE	1.0
CHEWINGS FESCUE	1.0
PERENNIAL RYEGRASS	0.25
TOTAL	5.25 POUNDS PER 1000 SQ.FT.
MIX #3 HARD FESCUE	4.0
PERENNIAL RYEGRASS	1.0
KENTUCKY BLUEGRASS	1.0
TOTAL	6.0 POUNDS PER 1000 SQ.FT.

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

LEGEND

99.6	Exist. El. (ft.)
99.6x	Prop. El. (ft.)
99	Exist. Contour
99	Prop. Contour
→	Prop. Flow Arrow

No.	Date	Description	By

Lot 11 Block 158 Borough of Manasquan Monmouth County, NJ	Pool Plot Plan 163 McLean Avenue	DATE: 5/30/2023
R.C. BURDICK, P.E., P.P., P.C. CONSULTING ENGINEERS SURVEYORS PLANNING ENVIRONMENTAL PERMITTING		SCALE: 1' = 20'
1023 OCEAN ROAD POINT PLEASANT, NJ 08742 (732)892-5050 FAX (732)892-5888		JOB No. 23-1347
ROBERT C. BURDICK P.A. PROFESSIONAL ENGINEER #049541-E N.J. PROFESSIONAL ENGINEER #30929 N.J. PROFESSIONAL PLANNER #04383		SHEET 1 of 1