

MANASQUAN PLANNING BOARD MEETING AGENDA

APRIL 02, 2024 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on April 02, 2024 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=QUxNUjlGbkNLQS9TRVBIWHVtbUd3Zz09>

OR

Tel – 1-646 876 9923 US (New York)

Meeting ID: 824 329 9920

Passcode: 365120

PUBLIC MEETING

Salute to the Flag
Roll Call
Sunshine Law Announcement

OLD/NEW BUSINESS

1. Approval of Vouchers

RESOLUTION

2. #16-2024 Boz, James & Noreen - 583 Brielle Road - Block 182.01 Lot 20 - Application #02-2024

APPLICATION

3. #11-2023 Casazza, Carl - 372 Euclid Avenue - Block 115 Lot 8
4. #02-2024 Golden East - 87-99 Taylor Avenue - Block 61 Lot 40.01

OTHER BUSINESS

Comments from individual board members

5. Cancel April 16, 2024 Special Meeting
6. Planning Board Procedures - Discussion

ADJOURNMENT

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

JUN 21 2023

DPW _____ CONST _____
PD _____ OTHER _____

June 19, 2023

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

Re: Boro File No. MSPB-R2080
Variance – Casazza
Block 115, Lot 8
372 Euclid 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. Plot Plan, prepared by Joseph Kociuba, PE, dated September 1, 2020, last revised April 5, 2023.
2. Architectural Floor Plans and Elevations prepared by Eugene Cardone, RA, dated March 27, 2023.
3. Survey of Property, prepared by Ronald Post, PLC, dated June 4, 2020, last revised June 21, 2020.

The property is located in the R-1 Single-Family Residential Zone with frontage on Euclid Avenue. With this application, the applicant proposes to construct a new one story detached, accessory garage in the rear yard of the existing lot. The garage will be accessed by a new paver driveway which will be extended to the proposed garage. This application is deemed complete on June 19, 2023.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-1 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
2. The following bulk ('c') variance is required as part of this application:
 - a. A maximum building coverage of 25% is permitted, whereas a building coverage of 28.46% is proposed (23.21% exists).
3. The following non-conformities exist on Lot 8 and are not proposed to be modified as part of this application:

Re: Boro File No. MSPB-R2080
Variance – Casazza
Block 115, Lot 8

June 19, 2023
Sheet 2

- a. A minimum driveway setback of 1 foot is required, whereas a setback of 0 feet exists.
4. It does not appear there are any proposed substantial grading changes to the property, however the applicant should confirm that no fill will be imported or grading changes implemented that will affect neighboring properties.
5. The plans indicate that the existing shed is to be removed. I suggest this condition be included as part of any approval so that an additional variance for multiply accessory structures is not necessary.
6. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed garage does not increase the existing building coverage by more than 500 square feet. The existing recharge system for the dwelling is shown on the plan.
7. It appears that no trees will be removed as part of this application.
8. Any curb and sidewalk must be replaced along Euclid Avenue as necessary.
9. All necessary building permits must be obtained prior to construction.

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
Keith Henderson, esq
52 Abe Voorhees Drive, Manasquan, NJ 08736
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Carl Casazza
372 Euclid Avenue, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Carl Casazza

*Applicant's Address: 372 Euclid Avenue, Manasquan, NJ 08736

*Telephone Number: Home: _____ Cell: 201-618-3987

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

*Property Location: 372 Euclid Avenue

*Block: 115 Lot: 8

*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 3, 2023

Attach Zoning Permit Application

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

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? Yes

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

**Are there any Deed Restrictions, Easements, or Covenants affecting this property? Yes, See attached

(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

5/31/23
Date

06/2021

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

May 3, 2023

Keith Henderson, Esq.
52 Abe Voorhees Drive
PO Box 260
Manasquan, NJ 08736

Re: Block: 115 Lot: 8 Zone: R-1 Flood Zone: AE BFE: 9ft. DFE: 10ft.
Casazza – 372 Euclid Avenue

Dear Sir:

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

Remove the existing shed and construct a detached garage in the rear yard.

Survey prepared by Ronald Post on June 12, 2020. Revised plot plan prepared by Joseph Kociuba on April 5, 2023. Building plans prepared by Eugene Cardone on March 27, 2023.

Application denied for the following reason(s):

Section 35-9.4- Building Coverage – 25% Permitted
23.1% Existing
28.46% Proposed

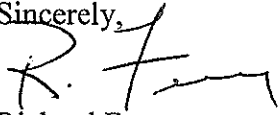
Section 35-7.7e – Requires that the outer edge of the driveway must be setback a minimum of 1ft. from the side property line.

Additional required documentation:

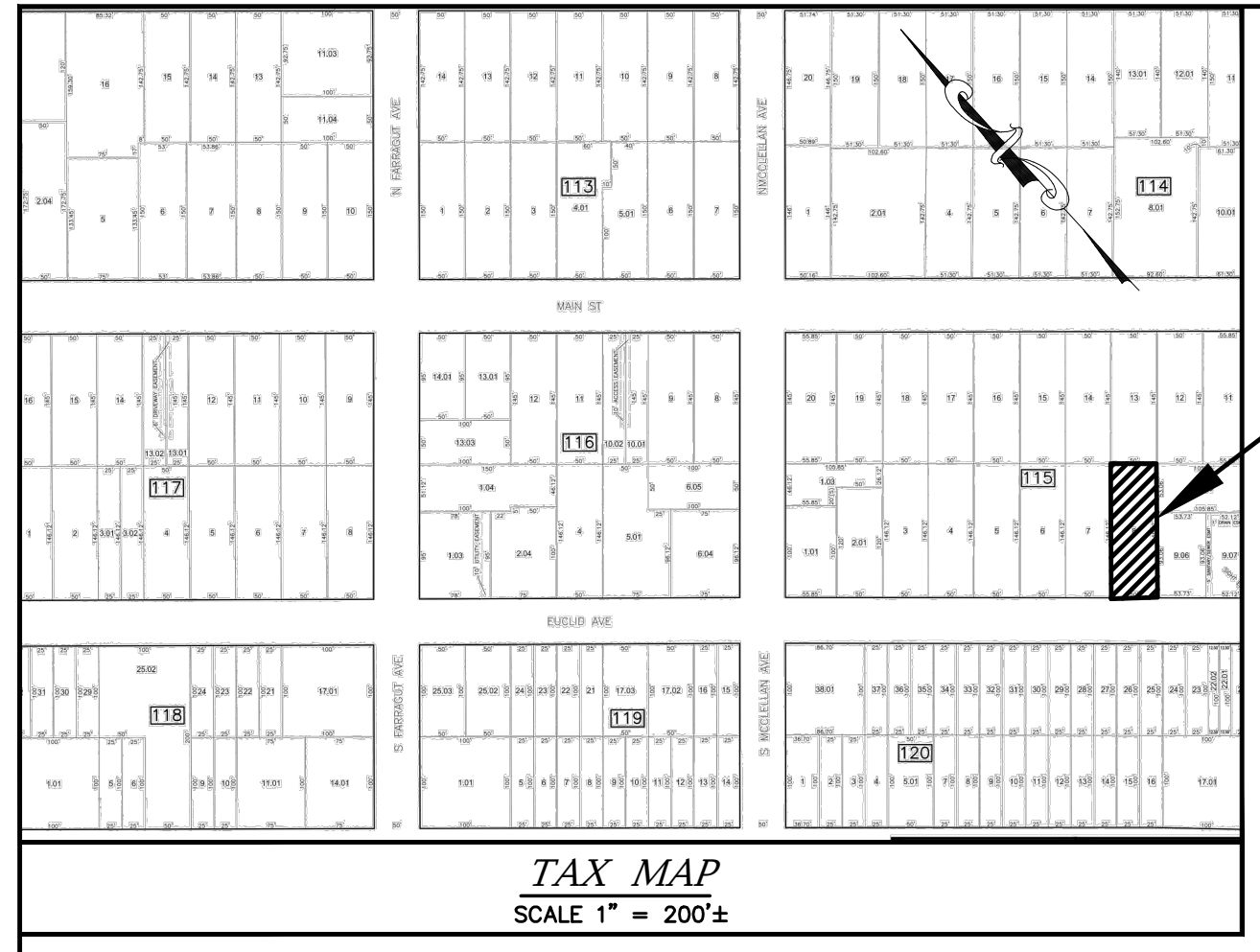
- Prior approval from the shade tree committee regarding any trees that are going to be removed as part of the project.

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 underline.

Richard Furey
Zoning/Code Enforcement Officer



PROJECT
LOCATION

GENERAL NOTES
 PROPERTY ID KNOWN AS BLOCK 115, LOT 8 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
 PROPERTY IS LOCATED IN THE R-1 ZONE AND CONTAINS A TOTAL OF 0.1677 ACRES (7,306 S.F.)
 APPLICANT: CARL CASAZZA
 566 FLOCK ROAD
 HAMILTON SQUARE, NJ 06690
 APPLICANT PROPOSES TO CONSTRUCT A DETACHED GARAGE.

DESCRIPTION	ZONE R-1	
	REQUIRED/PERMITTED	EXISTING
BUILDING USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	7,000 S.F.	7,306 S.F.
MIN. LOT FRONTAGE	50 FT.	50.00 FT.
FRONT YARD SETBACK	25 FT.	30.02 FT.
SIDE YARD SETBACK	5 FT.	5.97 FT.
REAR YARD SETBACK	35 FT.	61.07 FT.
ACCESS, SIDE YARD SETBACK (GARAGE)	5 FT.	N/A
ACCESS, REAR YARD SETBACK (GARAGE)	5 FT.	N/A
MAX ACCESS, BUILDING COVERAGE (GARAGE)	600 S.F.	N/A
ACCESS, SIDE YARD SETBACK	3 FT.	4.5 FT. (SHED)
ACCESS, REAR YARD SETBACK	3 FT.	11.1 FT. (SHED)
MAX ACCESS, BUILDING COVERAGE	100 S.F.	97 S.F. (SHED)
PRINCIPAL BUILDING COVERAGE	25 % (1,826.5 SF)	23.21 % (1,696 SF) ** 28.46 % (2,079 SF)
MAX. TOTAL IMPERVIOUS	35 % (2,557.1 SF)	31.06 % (2,269 SF)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	< 35 FT.
MAX. BLDG. HEIGHT (GARAGE)	15 FT.	N/A
MAX. BLDG. HEIGHT (SHED)	10 FT.	< 10 FT.

- * - INDICATES EXISTING NON-COMFORMITY
 ** - INDICATES VARIANCE REQUIRED
- PLAN NOTES**
 1. EXISTING PUBLIC SEWER & WATER LATERAL SERVICES TO REMAIN AND BE REUTILIZED.
 2. ELEVATIONS BASED ON 1988 N.A.V.D.
 3. PROPERTY IS LOCATED IN ZONE "AE" - ELEV. 9 PER FEMA EFFECTIVE MAP.
 4. THERE ARE NO EASEMENTS, DEDICATIONS, OR ENVIRONMENTAL CONSTRAINTS.
 5. ALL PERVIOUS PAVERS TO BE INSTALLED WITH SAND JOINTS AND COMPLY WITH TOWNSHIP REQUIREMENTS.

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY RONALD W. POST SURVEYING, INC., DATED 6/4/2020, REV. 6/12/2020.

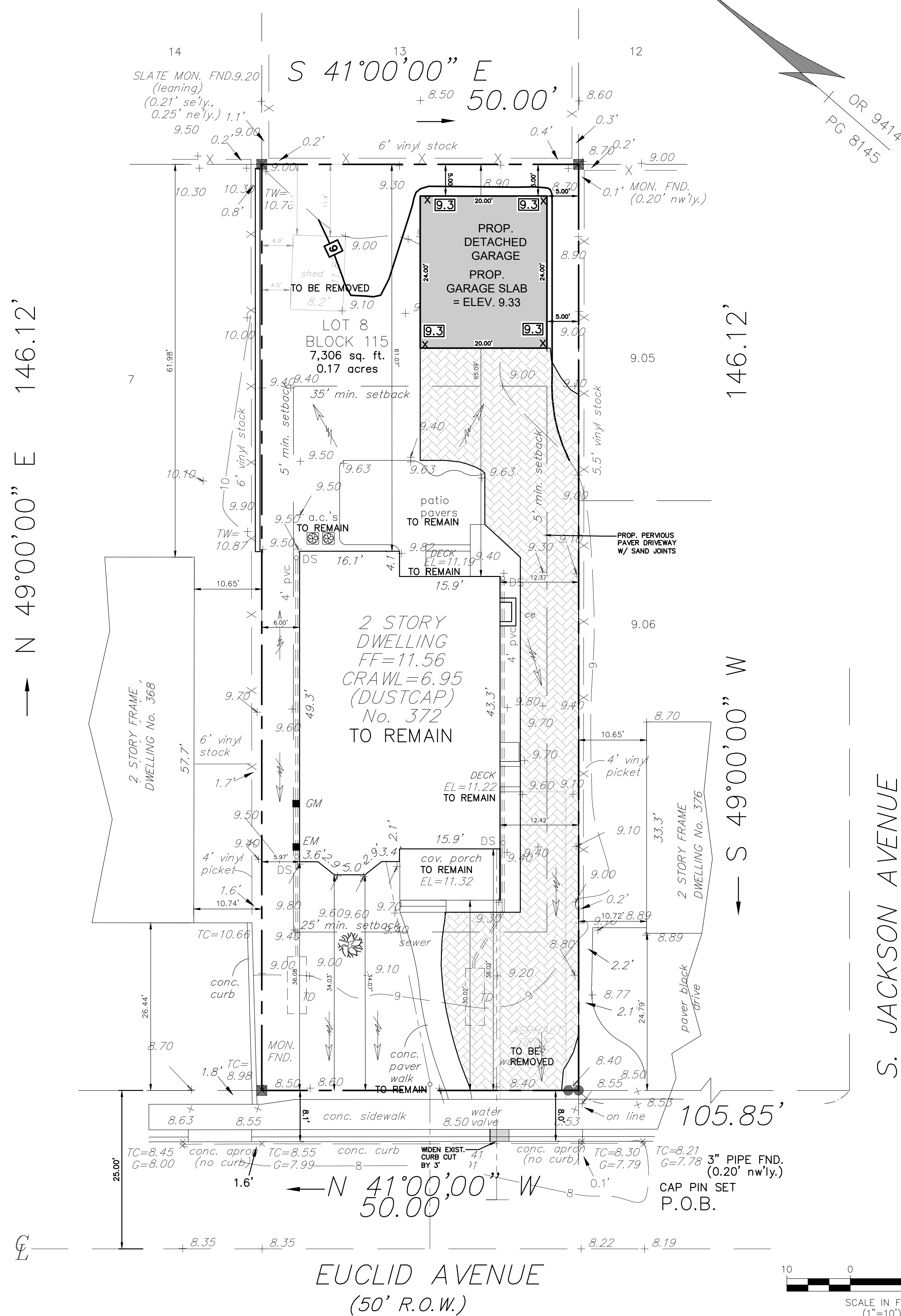
EXIST. BUILDING COVERAGE	
EXIST. DWELLING	1,470 S.F.
EXIST. COVERED FRONT PORCH	129 S.F.
EXIST. SHED	97 S.F.
EXIST. TOTAL BUILDING COVERAGE	1,696 S.F. 23.21%

EXIST. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	1696 S.F.
EXIST. STEPS	14 S.F.
EXIST. DRIVEWAY	491 S.F.
EXIST. SIDE PLATFORM, STEPS, & PAD	25 S.F.
EXIST. REAR PLATFORM & STEPS	35 S.F.
EXIST. A/C PADS	8 S.F.
EXIST. TOTAL ACCESS, BUILDING COVERAGE	2,269 S.F. 31.06%

PROP. BUILDING COVERAGE	
EXIST. DWELLING	1,470 S.F.
EXIST. COVERED FRONT PORCH	129 S.F.
PROP. DETACHED GARAGE	480 S.F.
PROP. TOTAL BUILDING COVERAGE	2,079 S.F. 28.46%

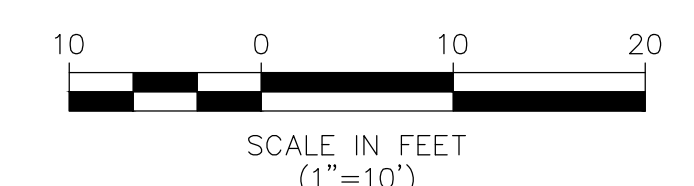
PROP. IMPERVIOUS COVERAGE	
PROP. BUILDING COVERAGE	2,079 S.F.
EXIST. STEPS	14 S.F.
PROP. DRIVEWAY = 1,712 S.F. (NOT COUNTED)	0 S.F.
PROP. GARAGE WALKWAY	27 S.F.
EXIST. SIDE PLATFORM, STEPS, & PAD	25 S.F.
EXIST. REAR PLATFORM & STEPS	35 S.F.
EXIST. A/C PADS	8 S.F.
PROP. TOTAL ACCESS, BUILDING COVERAGE	2,188 S.F. 29.95%

PROPOSED GARAGE HEIGHT CALCULATIONS
 TOP OF CURB = 8.41 N.A.V.D.
 PROP. GARAGE SLAB = 9.33
 PROP. ROOF PEAK = 15.0 (FROM TOP OF CURB) + 8.41 = 23.41 N.A.V.D.
 PROP. BUILDING HEIGHT = 23.41 - 8.41 = 15.00 FT.



S. JACKSON AVENUE
(50' R.O.W.)

EUCLID AVENUE
(50' R.O.W.)



