

MANASQUAN PLANNING BOARD MEETING AGENDA

NOVEMBER 01, 2022 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on November 01, 2022 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
2. Regular Meeting Minutes - September 13, 2022
3. Regular Meeting Minutes - October 4, 2022

RESOLUTION

4. #34-2022 Slivinski, Jeffrey & Jill -103 1/4 Ocean Avenue - Block 169.04 Lot 11 - Application #13-2022

APPLICATION

5. #12-2022 Stanley, William - 180 Broad Street - Block 47 Lot 37.01 (Motion to Dismiss Without Prejudice)
6. #14-2022 Knauss, Curtis & Virginia - 88 Ocean Avenue - Block 162 Lot 21.05
7. #15-2022 Brown, Dustin - 29 Pearce Avenue - Block 64 Lot 6

OTHER BUSINESS

Comments from individual board members

8. Cancel November 15, 2022 Special Meeting

ADJOURNMENT

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

SEP 30 2022

DPW _____ CONST _____
PD _____ OTHER _____

September 28, 2022

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

Re: Boro File No. MSPB-R1920
Variance – Knauss
Block 162, Lot 21.05
88 Ocean Avenue
R-2 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, PP, of KBA Engineering Services, LLC, dated July 12, 2022.
2. Architectural Floor Plans and Elevations prepared by Christopher Rice, RA, of Rice and Brown Architects, dated August 9, 2022.

The property is located in the R-2 Single-Family Residential Zone with frontage on an access easement from Ocean Avenue. With this application, the applicant proposes to construct two-story rear and side additions and interior renovations to the existing residential dwelling as well as and other site improvements. The application is deemed complete on September 28, 2022.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 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 25 feet is required, whereas a setback of 15.33 feet is proposed (15.33 feet exists).
 - b. A maximum driveway width of 20 feet is permitted, whereas a driveway width of 42 feet is proposed.
 - c. Emergency generators are not permitted in the side yard area, whereas the generator is proposed in the westerly side yard.


Re: Boro File No. MSPB-R1920
Variance – Knauss
Block 162, Lot 21.05

September 28, 2022
Sheet 2

3. The following non-conformities exist on Lot 21.05 and are not proposed to be modified as part of this application:
 - a. A minimum lot area of 5,000 square feet is required, whereas a lot area of 4,858 square feet exists.
 - b. A minimum lot frontage of 50 feet is required, whereas 0 feet of frontage exists, 8 feet on the access easement.
4. The base flood elevation for the property is 10 (Zone AE). The existing finish first floor of the dwelling is at elevation 13.9 and the proposed at 14.4.
5. It appears that two conforming parking spaces are provided in the front of the lot. A space is also indicated in the garage area however it is undersized per ordinance requirements.
6. The required 80 square feet of enclosed storage space is provided on the ground floor level.
7. The air conditioning units and generator are proposed on a raised platform in the westerly side yard area, however it is located outside of the side yard setback.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
9. It appears that no existing trees will be removed as part of the application.
10. The method of stabilizing the lot must be indicated on the plan. Details for the proposed paver driveway and any other site construction should also be provided.
11. The existing utility connections area are