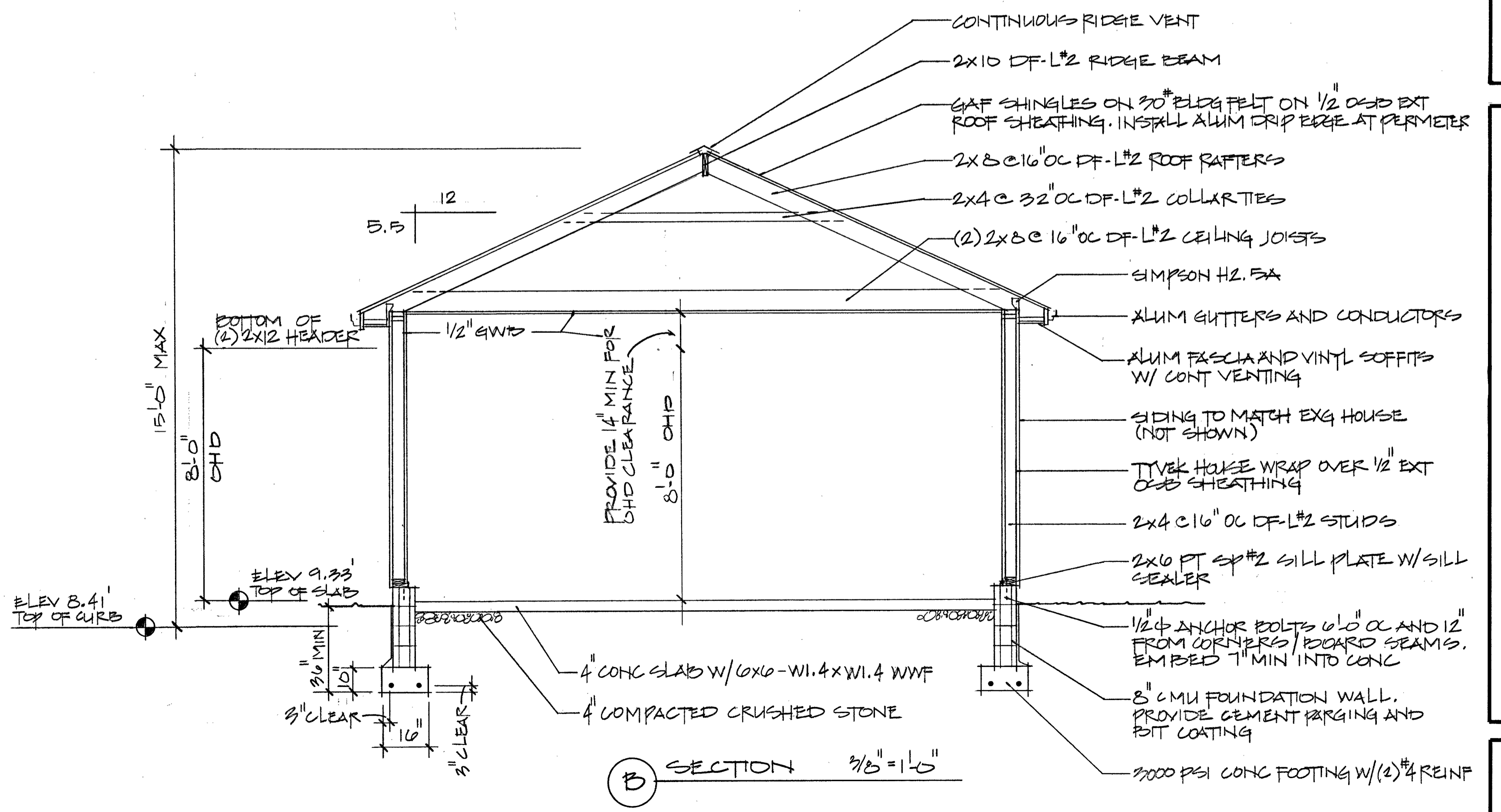
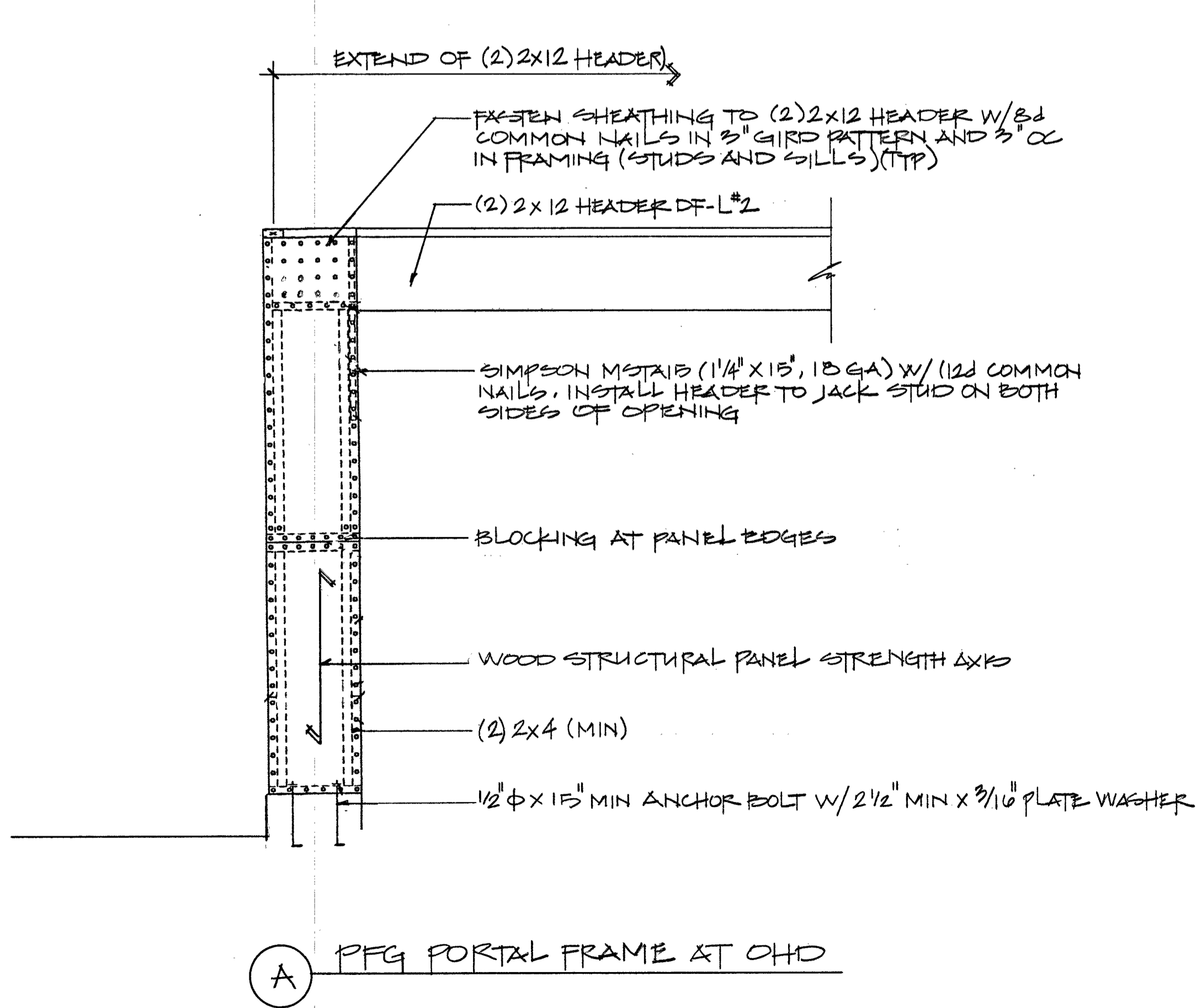
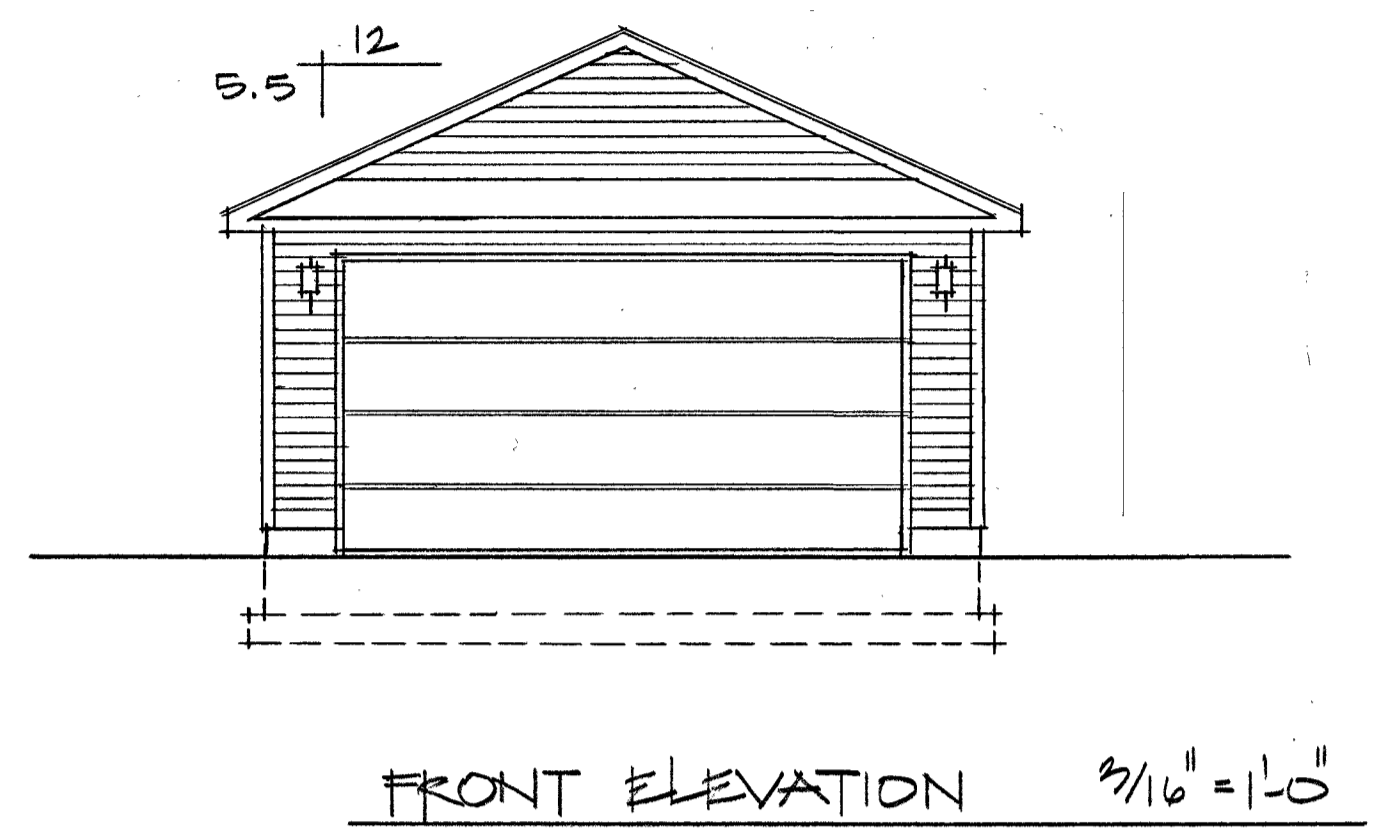
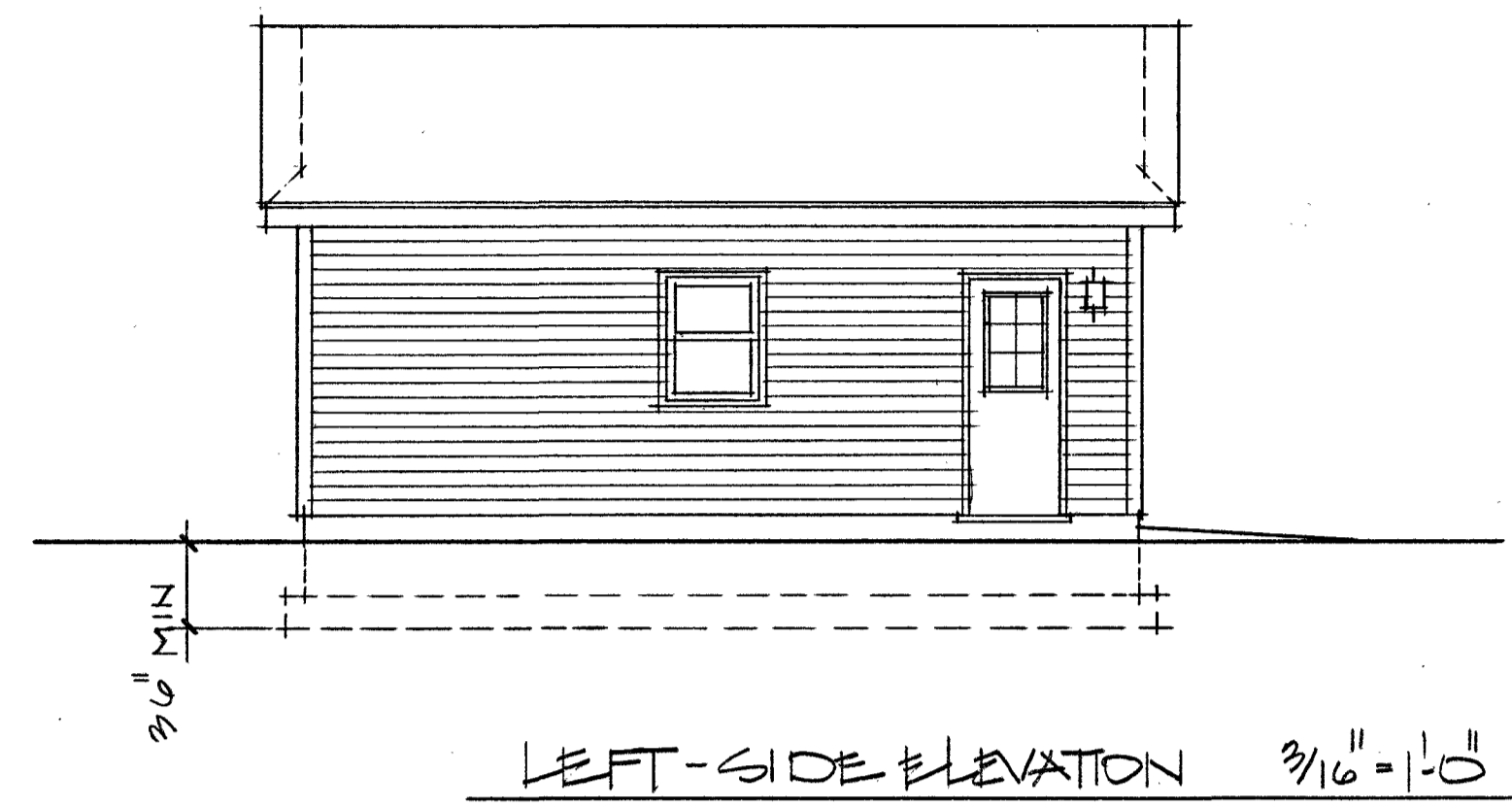
<p>2. 4/5/2023 REVISED PER CLIENTS REQUEST</p> <p>1. 2/6/2023 REVISED PER CLIENTS REQUEST</p>		
REV. NO.	DATE	DESCRIPTION
PLOT PLAN		
<p>372 EUCLID AVENUE BLOCK 115 - LOT 8 FOR CARL CASAZZA</p>		
<p>BOROUGH OF MANASQUAN OCEAN COUNTY, NEW JERSEY</p>		
	<p>2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08738 P: (732)722.8555 F: (732)722.8557 KBAengineers.com Plans@KBAengineers.com Certificate of Authority No.: 24GA28220500</p>	
	DRN CEA	CHK JKK
<p>PROJECT NO. 2020-130</p>		
<p>SCALE AS SHOWN</p>		
<p>DATE 9/1/2020</p>		
<p>SHEET 1 OF 1</p>		
<p>JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850</p>		

DATE
3/27/23

Eugene R. Cardone, Jr., RA
 Architect
 Business his common law copyright
 And other property rights in these
 plans, unless and designs. These
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 assigned to any third party, without
 Eugene R. Cardone, Jr., RA

Eugene R. Cardone, Jr., RA
 NY 02947
 PA 820651
 NCARB

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)	3-16d	3-40d	EACH LAP (UON)
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)	3-16d	3-40d	EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)	2-8d	3-10d	PER TIE (UON)
BLOCKING BOARD TO RAFTER (TOE NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d	2-16d	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE NAILED)	2-16d	2-16d	24" OC
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	2-40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING (FACE NAILED)	2-16d	2-16d	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER-TOE-NAILED	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM (TOE-NAILED)	3-16d	4-16d	EACH JOIST (UON)
JOIST ON LEDGER TO BEAM (END-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (END-NAILED)	2-16d	3-16d	PER FOOT
ROOF SHEATHING			
OSB SHEATHING 7/16"	8d	10d	4" OC AT PANEL EDGE
	8d	10d	4" OC FIELD
CEILING SHEATHING			
GYPSUM WALLBOARD - 3/8", 1/2" OR 5/8"	6d COOLERS	6d COOLERS	4" OC EDGE / 4" OC FIELD
- 3/8", 1/2" OR 5/8"	SCREWS(S-W)	SCREWS(S-W)	4" OC EDGE / 4" OC FIELD
WALL SHEATHING			
OSB SHEATHING - 7/16" (EXTERIOR WALL)	8d	10d	3" OC EDGE / 4" OC FIELD
GYPSUM WALLBOARD - 3/8", 1/2" OR 5/8" (INTERIOR)	6d COOLERS	6d COOLERS	7" OC EDGE & FIELD
- 3/8", 1/2" OR 5/8" (INTERIOR)	SCREWS(S-W)	SCREWS(S-W)	7" OC EDGE & FIELD



NEW GARAGE TO THE RESIDENCE OF
CARL CASAZZA
 372 EUCLID AVENUE
 BOROUGH OF MANASQUAN, OCEAN COUNTY, NEW JERSEY
 BLOCK 115, LOT 8

eugene raymond cardone - architect
 17 donlonton circle, chesterfield, new jersey 08515
 609.439.2783

Countersigned:

Authorized Officer or Agent - City and State

AGENT'S COPY

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
3121										547.00										105.00										REISSUE TRAN										REISSUE LIABILITY										REMIT BASE																																								
A-29018										53000										77.00										47000										10.10.00										CODE 2										AMOUNT 1										SIMULTANEOUS POLICY																				

AGENT NUMBER

Schedule A

File Number: **TA-12,554** Policy Number: **ARE-3038307** Amount \$ **156,000.00**
 Policy Date: **March 18, 1992** at



The Policy Amount will automatically increase by 10% of the amount shown above on each of the first five anniversaries of the Policy Date.

1. Name of Insured:

**MARK DeSOMMA AND COLLEEN DeSOMMA,
HIS WIFE**

2. Your interest in the land covered by this Policy is: Fee Simple

DEED: Marguerite Flannery Huebner, unmarried, to the INSURED, dated March 6, 1992 and recorded March 18, 1992 in Deed Book 5128 Page 104.

3. The land referred to in this Policy is described ~~xxxxxxx~~ in Deed Book 5128 Page 104.

Schedule B

TA-12,554,ARE-3038307

EXCEPTIONS

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Any facts about the land which a correct survey would disclose and which are not shown by the public record.
2. Subject to lien of taxes for the year of 1992.

NOTE: Real estate taxes are paid through the 2nd quarter of 1992.

3. Easements, or claims of easements, not shown by the public record.
4. MORTGAGE: Mark DeSomma and Colleen DeSomma, his wife, to The Howard Savings Bank, dated March 6, 1992 and recorded March 18, 1992 in Mortgage Book 5075 Page 830.

SECURES: \$140,400.00.

5. Subject to restrictions contained in Deed Book 1047 Page 392.

NOTE: A violation will not cause a forfeiture or reversion of title.

NOTE: See Arbitration Endorsement Attached Hereto.

NOTE: See Survey Endorsement Attached Hereto.

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DAVID VANDERVEER PERRINE ET UX.)
 T O)
 O T T O M. P E T E R S O N)

THIS INDENTURE, Made the First day of
 November in the year of Our Lord One
 Thousand Nine Hundred and Sixteen;

BETWEEN DAVID VANDERVEER PERRINE
 and ELIZABETH W. PERRINE, his wife, of the Town of Freehold in the County of Monmouth
 and State of New Jersey of the First Part;

AND OTTO M. PETERSON of the Borough of Manasquan in the County of Monmouth
 and State of New Jersey of the Second Part;

WITNESSETH, That the said party of the first part, for and in consider-
 ation of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS money of the United States of Amer-
 ica, to them in hand well and truly paid by the said party of the second part, at or
 before the sealing and delivery of these presents, the receipt whereof is hereby acknow-
 ledged, and the said party of the first part, therewith fully satisfied, contented and
 paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and
 confirmed, and by these presents do give, grant, bargain, sell, alien, release, enfeoff
 convey and confirm to the said party of the second part, and to his heirs and assigns
 forever;

ALL those certain lots, tracts or parcels of land and premises, hereinaf-
 ter particularly described, situate, lying and being in the Borough of Manasquan in the
 County of Monmouth and State of New Jersey.

BRING LOTS NOS. 13 & 8 in Block No. 2 on a map entitled "Map No. 2 Plan of
 Lands of D. V. Perrine, Manasquan, N. J. Surveyed June 1916, W. K. Potter, Surveyor,
 Manasquan."

BEGINNING at a point in the southerly side of East Main Street, said point
 being distant one hundred and fifty-five feet and eighty-five hundredths of a foot west-
 erly from a point in the southerly side of East Main Street where the westerly side of
 Jackson Avenue intersects the same; (1) bound along the Easterly side of Lots Nos. 14 &
 7, Block No. 2 in a Southerly direction two hundred and ninety one and twelve hundred-
 ths feet to a point, in the Northerly line of Euclid Avenue, a corner to Lot No. 7 Block
 No. 2; thence (2) bound along the Northerly line of Euclid Avenue in an Easterly dir-
 ection fifty feet to a point corner to Lot No. 9 Block No. 2; thence (3) bound along the
 Westerly side of Lots Nos. 9 & 12 Block No. 2 in a Northerly direction two hundred and
 ninety-one feet and twelve hundredths of a foot to a point in the Southerly side of East
 Main Street, corner to Lot No. 12; thence (4) bound along the Southerly side of East
 Main Street in a Westerly direction fifty feet to the BEGINNING.

BRING a part of the same premises conveyed to D. V. Perrine by George
 Bailey et als by deed dated August 9, 1909 and recorded at Freehold in Book 856 of
 Deeds page 234 etc.

The party of the second part, his heirs and assigns, covenants to and with
 the party of the first part, that he or they, the party of the second part, will not
 erect upon the above described lots any building within thirty feet of the inside side-
 walk line of East Main Street or within twenty feet of the inside sidewalk line of Eu-
 clid Avenue.

That said premises shall never be used for the sale of any intoxicating
 liquors or for any manufacturing purposes whatsoever. That no pig pen, public laundry,
 livery stable, meat or fish market, shall ever be erected or maintained thereon.

DB 1047-39A
 REC'D 8-4-1917
 392

These covenants and restrictions shall run with the land.

These premises are sold and conveyed subject to a lease which expires April 1, 1917.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges and advantages, with the appurtenances to the same belonging or in anywise appertaining:

ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever:

AND the said DAVID VANDERVEER PERRINE, does for himself, his heirs, executors and administrators covenant and grant to and with the said party of the second part, his heirs and assigns, that he the said DAVID VANDERVEER PERRINE, is the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever.

AND ALSO, that the said party of the first part now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid:

AND ALSO, that he, the said David Vanderveer Perrine, will WARRANT, secure and forever defend the said land and premises unto the said Otto M. Peterson, his heirs and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered) David Vanderveer Perrine (L.S.)
in the presence of) Elizabeth W. Perrine (L.S.)

Edward Gale Forman.

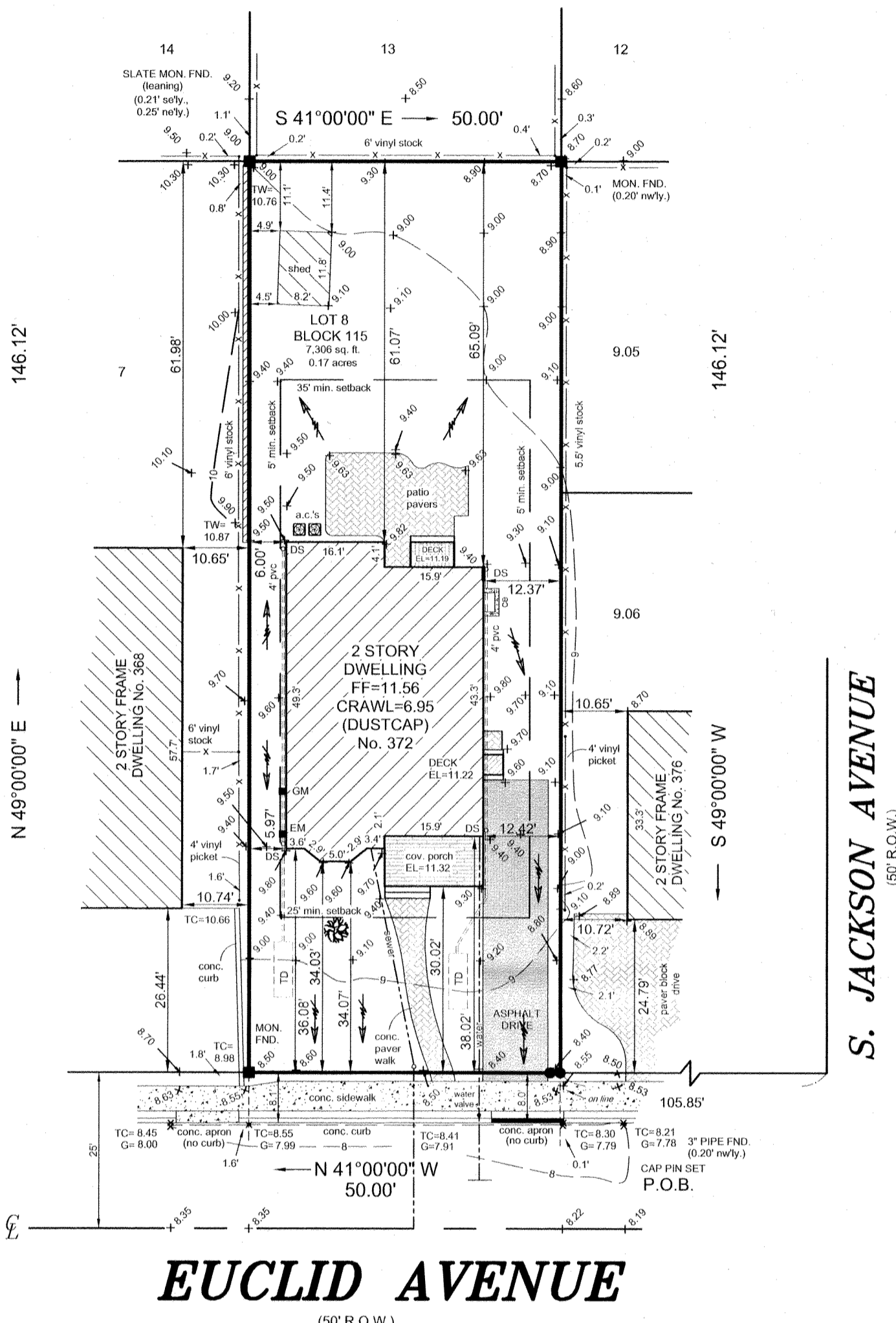
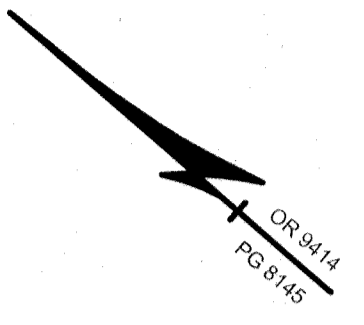
STATE OF NEW JERSEY) BE IT REMEMBERED, That on this First day of November in the
COUNTY OF MONMOUTH) SS: year of our Lord One Thousand Nine Hundred and Sixteen, before me, a Master in Chancery of said State, personally appeared DAVID VANDERVEER PERRINE and ELIZABETH W. PERRINE, his wife, who, I am satisfied are the grantors mentioned in the within Indenture, and to whom I first made known the contents thereof, and thereupon, they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed; And the said Elizabeth W. Perrine, being by me privately examined, separate and apart from her husband, acknowledged that she signed, sealed and delivered the same as her voluntary act and deed, FREELY, without any fear, threats or compulsion of her said husband.

Edward Gale Forman
Master in Chancery of New Jersey.

Received and recorded A U U S T 4th. A. D. 1917, at 8 A. M.

Com'd.

Joseph McDermatt, Clerk.

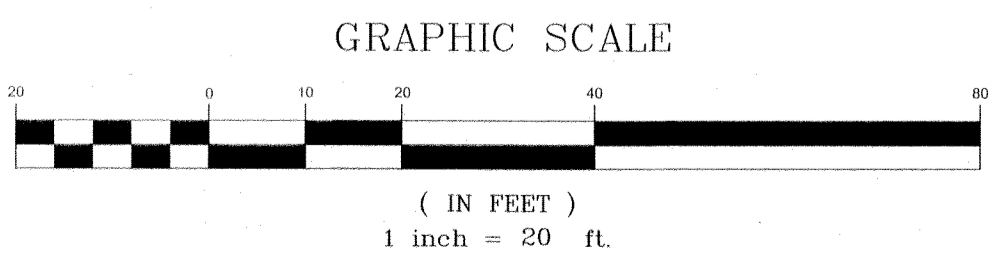


- NOTES:
1. BEING KNOWN AS LOT 8 IN BLOCK 115 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.
 2. THE PREMISES ARE COMMONLY KNOWN AS 372 EUCLID AVENUE, MANASQUAN, NEW JERSEY.
 3. CORNER MARKER WAIVER OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(d)
 4. ELEVATIONS BASED ON 1988 N.A.V.D. G.P.S.

THIS SURVEY IS CERTIFIED TO HAVE BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF LAND SURVEYING PROFESSION AS SET FORTH IN N.J.A.C. 13:40-5.1 AND AS PRACTICED IN THE STATE OF NEW JERSEY. IT IS ONLY CERTIFIED TO:

- CARL CASAZZA AND LAURIE CASAZZA

NO.	DATE	DESCRIPTION	BY
1.	6-12-2020	CORNER MARKERS	S.E.M.



RWP Ronald W. Post Surveying, Inc.
 Professional Land Surveying and Planning
 1792 Hinds Road, Toms River, NJ, 08753
 Phone: (732)-255-9050 Fax: (732)-255-9196

Ronald W. Post
 Professional Land Surveyor N.J. Lic. 28534
 Professional Planner N.J. Lic. 02940
 Certificate of Authorization No. 243A27969400

Carl M. Post 6-12-2020

SURVEY OF PROPERTY W/TOPOGRAPHY
 372 EUCLID AVENUE
 LOT 8 BLOCK 115
 TAX MAP SHEET No. 20
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

Scale	Dr.	Chk.	Date	Job No.
1"=20'	S.E.M.	RWP	6-4-2020	200226

V:\2015\2020\2020\2020\2020\2020.rvt 6/12/2020 10:00:44 AM jmanila One PlotView 385.sxd 1:20

B.O.A. RECEIVED
M&G _____ FPM _____
CLERK _____ CFO _____

FEB 23 2024

DPW _____ CONST _____
PD _____ OTHER _____

February 22, 2024

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

Re: Boro File No. MSPB-R2190
Site Plan – Golden East of Manasquan LLC
Block 61, Lots 13.01 & 40.01
87-99 Taylor Avenue
B-3 - Business 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. Preliminary and Final Major Site Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated July 17, 2023, last revised January 4, 2024.
2. Architectural Floorplans and Elevations prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated October 17, 2023.
3. Topographic Survey Map prepared by John Lord, PLS, dated December 29, 2022.

The property is located in the B-3 - Business Zone with frontage on Taylor Avenue. With this application, the applicant is proposing to remove the existing dwelling (87 Taylor Avenue) and construct a new mixed-use building with retail space on the first floor and a residential unit on the second floor. A second-floor addition is also proposed on 99 Taylor Avenue over the existing rear first floor area which will contain two residential units. Parking lot modifications and other site improvements are also proposed. The application is deemed complete as of February 22, 2024.

The following are our comments and recommendations regarding this application:

Zoning

1. The property is located in the B-3 – Business Zone. The proposed retail use with second story apartments is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:

Lot 40.01

- a. A maximum lot coverage of 60% is permitted, whereas a coverage of 83.1% is proposed (80.95% exists).

Re: Boro File No. MSPB-R2190
 Site Plan – Golden East of Manasquan LLC
 Block 61, Lots 13.01 & 40.01

February 22, 2024
 Sheet 2

87 Taylor Avenue

- b. A minimum front yard setback of 25 feet is required, whereas a setback of 11 feet is proposed.
 - c. A minimum side yard setback of 10 feet is required, whereas a setback of 8.43 feet is proposed (south).
 - d. A minimum mechanical side yard setback of 5 feet is required, whereas a setback of 4.4 feet is proposed to the air conditioning units.
3. The following non-conformities exist on Lots 13.01 & 40.01 and are not proposed to be modified as part of this application:

99 Taylor Avenue

- a. A minimum front yard setback of 25 feet is required, whereas a setback of 15.6 feet exists.
- b. A minimum side yard setback of 10 feet is required, whereas a setback of 7.6 feet exists (north).

109 Taylor Avenue

- c. A minimum side yard setback of 10 feet is required, whereas a setback of 3.9 feet exists (south).

Lot 13.01

- d. A maximum lot coverage of 60% is permitted, whereas a coverage of 85.25% exists.
 - e. A minimum parking aisle width of 24 feet is required, whereas aisle widths of approximately 16 feet and 17 feet exist.
 - f. A minimum parking lot setback of 4 feet is required, whereas a setback of approximately 2 feet exists (north).
4. The applicant should be prepared to explain how the storage requirement and outdoor living space requirement will be met for each residential unit. It appears that the storage areas may be proposed, however it does not appear that the outdoor spaces are proposed which may require additional variances.
5. The proposed plan provides 69 total parking stalls, where 67 are required. The entire plaza has been viewed as one site for the parking count, not as two lots. I have no objection to the site being viewed as one entity as it currently functions as one plaza with multiple buildings and the parking is evenly spread through the site. The applicant should indicate if any parking stalls will be dedicated to the residential units and will be marked as such.


Re: Boro File No. MSPB-R2190
Site Plan – Golden East of Manasquan LLC
Block 61, Lots 13.01 & 40.01

February 22, 2024
Sheet 3

6. The limits of the proposed paving for the revised parking areas must be shown on the plan. The limits of pavement repair for the new curb must also be shown.
7. The proposed utility connections for the new building must be shown on the plan, including their connection to the existing mains and their impact on the roadway. A permit from the NJDOT may be required if there is construction within the state right-of-way.
8. The applicant should explain the proposed trash storage and collection methods for the proposed apartment uses. It is anticipated that the apartments may utilize the existing dumpster locations on site.
9. There is an increase in impervious coverage proposed on Lot 40.01 which will contain the new building. In an effort to reduce the stormwater impact I recommend the applicant provide a recharge system or other method of addressing this increase for the new building to recharge the roof runoff to the greatest extent possible.
10. Grades must be provided along the accessible route from the accessible parking stall to the entrance of the proposed building to demonstrate compliance with the handicap accessibility requirements.
11. Additional lighting, potentially building mounted lighting, should be included to provide 0.5 footcandles throughout the parking area. All site lighting must be shielded so that the luminaires are not visible from the roadway or adjacent properties.
12. A landscaping plan for the proposed building must be provided.
13. No trees are to be removed as part of the application.
14. Any Borough sidewalk damaged during construction must be replaced as necessary.
15. 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

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-R2190
Site Plan – Golden East of Manasquan LLC
Block 61, Lots 13.01 & 40.01

February 22, 2024
Sheet 4

cc: George McGill, esq., Planning Board Attorney
Timothy Middleton, esq.
2517 Highway 35, Building K, Suite 101, Manasquan, NJ 08736
Joseph Kociuba, PE, PP
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Golden East of Manasquan LLC
6 Sherwood Drive, Brielle, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: TONG ZHANG - GOLDEN EAST OF MANASQUAN LLC

*Applicant's Address: 6 SHERWOOD DRIVE, BRIELLE, NEW JERSEY 08736

*Telephone Number: Home: _____ Cell: 732-233-5933

*e-mail Address: Please send emails to - middletonlaw2517@gmail.com

*Property Location: 87-99 Taylor Ave

*Block: 13.01 & 40.01 Lot: 13.01 & 40.01

*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: 11/20/2023

Attach Zoning Permit Application

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

*Is the Applicant the Landowner? yes

*Does the Applicant own any adjoining land? _____

*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? n/a

(Attach copy)

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

Timothy B. Middleton
Signature of Applicant or Agent

10/2023

Timothy B Middleton, Esq
Attorney for Applicant

2/1/2024
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

Item 4.

November 20, 2023

Tong Zhang
6 Sherwood Drive
Brielle, NJ 08730

Re: Block: 61 Lot: 40.03 Zone: B-3
87 – 99 Taylor Avenue

Dear Sir:

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

87 Taylor Avenue - Remove the existing single family dwelling and construct a new two story mixed use building. Retail on first floor, single family dwelling unit on second floor.

99 Taylor Avenue – Construct a second floor addition over the existing building footprint with two dwelling units on the second floor.

Survey prepared by John Lord on December 29, 2022. Site plan prepared by Joseph Kociuba on July 17, 2023. Building height certification prepared by John Lord on December 29, 2022. Conceptual plan for 87 Taylor Avenue prepared by Brian Berzinskis on October 17, 2023. Conceptual plans for 99 Taylor Avenue prepared by Brian Berzinskis on July 31, 2023.

Application denied for the following reason(s):

Section 35-18.3 – Requires Planning Board approval for the proposed project.

Site:

Section 35-9.4 – Lot Coverage – 60% Permitted
83.1% Proposed

Section 35-7.8 – Prohibits locating any mechanical equipment in the required 5ft. side setback area.

Section 35-13.2 – Parking (Aisle Width) – 24ft. Required
1 @ 16ft.
1 @ 17ft.

“ - Parking lot Setback (Lot – 13.01) – 4ft. Required
2ft. Existing – Lot 12.01

87 Taylor Avenue:

Section 35-9.4 - Front Setback – 25ft. Required
11ft. Proposed

“ - Side Setback (Left) – 10ft. Required
8.43ft. Proposed

99 Taylor Avenue:

Section 35-9.4 – Front Setback – 25ft. Required
15.6ft. Existing

“ - Side Setback (Right) – 10ft. Required
7.6ft Existing

109 Taylor Avenue:

Section 35-9.4 – Side Setback (Left) – 10ft. Required
3.9ft. Existing

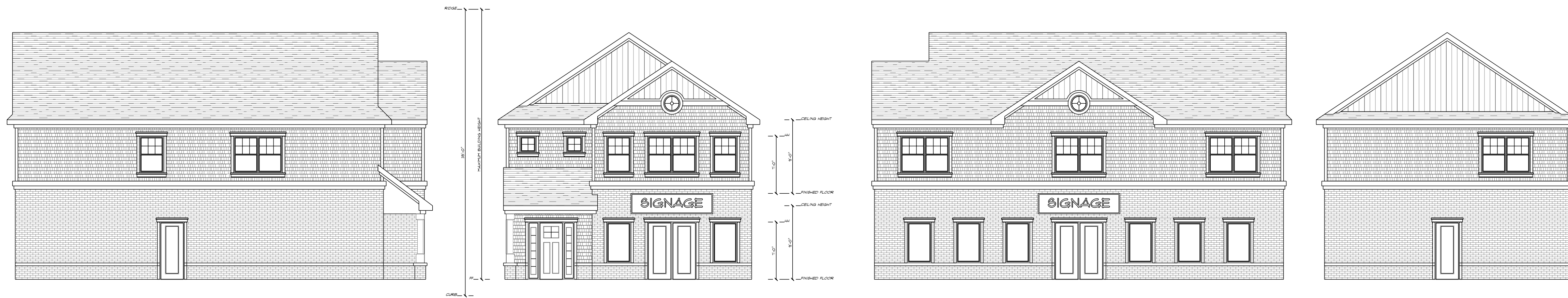
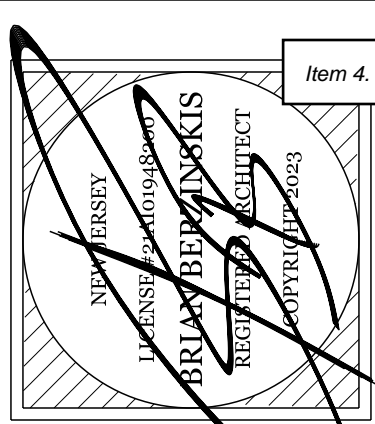
“ - Lot Coverage - 60% Permitted
85.25% Existing

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

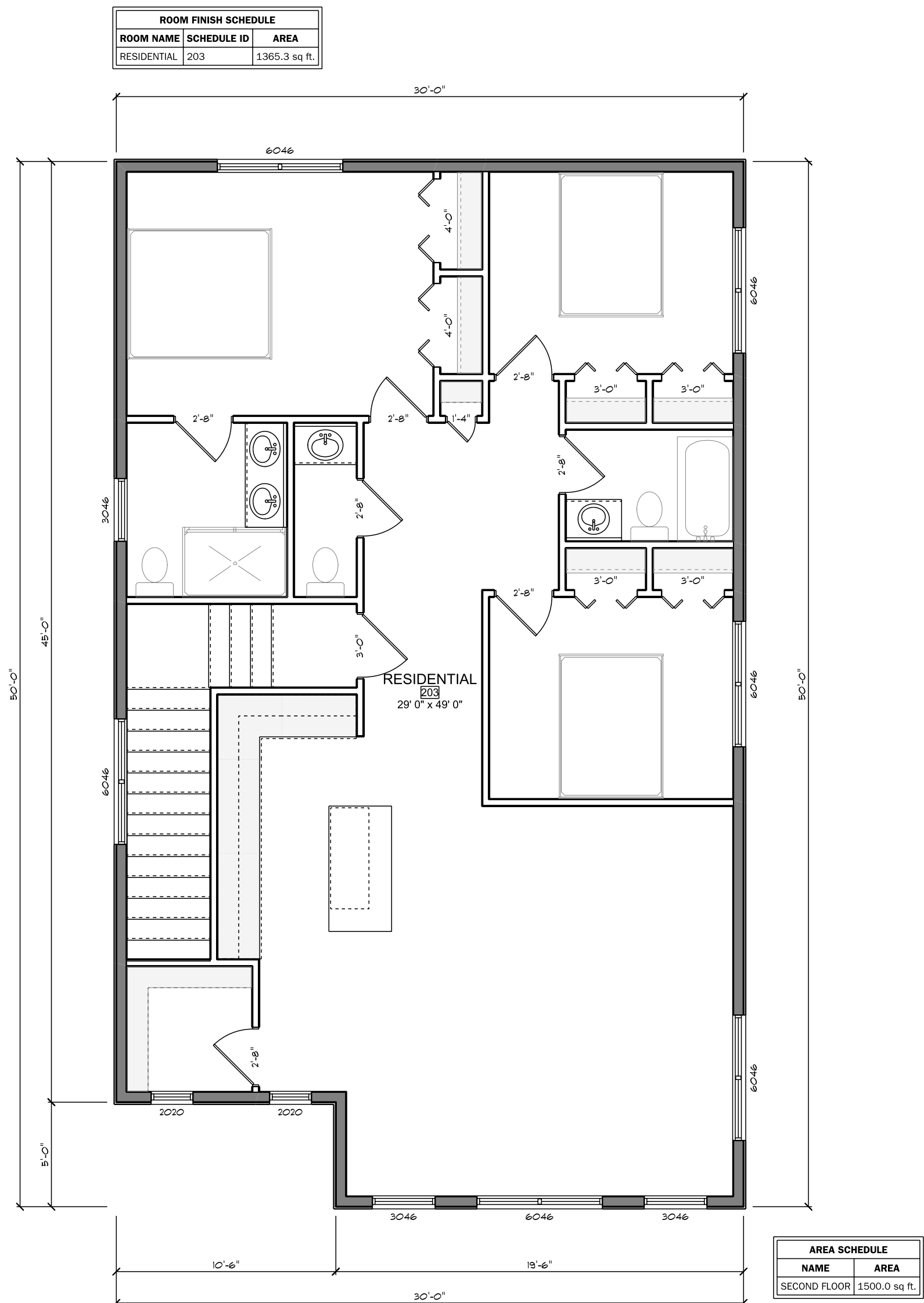
Sincerely,



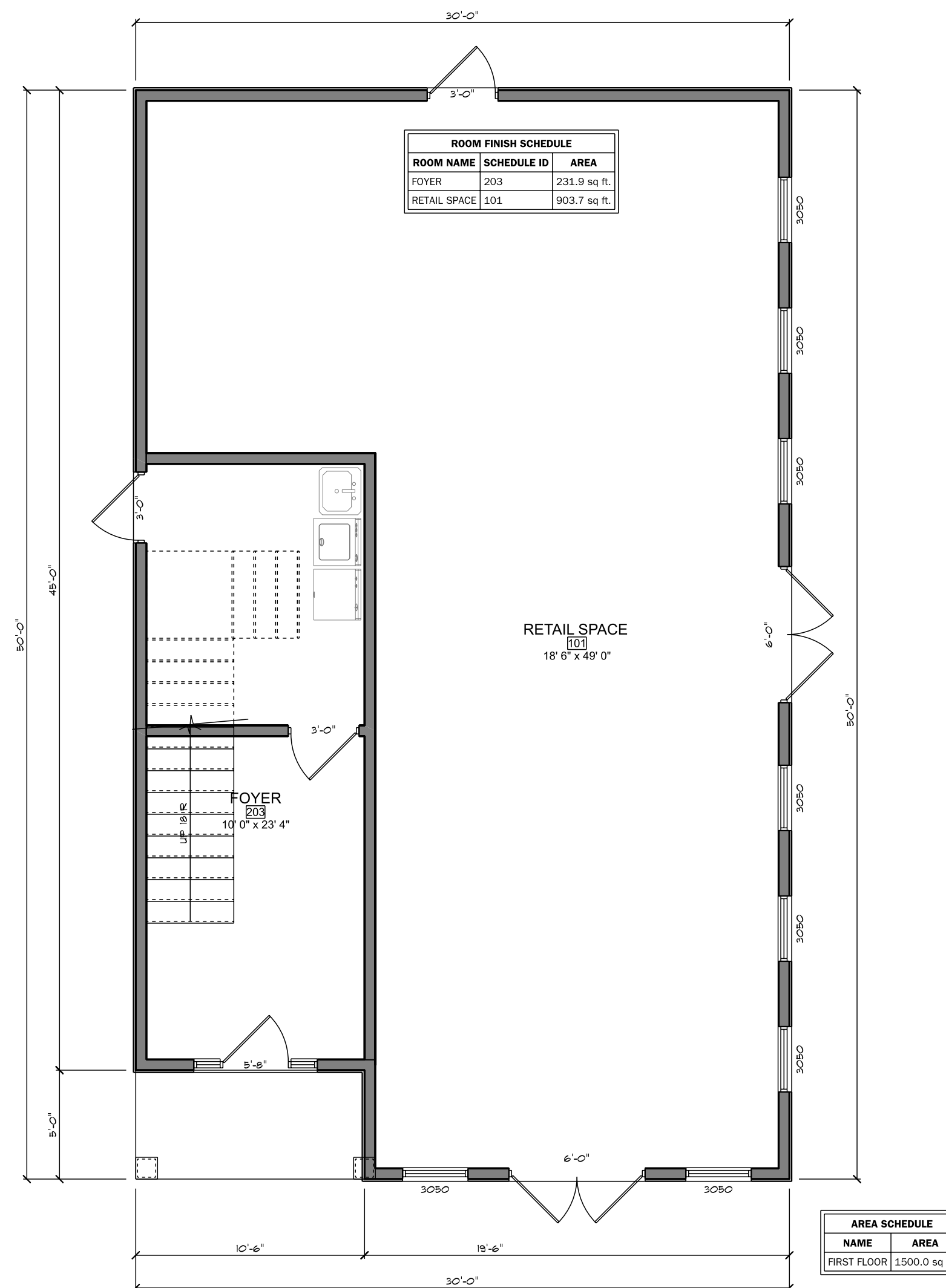
Richard Furey
Zoning/Code Enforcement Officer



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



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



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

PROJECT FOR:

GOLDEN EAST OF MANASQUAN, LLC

87-99 TAYLOR AVE

Project Number
CN#008-08-010

MANASQUAN
NEW JERSEY

Block: 61
Lot: 40.01

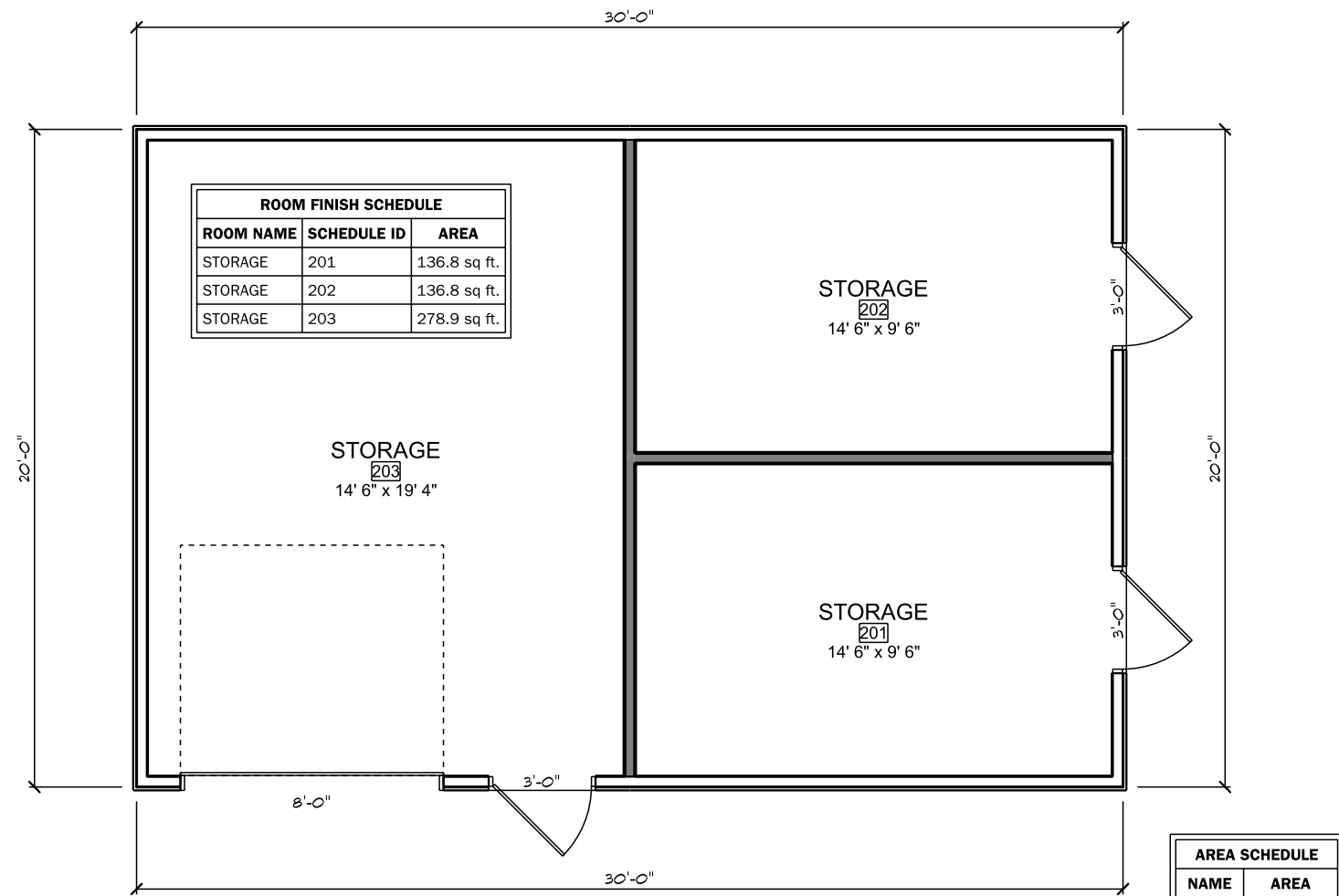
BY
BB

DATE
10/17/2023

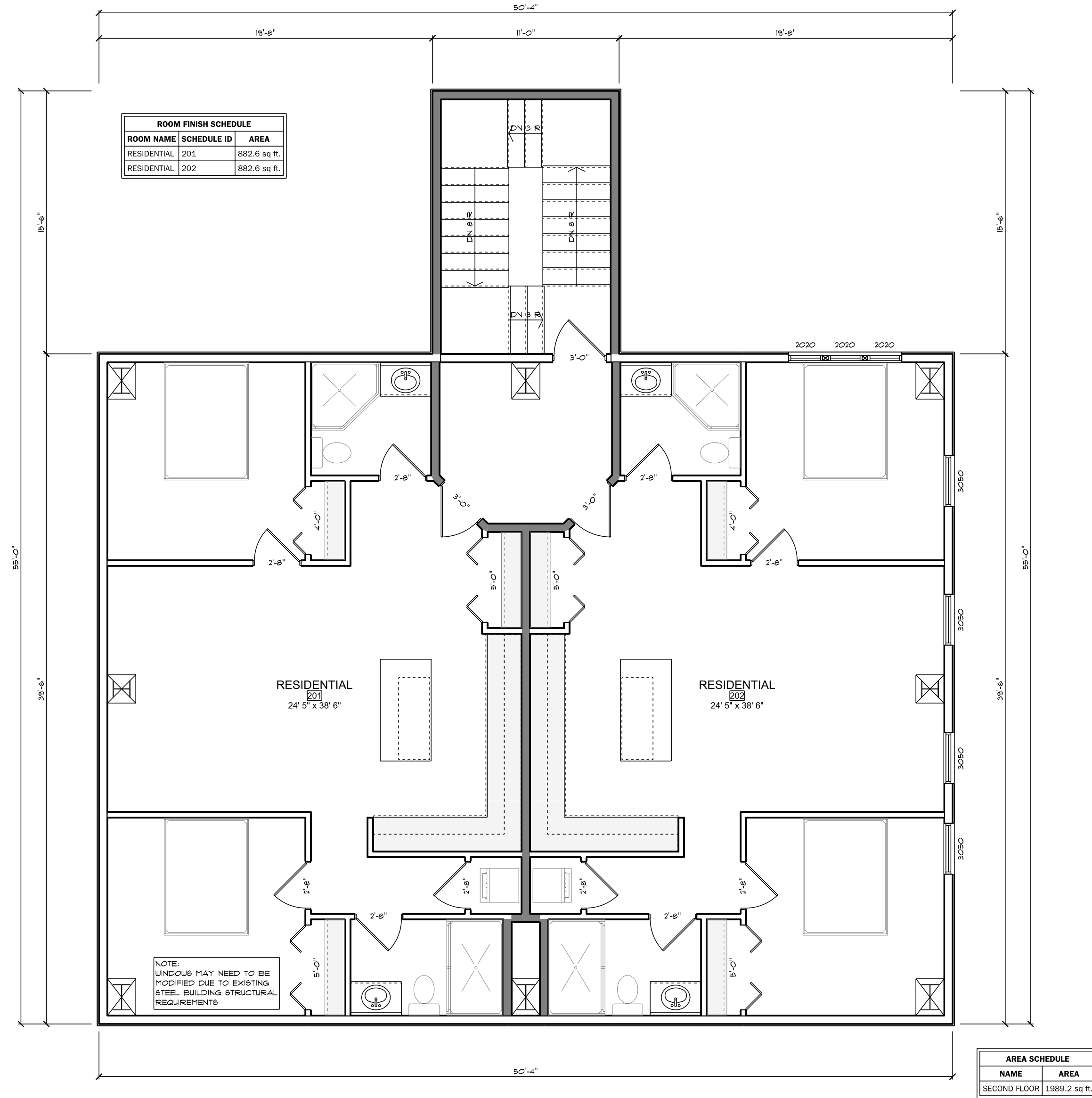
Grasso Design Group
design@grassodg.com
231 Highway 71
Manasquan
New Jersey
Phone: 732-528-5850
Fax: 732-528-9067
http://www.grassodg.com



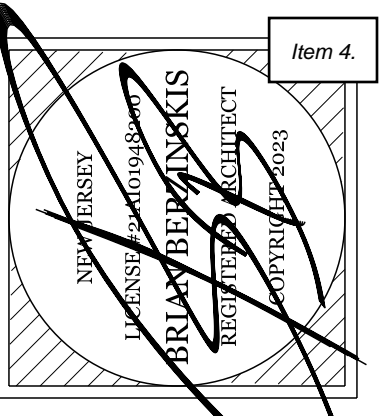
ELEVATION
SCALE: 1/8" = 1'-0"



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



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



PROJECT FOR: GOLDEN EAST OF MANASQUAN, LLC
87-99 TAYLOR AVE
 MANASQUAN NEW JERSEY
 Project Number: CN#08-08-010
 Block: 61
 Lot: 40.01

DATE	BY	BB
10/17/2023		

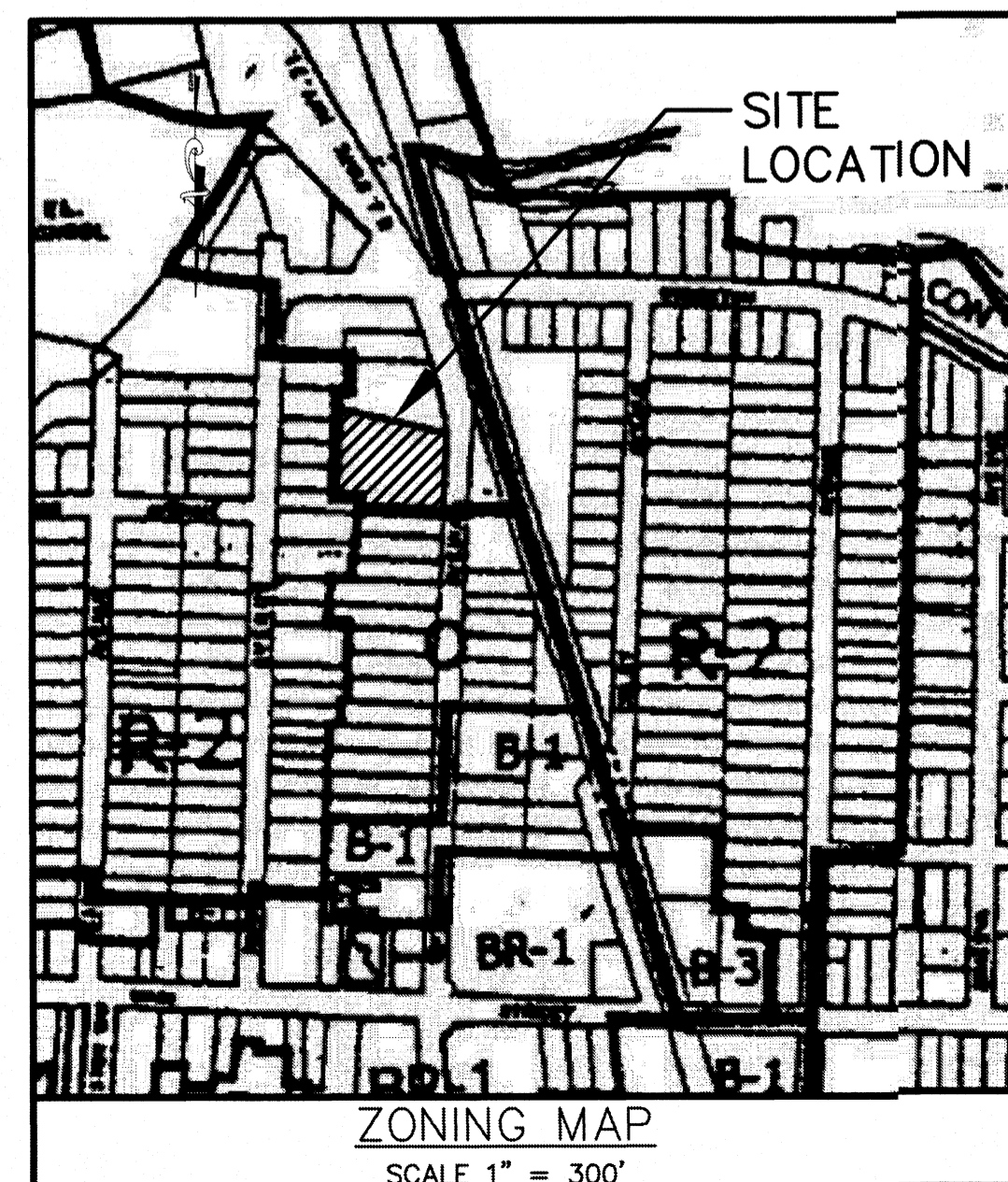
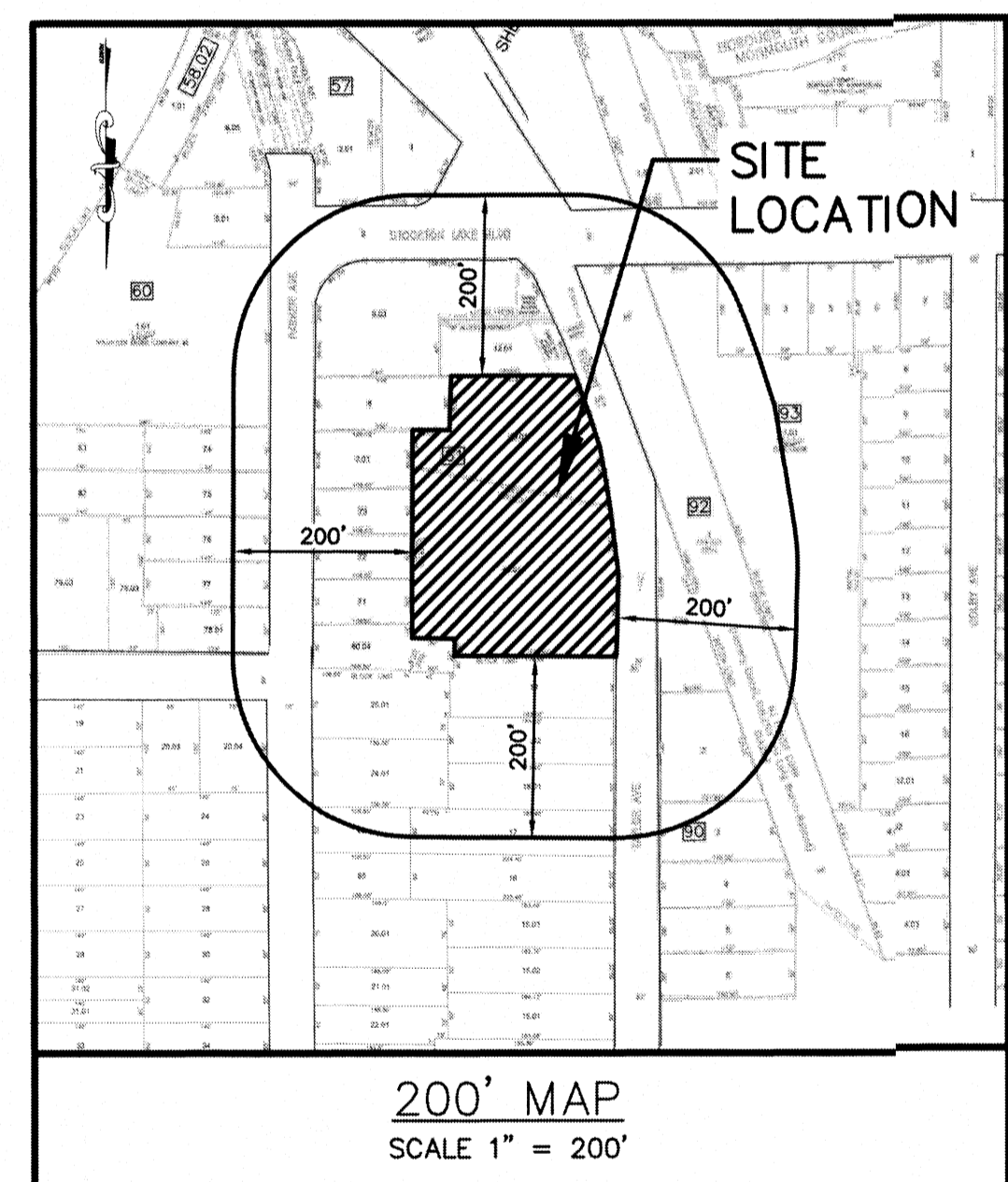
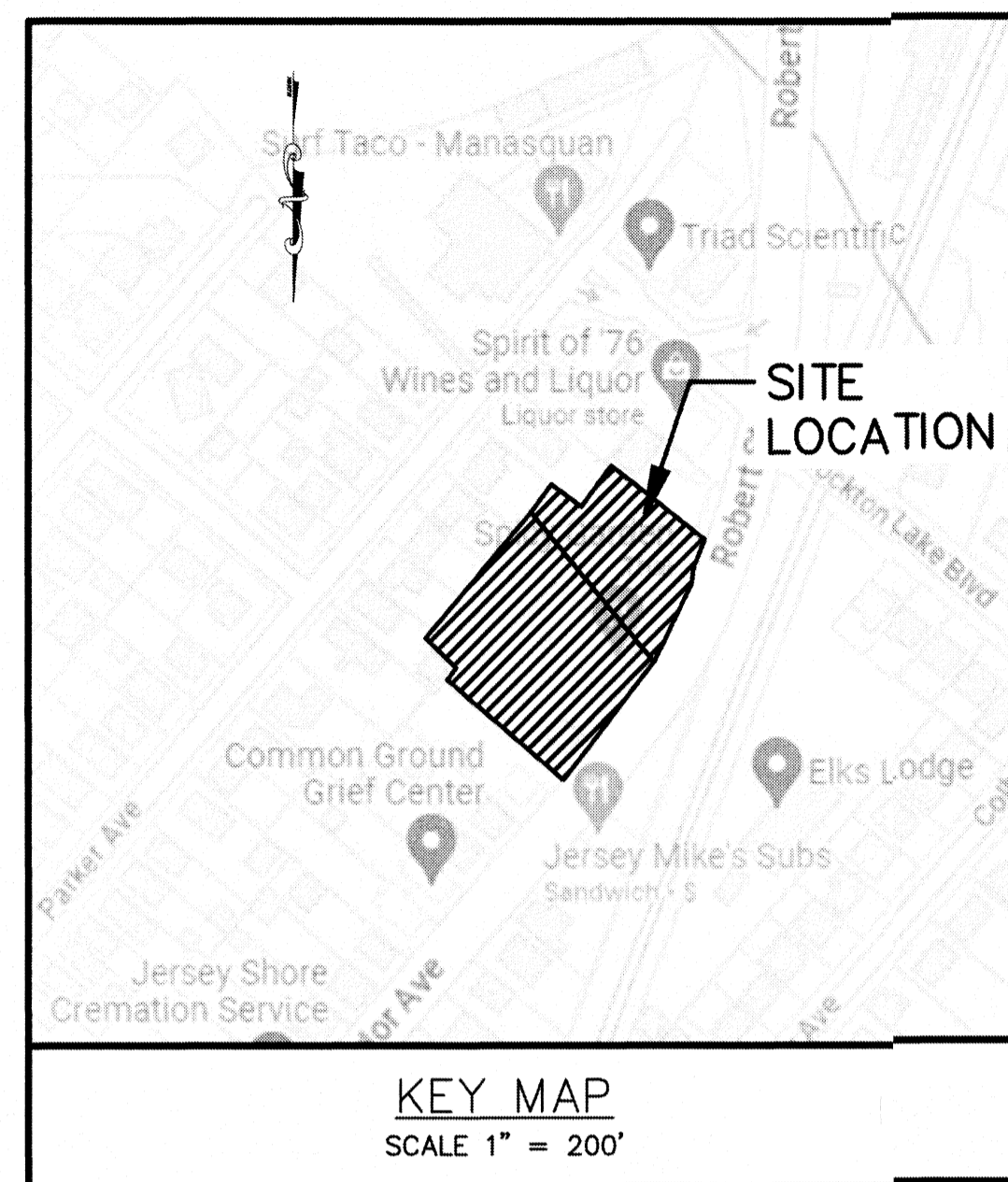
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 Fax: 732-528-9067
 design@grassodg.com
 http://www.grassodg.com

A-2	
SHEET	TOTAL
2	2

PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 61- LOTS 13.01 & 40.01

BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY

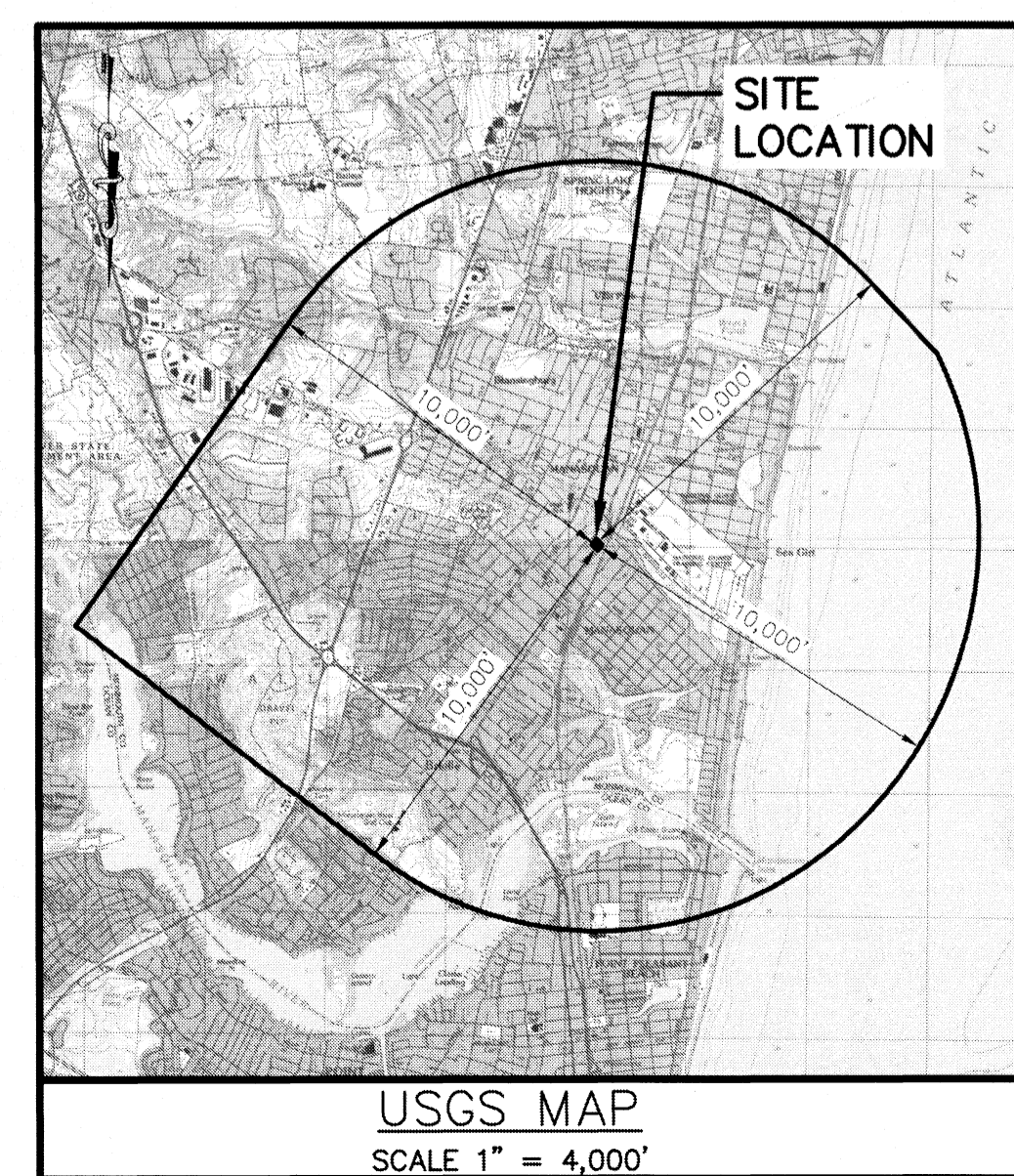


OWNER & ADDRESS REPORT
MANASQUAN 200 FT L1E1 BLOCK 61 LOT 13.01 04/20/23 Page 1 of 4

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Ass't Lots
55	1			RAILROAD		
56	38	15F	4A	Current Owner 1750 PLAZA E ROSELAND, NJ	200 PARKER AVE	
56	138	801	4A	Current Owner 7000 TWIN TAIL DEPT MANASQUAN, NJ	200 PARKER AVE	
56	38	0001	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 1	
56	38	0002	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 2	
56	38	0003	4A	Current Owner 185 CAPPELL RD MANASQUAN, NJ	200 PARKER AVE UNIT 3	
56	38	0004	4A	Current Owner 111 PARKER AVE SEA BIRT, NJ	200 PARKER AVE UNIT 4	
56	38	0005	4A	Current Owner 185 CAPPELL RD MANASQUAN, NJ	200 PARKER AVE UNIT 5	
56	38	0006	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 6	
56	38	0007	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 7	
56	38	0008	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 8	
56	38	0009	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 9	
56	38	0010	4A	Current Owner 24 THORNTON AVE SEA BIRT, NJ	200 PARKER AVE UNIT 10	
56	38	0011	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 11	
56	38	0012	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 12	
56	38	0013	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 13	
56	38	0014	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 14	
56	38	0015	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 15	
56	38	0016	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 16	

OWNER & ADDRESS REPORT
MANASQUAN 200 FT L1E1 BLOCK 61 LOT 40.01 04/20/23 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Ass't Lots
56	38	0017	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 17	
56	38	0018	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 18	
56	38	0019	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 19	
56	38	0020	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 20	
56	38	0021	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 21	
56	38	0022	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 22	
56	38	0023	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 23	
56	38	0024	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 24	
56	38	0025	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 25	
56	38	0026	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 26	
56	38	0027	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 27	
56	38	0028	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 28	
56	38	0029	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 29	
56	38	0030	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 30	
56	38	0031	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 31	
56	38	0032	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 32	
56	38	0033	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 33	
56	38	0034	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 34	
56	38	0035	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 35	



PROPERTY OWNERS WITHIN 200 FT.

OWNER & ADDRESS REPORT
MANASQUAN 200 FT L1E1 BLOCK 61 LOT 40.01 04/20/23 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Ass't Lots
56	38	0036	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 36	
56	38	0037	4A	Current Owner 101 W BLVD SEA BIRT, NJ	200 PARKER AVE UNIT 37	
57	1			14 STOCKTON LAKE BLVD		
60	1.01	15F	4A	Current Owner 111 PARKER AVE MANASQUAN, NJ	111 PARKER AVE	
60	75	2	2	Current Owner 95-99-1/2 PARKER AVE MANASQUAN, NJ	95 PARKER AVE	
60	76	2	2	Current Owner 95 PARKER AVE MANASQUAN, NJ	95 PARKER AVE	
60	77	2	2	Current Owner 95 PARKER AVE MANASQUAN, NJ	95 PARKER AVE	
60	78.01	2	2	Current Owner 95 PARKER AVE MANASQUAN, NJ	95 PARKER AVE	
60	78.02	2	2	Current Owner 95 PARKER AVE MANASQUAN, NJ	95 PARKER AVE	
61	12.01	4A	Current Owner 117-117-1/2 TAYLOR AVE MANASQUAN, NJ	117-117-1/2 TAYLOR AVE		
61	12.02	4A	Current Owner 117-117-1/2 TAYLOR AVE MANASQUAN, NJ	117-117-1/2 TAYLOR AVE		
61	12.03	4A	Current Owner 117-117-1/2 TAYLOR AVE MANASQUAN, NJ	117-117-1/2 TAYLOR AVE		
61	12.04	2	2	Current Owner 88 PARKER AVE MANASQUAN, NJ	88 PARKER AVE	
61	7.01	2	2	Current Owner 98 PARKER AVE MANASQUAN, NJ	98 PARKER AVE	
61	7.1	2	2	Current Owner 98 PARKER AVE MANASQUAN, NJ	98 PARKER AVE	
61	7.2	2	2	Current Owner 98 PARKER AVE MANASQUAN, NJ	98 PARKER AVE	
61	7.3	2	2	Current Owner 98 PARKER AVE MANASQUAN, NJ	98 PARKER AVE	
61	7.4	2	2	Current Owner 98 PARKER AVE MANASQUAN, NJ	98 PARKER AVE	
61	8	2	2	Current Owner 100 PARKER AVE MANASQUAN, NJ	100 PARKER AVE	
61	9.03	4A	Current Owner 119 TAYLOR AVE MANASQUAN, NJ	119 TAYLOR AVE		
62	19	4A	Current Owner 77 TAYLOR AVE MANASQUAN, NJ	77 TAYLOR AVE		
62	1.02	4A	Current Owner 82 TAYLOR AVE MANASQUAN, NJ	82 TAYLOR AVE		

INDEX OF SHEETS

ISSUED	REVISED	SUMMARY	SHEET NO.	TITLE
7/17/2023	1/4/2024	PER ZONING DENIAL	1 OF 6	TITLE SHEET
7/17/2023			2 OF 6	EXISTING CONDITIONS & DEMOLITION PLAN
7/17/2023	1/4/2024	PER ZONING DENIAL	3 OF 6	LAYOUT PLAN
7/17/2023	1/4/2024	PER ZONING DENIAL	4 OF 6	GRADING, DRAINAGE, & UTILITY PLAN
7/17/2023	1/4/2024	PER ZONING DENIAL	5 OF 6	LIGHTING PLAN
7/17/2023	1/4/2024	PER ZONING DENIAL	6 OF 6	CONSTRUCTION DETAILS

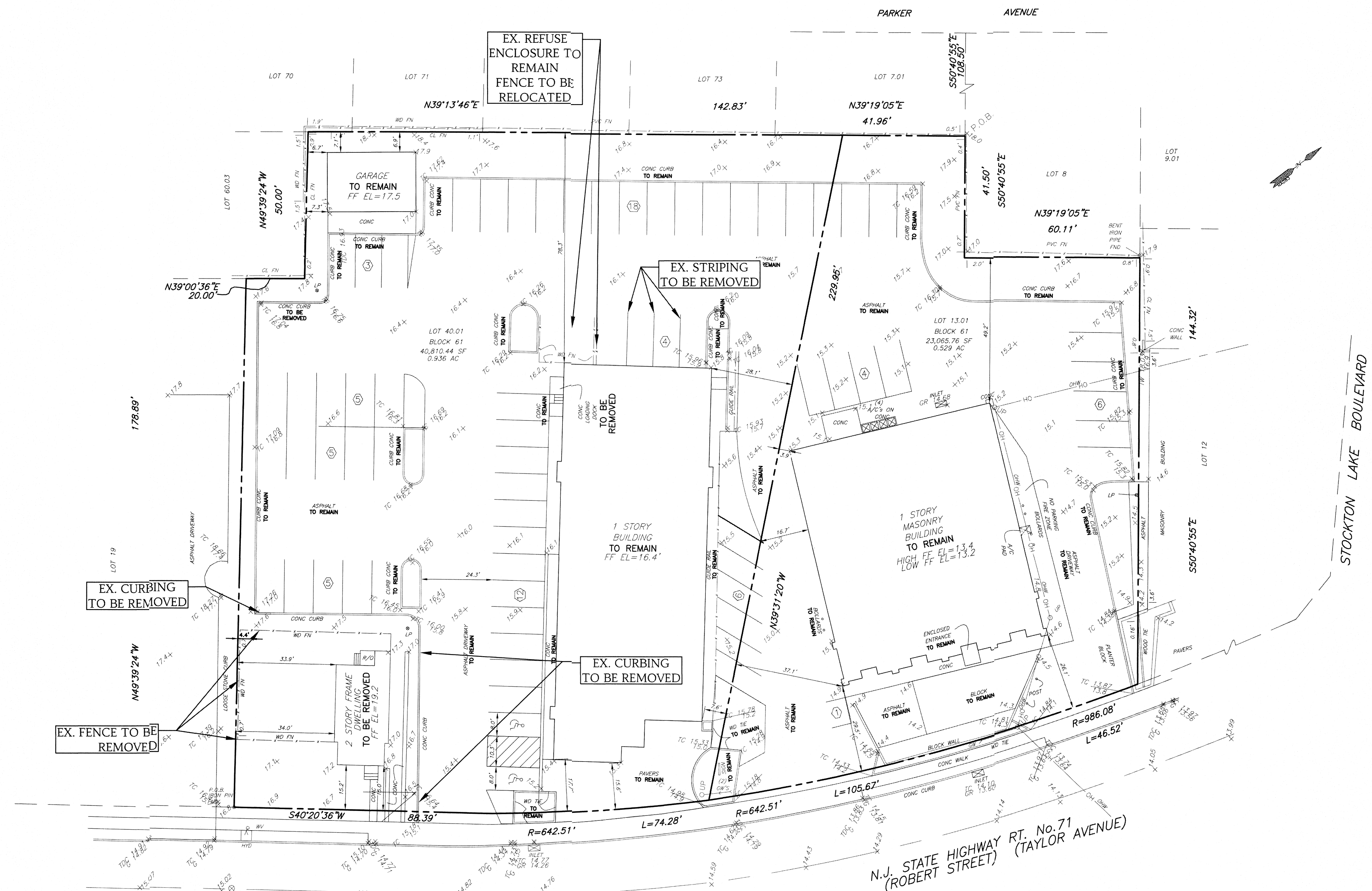
GENERAL NOTES:

- THE PROPERTY IS KNOWN AS LOT 40.01 IN BLOCK 61AS SHOWN ON SHEET 10 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, N.J.
- THE PROPERTY IS LOCATED IN THE "B-3 BUSINESS ZONE".
- THE VERTICAL DATUM IS NAVD83. THE HORIZONTAL DATUM IS NAD83.
- OWNER/APPLICANT: TONG ZHANG
6 SHERWOOD DRIVE
BRIELLE, NJ 08730
- NO FRESHWATER WETLANDS EXIST ON THE SITE.
- PROPOSED WATER SERVICES TO BE CONNECTED TO MAIN IN N.J.S.H ROUTE 71. EXACT LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR FOR CONFLICTS.
- PROPOSED SEWER SERVICES TO BE CONNECTED TO MAIN IN N.J.S.H. ROUTE 71. EXACT LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR FOR CONFLICTS.
- GAS, ELECTRIC, LIGHTING, CABLE AND TELEPHONE SERVICES, TO BE COORDINATED BY CONTRACTOR.
- THE PROJECT PROPOSES LESS THAN 1/4 ACRE OF ADDITIONAL IMPERVIOUS COVERAGE AND PROPOSES DISTURBANCE OF LESS THAN 1 ACRE. THEREFORE THE STORMWATER MANAGEMENT REQUIREMENTS FOUND WITHIN THE TOWNSHIP GRONINANCE AND NJAC 7:8 DO NOT APPLY.
- REFUSE PICKUP SHALL BE PROVIDED BY PRIVATE CONTRACTORS. HOURS OF PICKUP TO BE BETWEEN 8 A.M. AND 7 P.M.
- ALL TRAFFIC SIGNAGE AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY. EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL SIGNED AND SEALED BY THE ENGINEER AND STAMPED ISSUED FOR CONSTRUCTION AND UNTIL SUCH TIME AS ALL APPROVALS REQUIRED HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING REQUIRED TO AVOID CONFLICTS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED. ALL APPLICABLE OSHA SAFETY STANDARDS SHALL BE ADHERED TO. ANY TEMPORARY TRAFFIC CONTROL AND/OR SAFETY DEVICES SHOWN HEREON ARE REQUIRED AS A MINIMUM AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROVISION OF ADDITIONAL SAFETY DEVICES AS MAY BE DETERMINED NECESSARY. I.E.A. ENGINEERING SERVICES TAKES NO RESPONSIBILITY FOR SITE OR TRAFFIC SAFETY.
- THESE GENERAL NOTES APPLY TO ALL SHEETS IN THIS PLAN SET.
- ALL WORK PROPOSED IN THIS PROJECT TO BE COMPLETED IN ONE PHASE.
- ALL LINEAR AND ANGULAR DIMENSIONS OF THE EXTERIOR BOUNDARIES OF THE TRACT BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN 1/10,000.
- EACH PRINCIPAL BUILDING SHALL HAVE ITS STREET ADDRESS CLEARLY POSTED IN AN AREA WHICH IS VISIBLE FROM N.J.S.H. ROUTE 71. NUMERALS FOR EACH PRINCIPAL BUILDING SHALL BE NO LESS THAN SIX (6) INCHES HIGH AND TWO (2) INCHES WIDE AND SHALL NOT CONTRIBUTE TOWARD THE PERMITTED SQUARE FOOTAGE FOR ADVERTISING FOOTAGE.

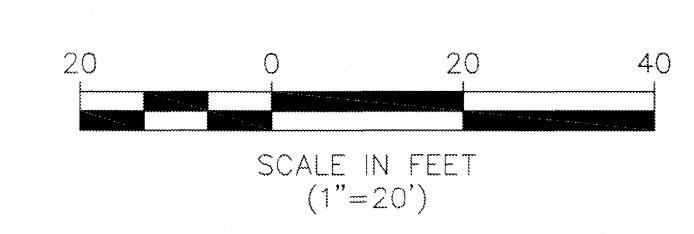
APPROVED BY BOROUGH OF
MANASQUAN PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

1. 1/4/2024 REVISED PER CONSTRUCTION DEPARTMENT LETTER DATED 11/20/2023	
REV. NO.	DATE DESCRIPTION
TITLE SHEET PRELIMINARY AND FINAL MAJOR SITE PLAN 87-99 TAYLOR AVENUE BLOCK 61 - LOTS 13.01 & 40.01 FOR TONG ZHANG BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY	
2511 Route 35, Bldg E, Ste 203 Manasquan, NJ 08730 P: (732)722-8555 F: (732)722-8557 KBaengineers.com Plans@KBaengineers.com Certificate of Authority No. 24024822000	
DRN GEA	CHK JKK
PROJECT NO. 2022-279 SCALE AS SHOWN DATE 7/17/2023 SHEET 1 OF 6	
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No: GE45850	



N.J. STATE HIGHWAY RT. No. 71
(ROBERT STREET) (TAYLOR AVENUE)



APPROVED BY BOROUGH OF
MANASQUAN PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

REV. NO.	DATE	DESCRIPTION
EXISTING CONDITIONS & DEMOLITION PLAN PRELIMINARY AND FINAL MAJOR SITE PLAN 87-99 TAYLOR AVENUE BLOCK 61 - LOTS 13.01 & 40.01 FOR TONG ZHANG		
BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY		
		297 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732)722-8555 F: (732)722-8557 KBAEngineers.com Plans@KBAEngineers.com Certificate of Authority No. 24642820000
DRN	CHK	
GEA	JKK	
PROJECT NO. 2022-279		
SCALE AS SHOWN		
DATE 7/17/2023		
SHEET 2 OF 6		
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		

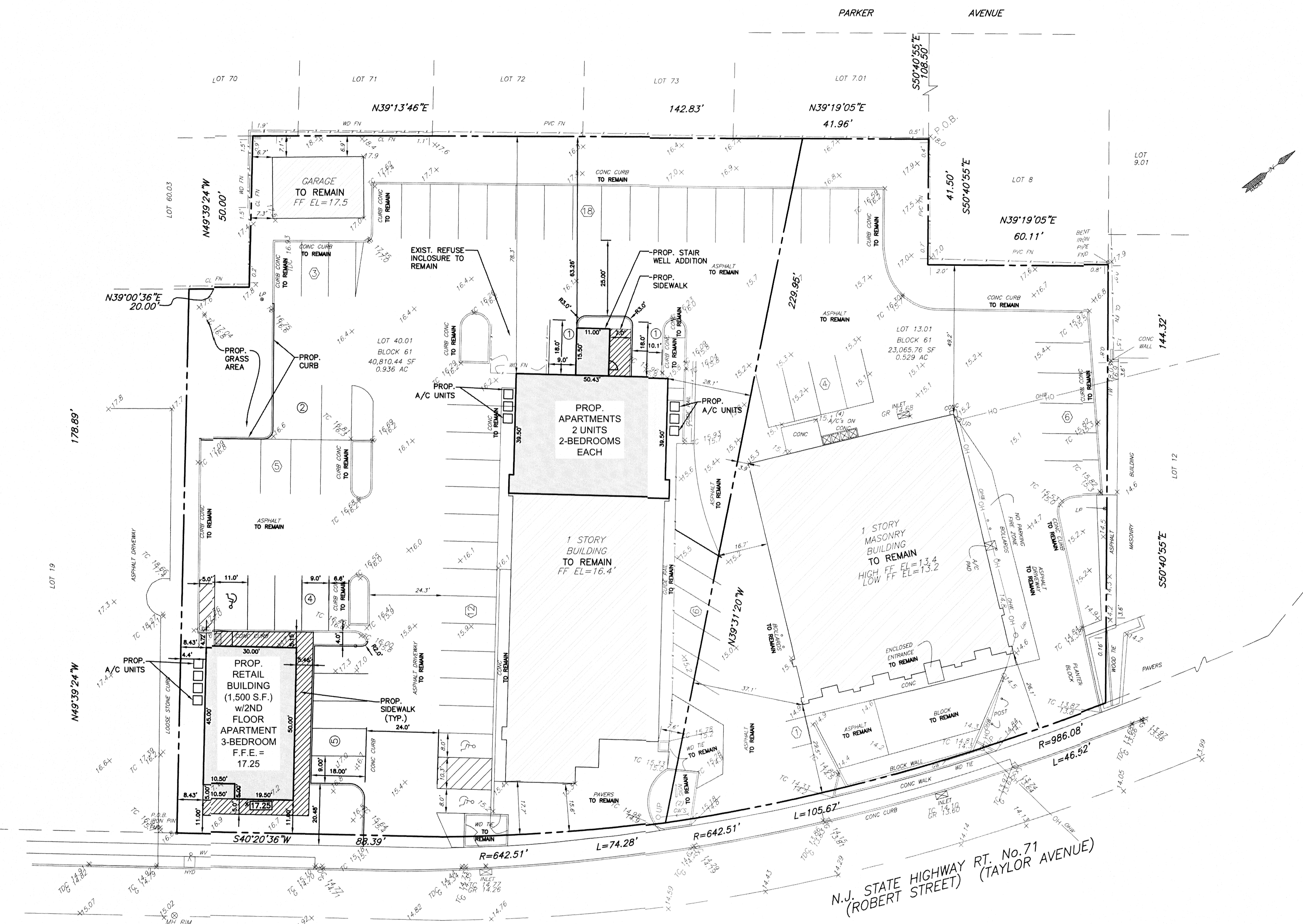
GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 61, LOT 40.01 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE B-3 BUSINESS ZONE AND CONTAINS A TOTAL OF 0.9368± ACRES (40,810.44 S.F.)

OWNER/APPLICANT: TONG ZHANG
6 SHERWOOD DRIVE
BRIELLE, NJ 08730

APPLICANT PROPOSES TO CONSTRUCT A RETAIL BUILDING WITH APARTMENT ABOVE A STORAGE AT THE BUILDING REAR OF THE PROPERTY AND APARTMENT SPACES ABOVE EXISTING RESTAURANT WITHIN EXISTING SECOND STORY AREA WITH A STAIRWELL ADDITION.



DESCRIPTION BUILDING USE	LOT 40.01 ZONE B-3	
	REQUIRED/PERMITTED BUSINESS	EXISTING BUSINESS & SINGLE FAMILY DWELLING
LOT AREA	20,000 S.F.	40,810.44 S.F.
MIN. LOT FRONTAGE	30 FT.	162.67 FT.
FRONT YARD SETBACK	25 FT.	* 15.6 FT.
SIDE YARD SETBACK	10 FT.	* 7.6 FT.
REAR YARD SETBACK	20 FT.	78.3 FT.
ACCESS. BLDG. SIDE YARD SETBACK	3 FT.	6.7 FT.
ACCESS. BLDG. REAR YARD SETBACK	5 FT.	6.9 FT.
MAX. BLDG. COVERAGE	35 % (14,283.7 S.F.)	18.97 % (7,742 S.F.)
MAX. LOT COVERAGE	60 % (24,486.3 S.F.)	* 80.95 % (33,036 S.F.)
MAX. BLDG. HEIGHT	35 FT.	< 35 FT.
MAX. ACCESSORY HEIGHT	15 FT.	< 15 FT.
MIN. STORAGE BUILDING	100 S.F.	* 614 S.F.
MECH. EQUIPMENT SIDE YARD SETBACK	5 FT.	> 5 FT.
PARKING AISLE WITH	24 FT.	* 16 FT. & 17 FT.
PARKING LOT SETBACK	4 FT.	* 2 FT.

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

DESCRIPTION BUILDING USE	LOT 13.01 ZONE B-3	
	REQUIRED/PERMITTED BUSINESS	EXISTING BUSINESS
LOT AREA	20,000 S.F.	23,065.76 S.F.
MIN. LOT FRONTAGE	30 FT.	152.19 FT.
FRONT YARD SETBACK	25 FT.	26.1 FT.
SIDE YARD SETBACK	10 FT.	* 3.9 FT.
REAR YARD SETBACK	20 FT.	49.2 FT.
ACCESS. BLDG. SIDE YARD SETBACK	3 FT.	N/A
ACCESS. BLDG. REAR YARD SETBACK	5 FT.	N/A
MAX. BLDG. COVERAGE	35 % (8,073.02 S.F.)	24.47 % (5,645 S.F.)
MAX. LOT COVERAGE	60 % (13,839.5 S.F.)	* 85.25 % (19,663 S.F.)
MAX. BLDG. HEIGHT	35 FT.	< 35 FT.
MAX. ACCESSORY HEIGHT	15 FT.	N/A
MIN. STORAGE BUILDING	100 S.F.	N/A

PER TOWNSHIP ORDINANCE 135-13.4
PARKING REQUIREMENTS

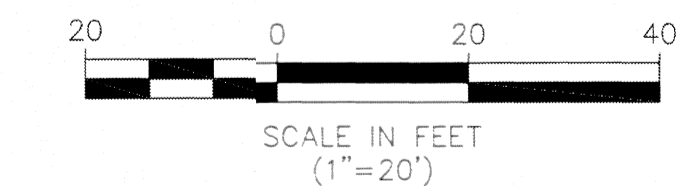
- GARDEN APARTMENT AND OTHER MULTIFAMILY DEVELOPMENT:
2 FOR EVERY OTHER UNIT
--> 3 UNITS = 6 STALLS
- RETAIL : 1 FOR EVERY 300 S.F. OF GROSS FLOOR AREA
1,448 S.F. / 300 S.F. = 4.8 STALLS = 5 STALLS
- RESTAURANT LOT 40.01 : 1 FOR EVERY 200 OF GROSS AREA
6,486 S.F. / 200 S.F. = 32.33 STALLS = 33 STALLS
- LOT 13.01 : 1 FOR EVERY 200 OF GROSS AREA
5,607 S.F. / 200 S.F. = 28.03 STALLS = 29 STALLS
- STALLS REQUIRED = 87 STALLS
STALLS PROVIDED = 89 STALLS

- PLAN NOTES
- NEW PUBLIC SEWER AND WATER SERVICES TO BE INSTALLED TO PROPOSED RETAIL BUILDING.
 - HORIZONTAL DATUM BASED ON NAD83. VERTICAL DATUM BASED ON NAVD83.
 - DAMAGED CURB AND SIDEWALK TO BE REPLACED AT THE DISCRETION OF THE TOWNSHIP ENGINEER.

APPROVED BY BOROUGH OF MANASQUAN PLANNING BOARD

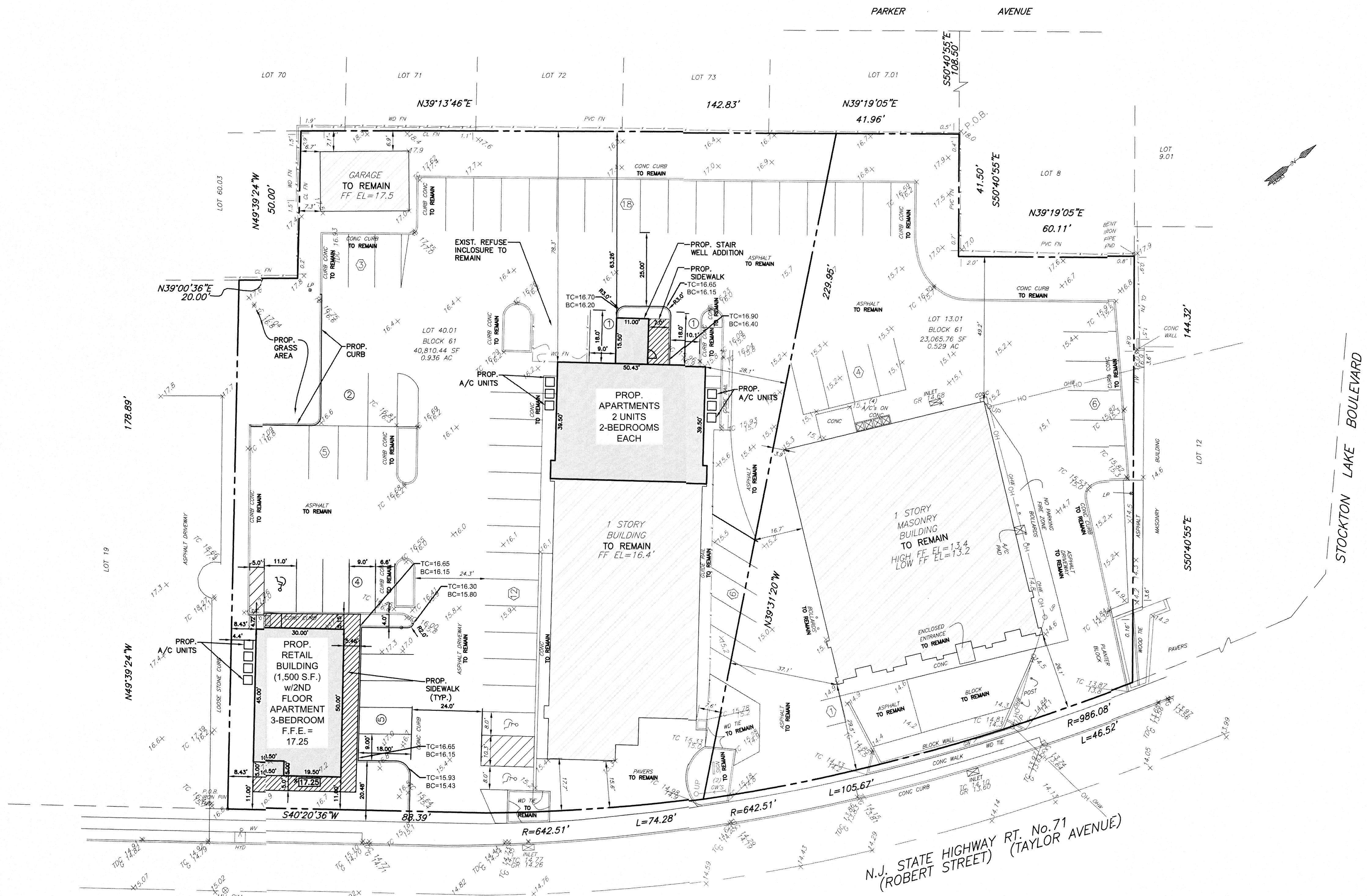
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

N.J. STATE HIGHWAY RT. No.71
(ROBERT STREET) (TAYLOR AVENUE)

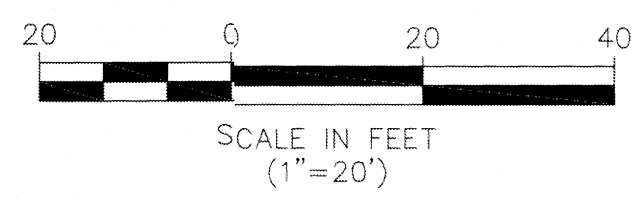


1. 1/4/2024 REVISED PER CONSTRUCTION DEPARTMENT LETTER DATED 11/20/2023	
REV. NO.	DATE DESCRIPTION
LAYOUT PLAN	
PRELIMINARY AND FINAL MAJOR SITE PLAN	
87-99 TAYLOR AVENUE	
BLOCK 61 - LOTS 13.01 & 40.01	
FOR TONG ZHANG	
BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY	
	2417 Route 35, Bldg E, Ste 203 Manasquan, NJ 08735 P: (732)722.8555 F: (732)722.8557 kbaengineers.com Plans@KBAengineers.com Certificate of Authority No.: 24GA2822050
	DRN GEA CHK JJK
PROJECT NO. 2022-279	
SCALE AS SHOWN	
DATE 7/17/2023	
SHEET 3 OF 6	

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



N.J. STATE HIGHWAY RT. No.71
(ROBERT STREET) (TAYLOR AVENUE)



APPROVED BY BOROUGH OF
MANASQUAN PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

REV. NO.	DATE	DESCRIPTION
1.	1/4/2024	REVISED PER CONSTRUCTION DEPARTMENT LETTER DATED 11/20/2023

GRADING, DRAINAGE, & UTILITY PLAN
PRELIMINARY AND FINAL MAJOR SITE PLAN
 87-99 TAYLOR AVENUE
BLOCK 61 - LOTS 13.01 & 40.01
 FOR TONG ZHANG

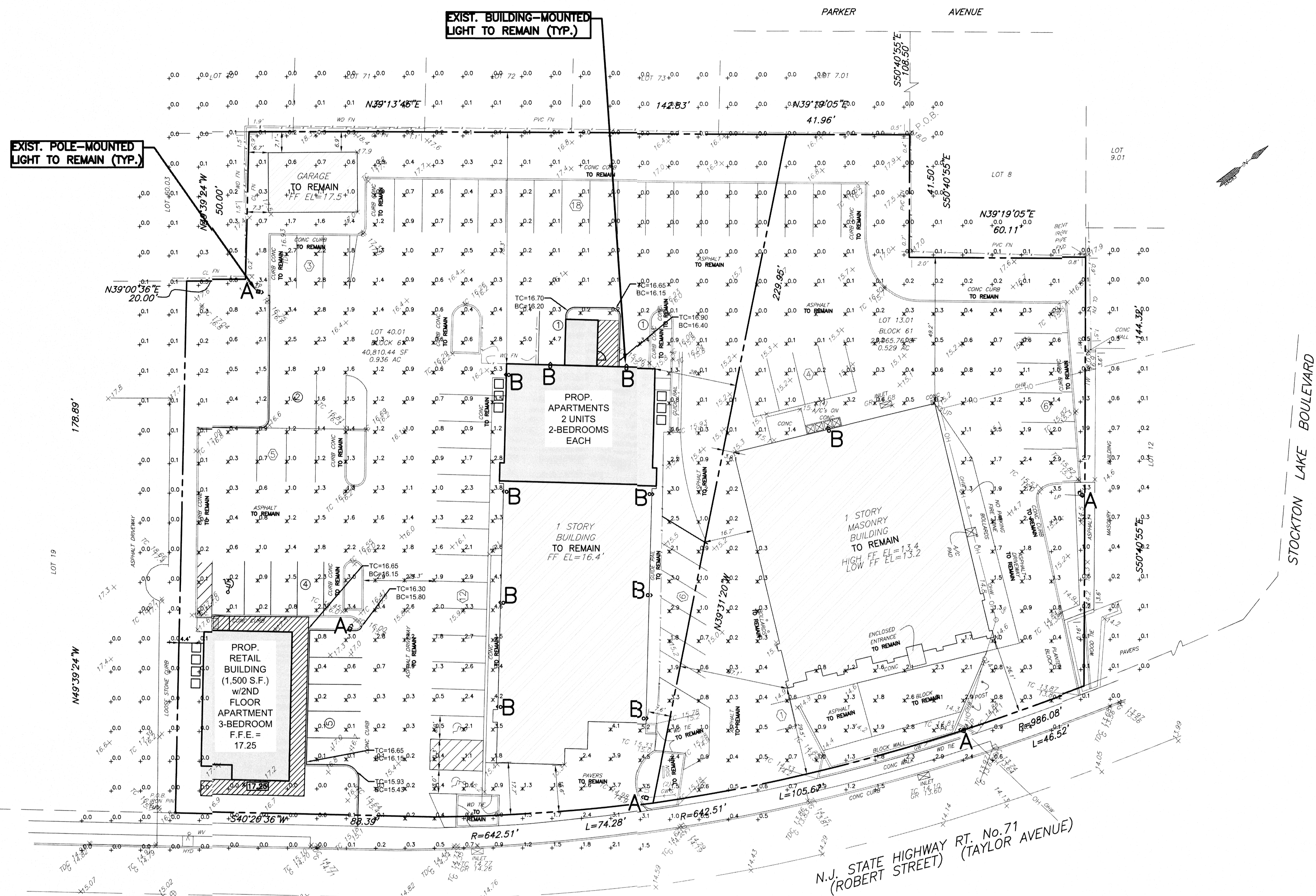
BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
 Engineering | Planning

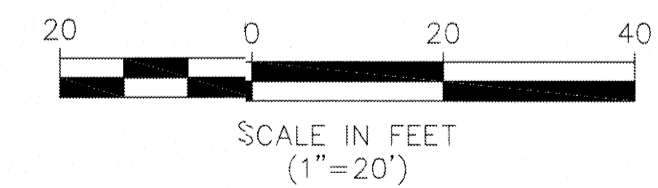
2517 Route 35, Bldg E, Ste 203
 Manasquan, NJ 08736
 P: (732)722-8555 | F: (732)722-8557
 kbaengineers.com
 Plans@KBAengineers.com
 Certificate of Authority No. 24GA220900

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

DRN	CHK
GEA	JJK
PROJECT NO. 2022-279	
SCALE AS SHOWN	
DATE 7/17/2023	
SHEET 4 OF 6	



N.J. STATE HIGHWAY RT. No. 71
(ROBERT STREET) (TAYLOR AVENUE)



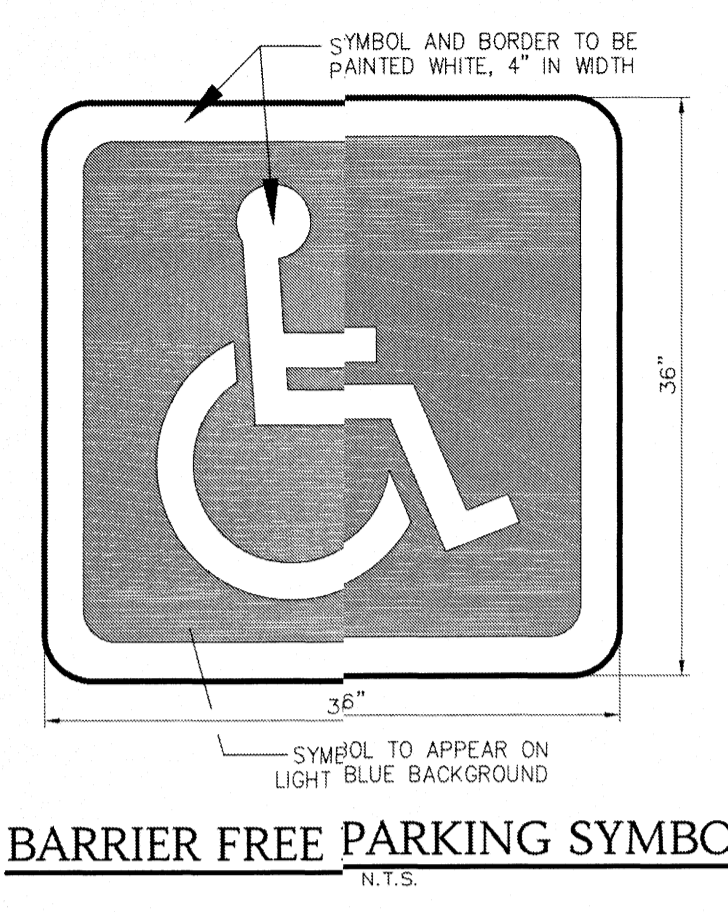
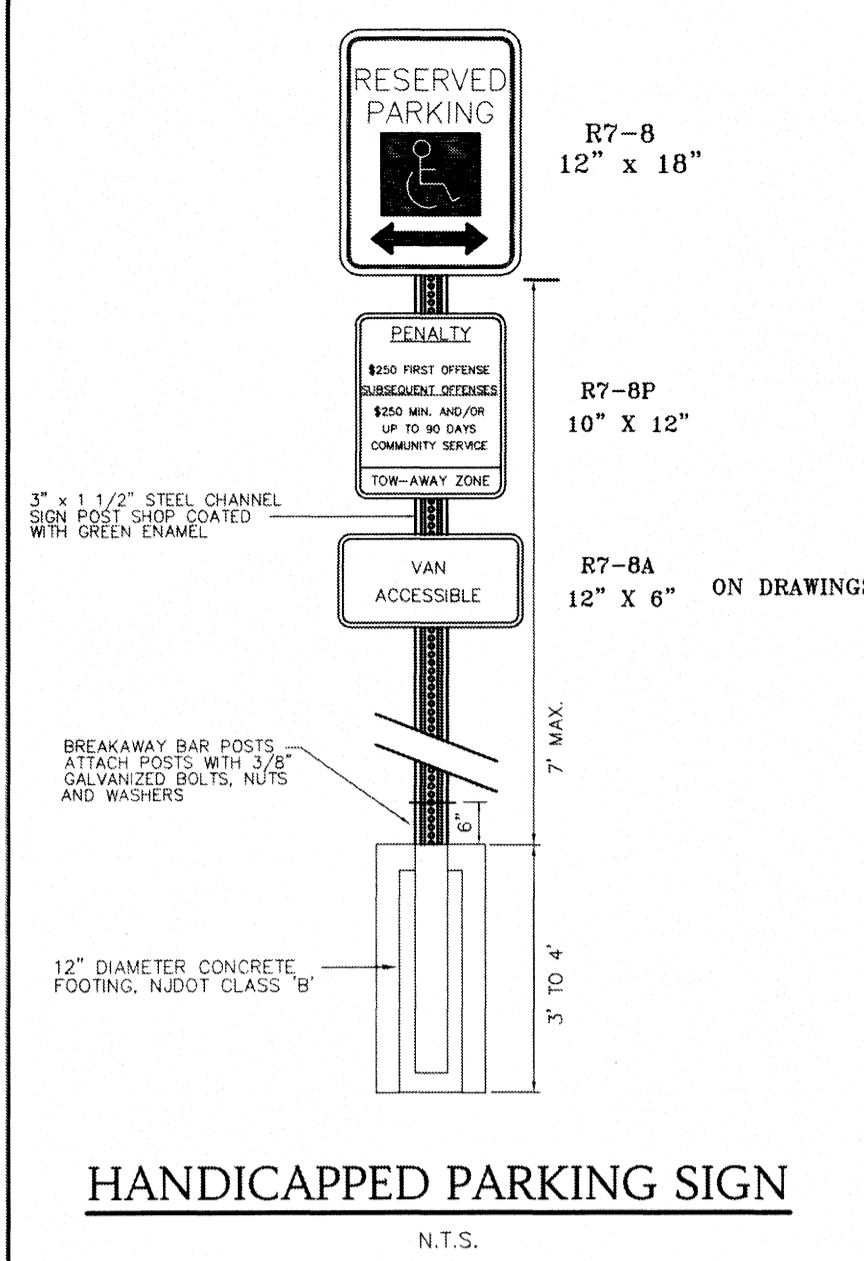
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Site	+	0.8 fc	5.3 fc	0.0 fc	N/A	N/A
Parking Area	X	1.1 fc	5.3 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lampers Per Lamp	Light Loss Factor	Wattage
⊕	A	5	Ex. Pole-Mounted Light	Ex. Pole-Mounted Light	Ex. Pole-Mounted Light	1	ABSOLUTE	1	102.2
⊙	B	10	Ex. Building-Mounted Light	Ex. Building-Mounted Light	Ex. Building-Mounted Light	1	ABSOLUTE	1	21.0

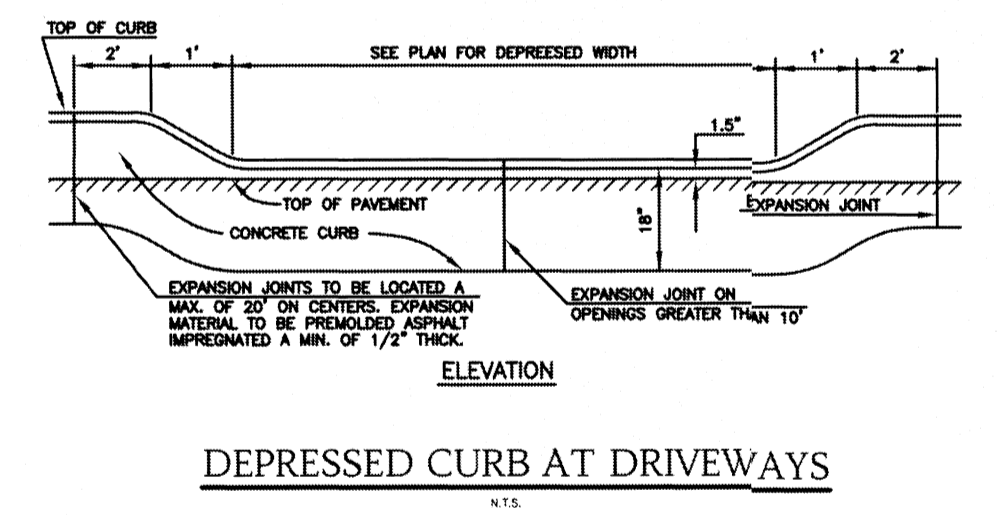
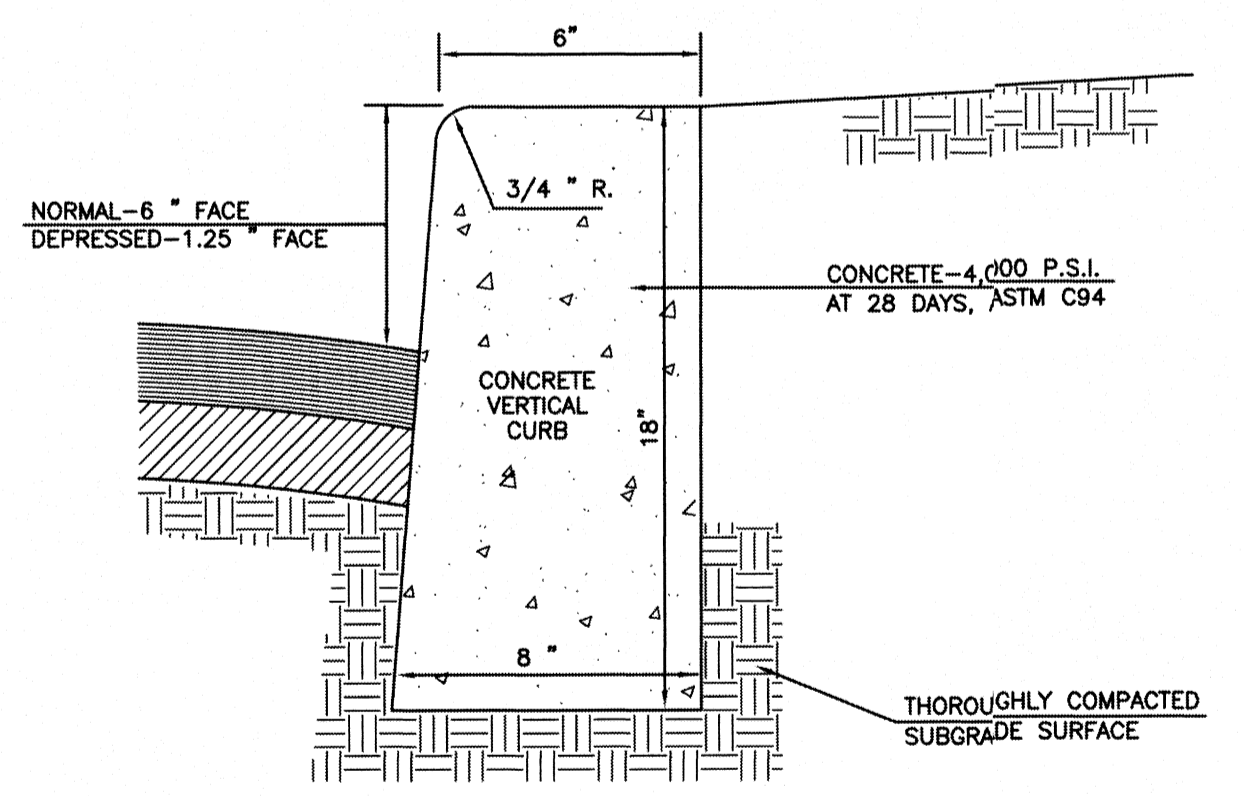
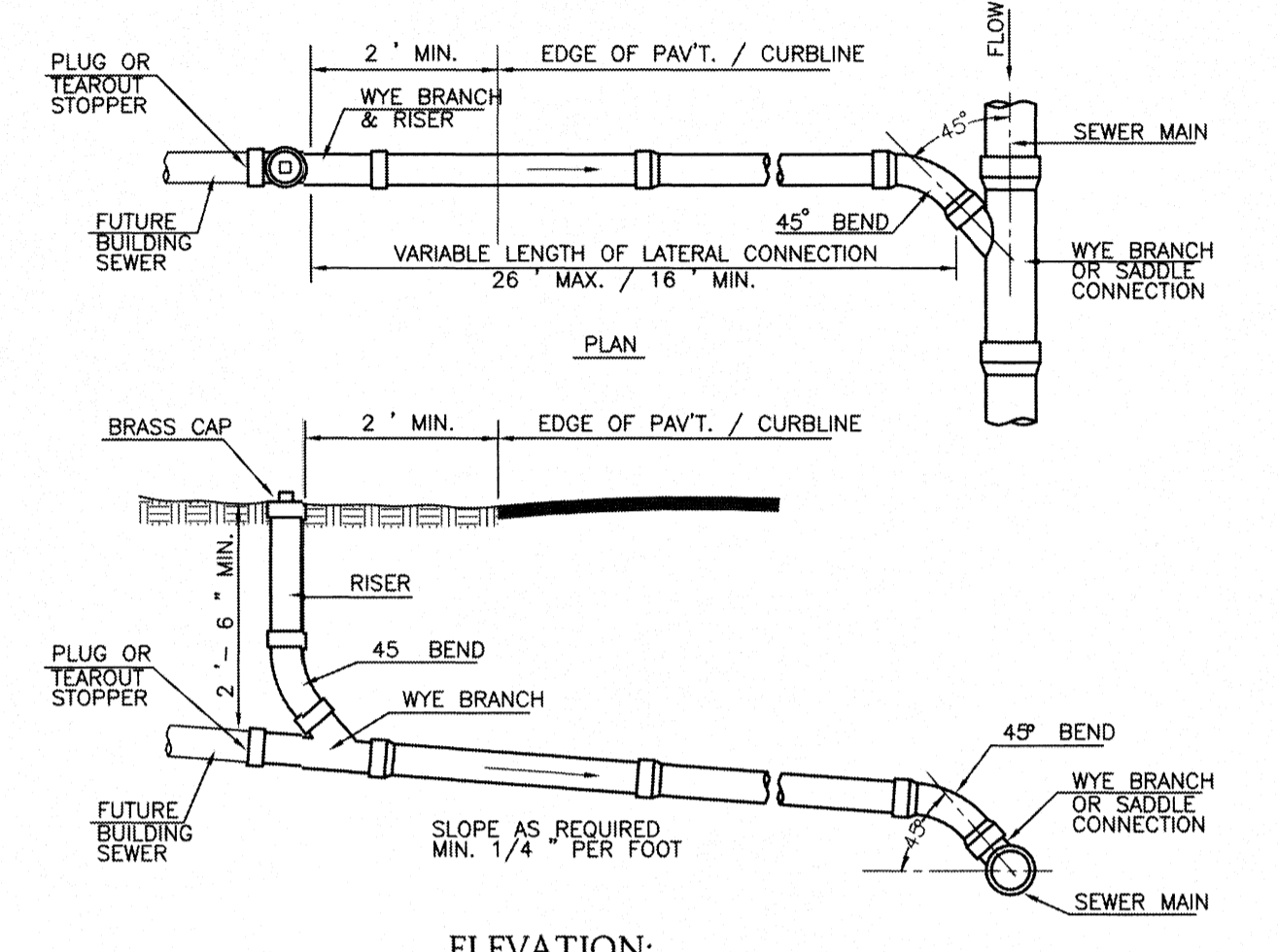
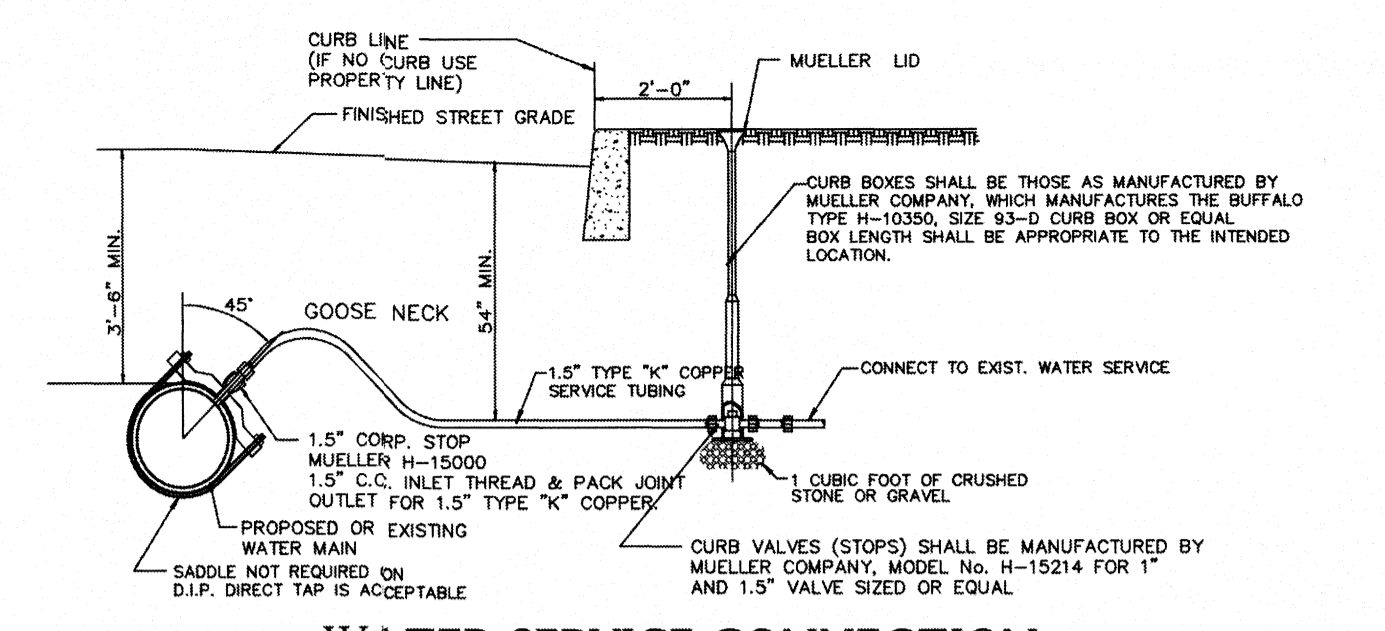
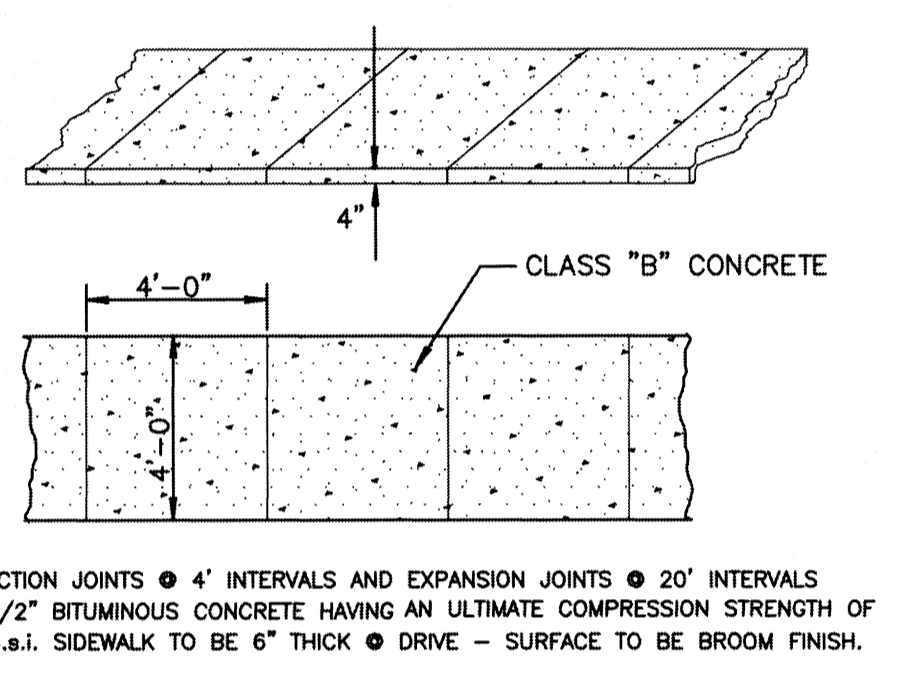
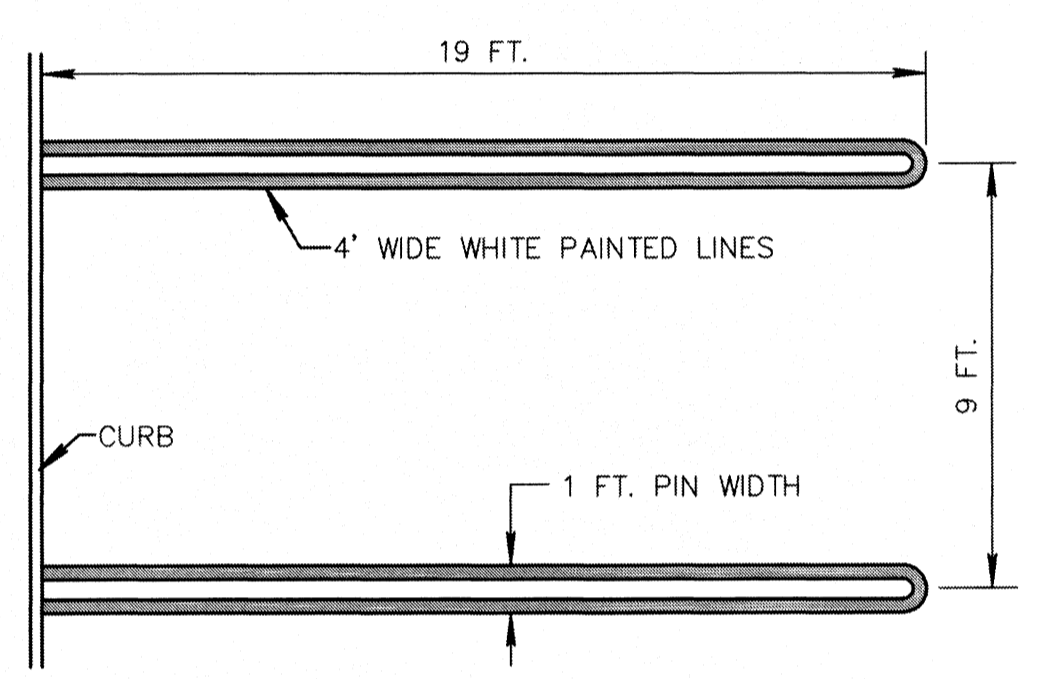
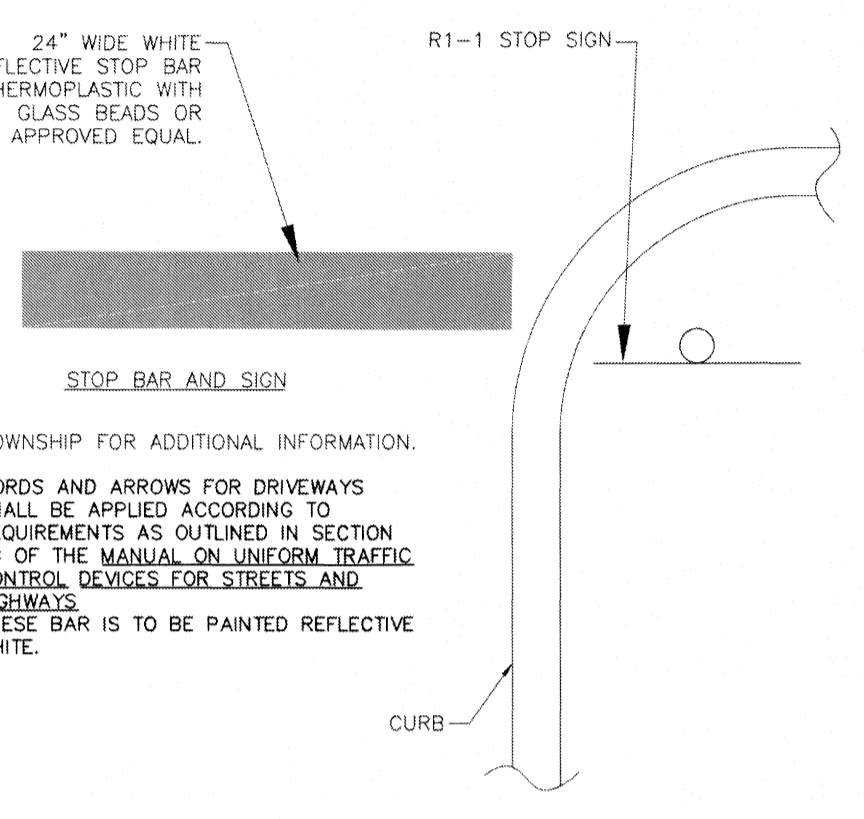
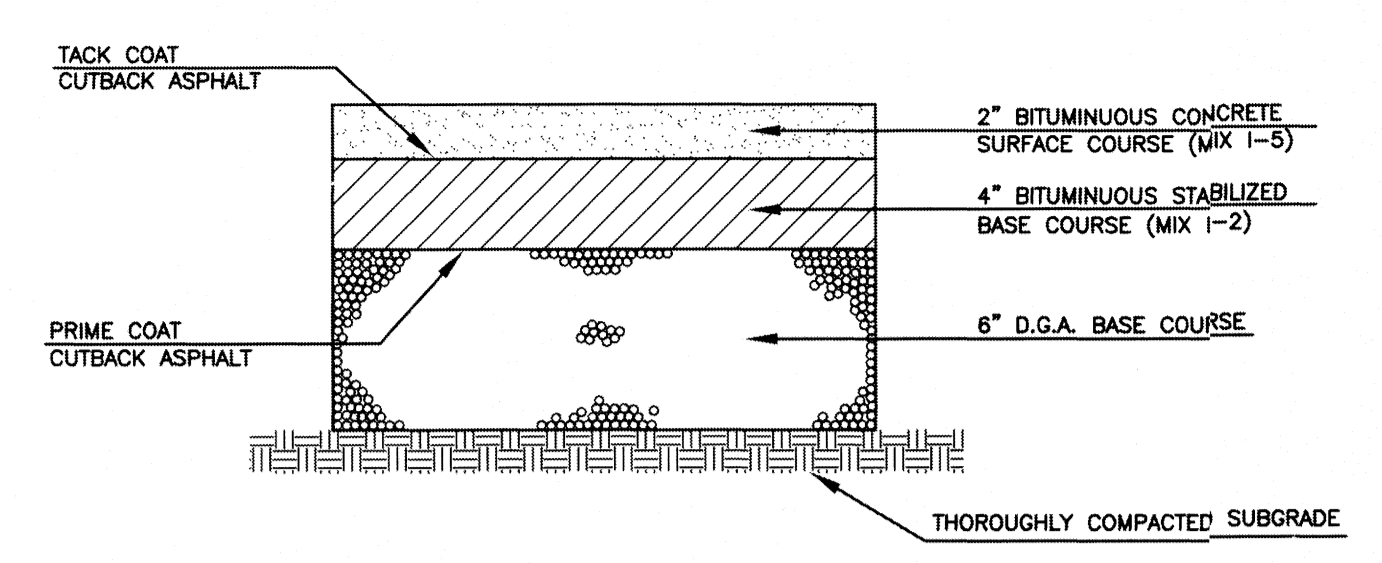
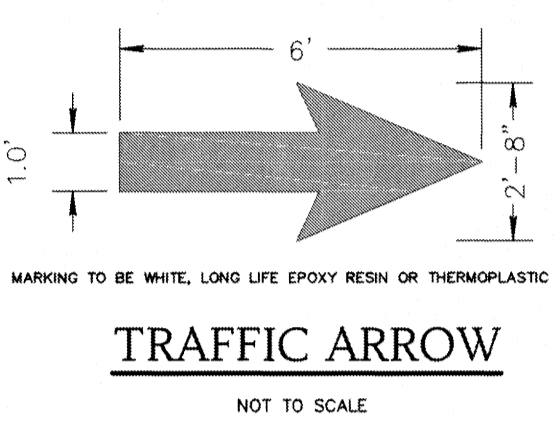
B
APPROVED BY BOROUGH OF
MANASQUAN PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

1.	1/4/2024	REVISED PER CONSTRUCTION DEPARTMENT LETTER DATED 11/20/2023
REV. NO.	DATE	DESCRIPTION
LIGHTING PLAN		
PRELIMINARY AND FINAL MAJOR SITE PLAN		
87-99 TAYLOR AVENUE		
BLOCK 61 - LOTS 13.01 & 40.01		
FOR TONG ZHANG		
BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY		
	2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732) 722-8556 F: (732) 722-8557 RBAEngineers.com Plans@KBAEngineers.com Certification of Authority No. 246428220500	
	DRN GEA	CHK JKJ
PROJECT NO. 2022-279		
SCALE AS SHOWN		
DATE 7/17/2023		
SHEET 5 OF 6		
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		



NOTE - ALL TRAFFIC CONTROL SIGNAGE TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

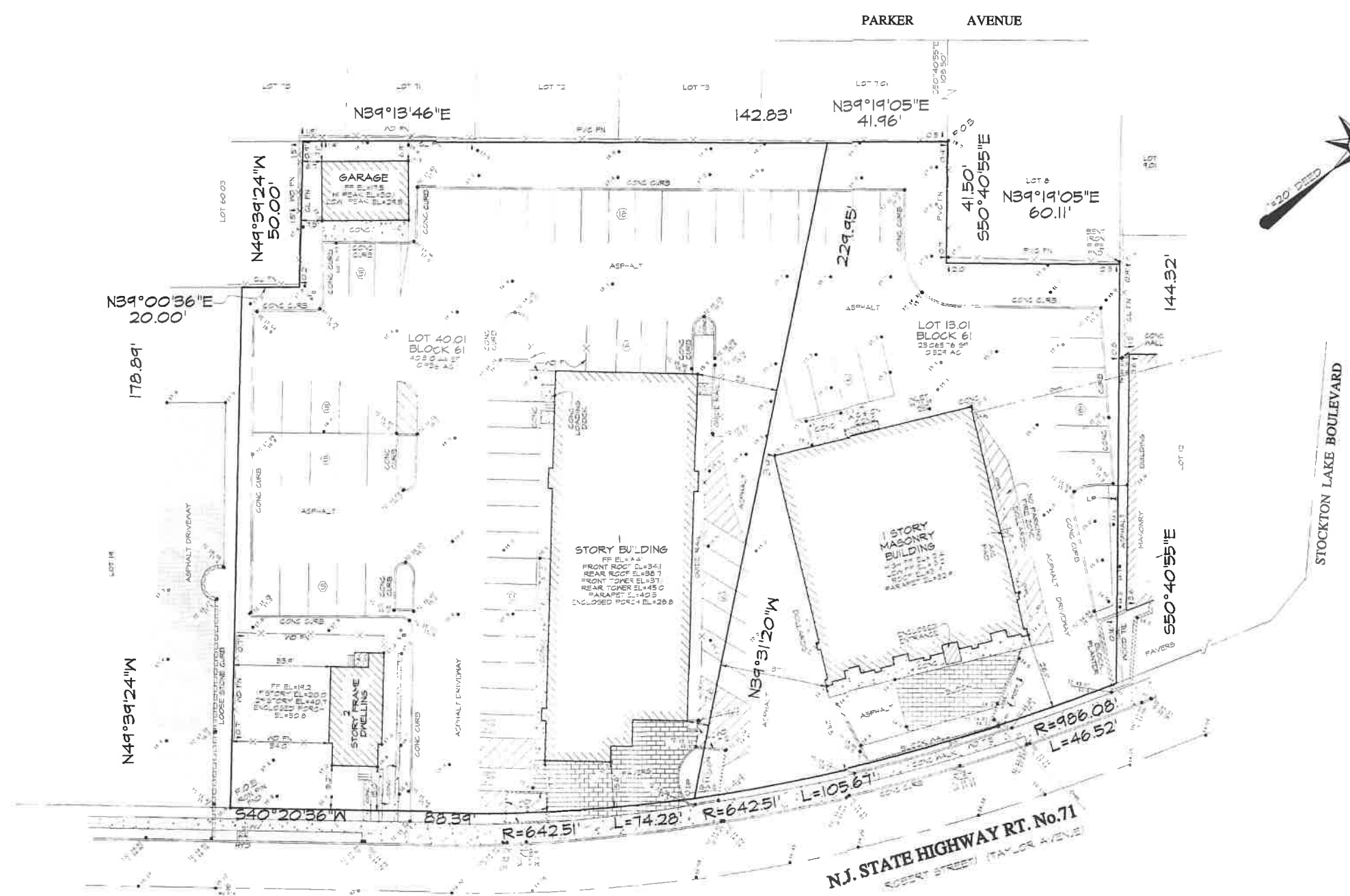


NOTE - CONSTRUCT EXPANSION JOINT AND 2 FT. KNOCKOUT CURB SECTION (TYP) AT END OF CURBS WHERE PROPOSED CURB DOES NOT MEET EXISTING CURBS OR INLETS.

APPROVED BY BOROUGH OF MANASQUAN PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

REV. NO.	DATE	DESCRIPTION
1.	1/4/2024	REVISED PER CONSTRUCTION DEPARTMENT LETTER DATED 11/20/2023
CONSTRUCTION DETAILS		
PRELIMINARY AND FINAL MAJOR SITE PLAN		
87-99 TAYLOR AVENUE		
BLOCK 61 - LOTS 13.01 & 40.01		
FOR TONG ZHANG		
BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY		
KBA ENGINEERING SERVICES LLC	2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08739 P: (732) 722-8555 F: (732) 722-8557 KBAengineers.com Plans@KBAengineers.com Certificate of Authority No. 24020220500	
	DRN	CHK
PROJECT NO.	2022-279	
SCALE	AS SHOWN	
DATE	7/17/2023	
SHEET	6 OF 6	
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		



N.J. STATE HIGHWAY RT. No.71
(ROBERT STREET) (TAYLOR AVENUE)

N.J. STATE HIGHWAY RT. No.71
(ROBERT STREET) (TAYLOR AVENUE)



FLOOD ZONE INFORMATION

CURRENT
COMMUNITY # 345303
MAP NO. 3402500456F
SUFFIX "F"
DATE: 9-25-2009
ZONE "X"
BFE: N/A

PROPOSED:
COMMUNITY # 345303
MAP NO. 3402500456G
SUFFIX "G" PRELIMINARY
DATE: 1-31-2014
ZONE "X"
BFE: N/A

ELEVATIONS REFER
TO NAVD 83 DATUM
• 10.6'- EXIST SPOT ELEVATION
*Property is located in a
flood zone and is subject
to flooding.

SURVEY PLAT
LOTS 13.01 AND 40.01 BLOCK 61
ON THE
BOROUGH OF MANASQUAN
TAX MAP
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

TONG ZHANG

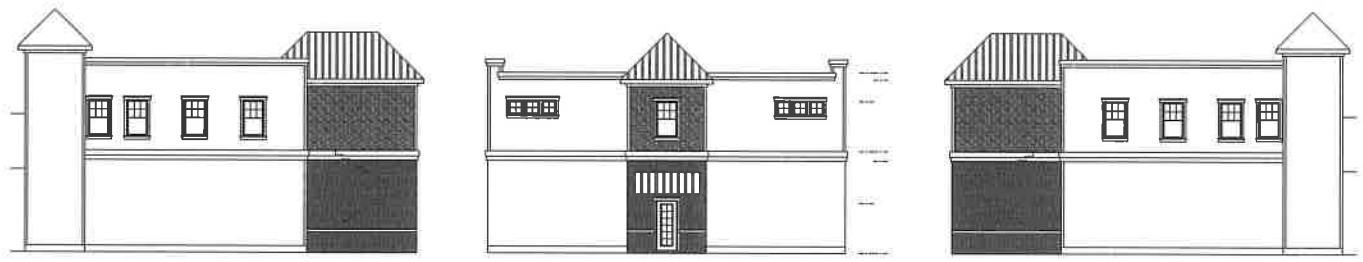
PROJECT NO. 33052

REV: ADDED ROOF ELEVATIONS 11/02/2023

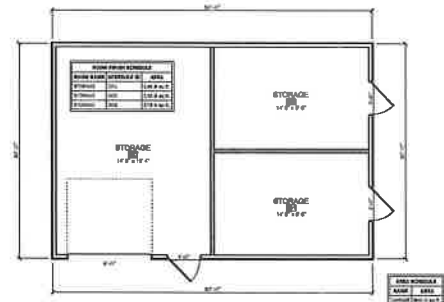
CERT. OF AUTH. # 24CA28343700
F P & L ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND ENGINEERS
263 BRICK BLVD., SUITE 5, BRICK, NJ 08723
TEL (732) 920-5100 FAX (732) 920-5199

JOHN W. LORD NJPELS 32455
DATE 12/29/2022

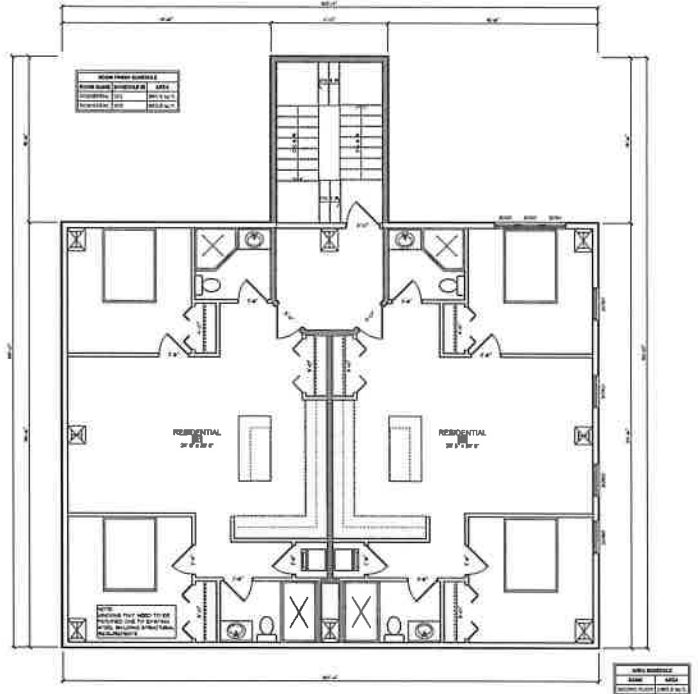
DRAWN BY: JDP



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



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



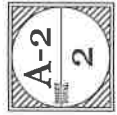
PROPOSED SECOND FLOOR
SCALE: 3/16" = 1'-0"

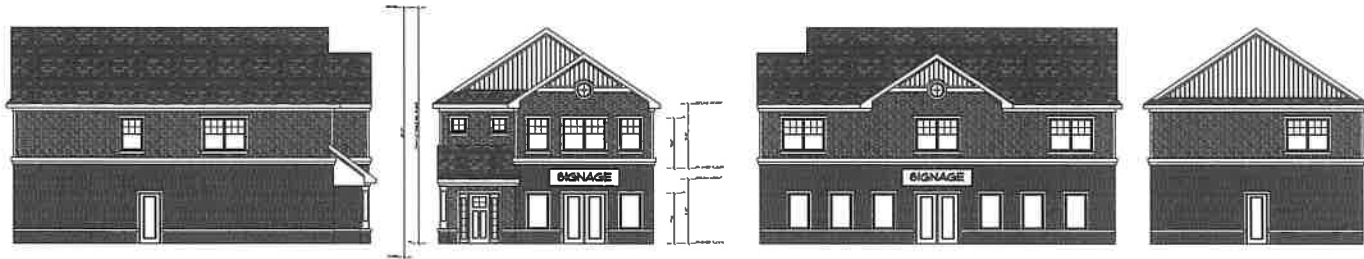


PROJECT TITLE: **87-99 TAYLOR AVE**
 COLDEN EAST OF MANASQUAN, LLC
 MANASQUAN
 NEW JERSEY
 Project Number: CNV 0000-08-010

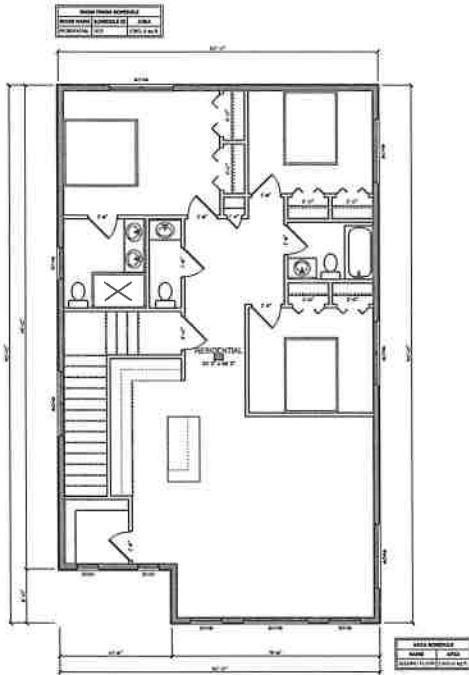
DATE	DESCRIPTION	BY

Grasso Design Group
 501 Highway 71
 Manasquan
 New Jersey
 Phone: 732-248-6340
 Fax: 732-248-2677
<http://www.grassodg.com>
design@grassodg.com

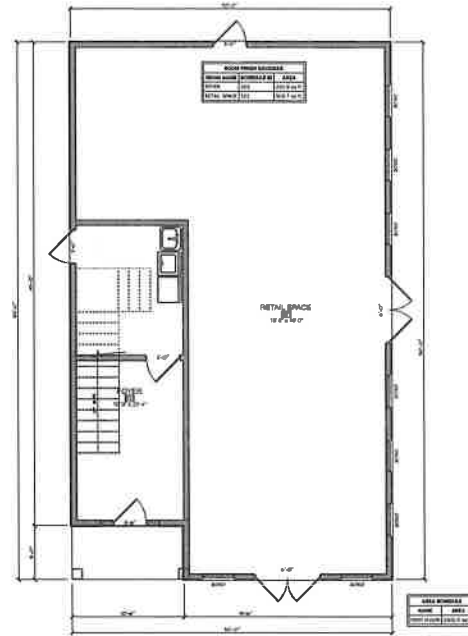




BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



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



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



GOLDEN EAST OF MANARQUAN, LLC
87-99 TAYLOR AVE
 MANARQUAN NEW JERSEY
 Lot: 4.01
 Project Number: CH100-00-010

DATE	BY	BY

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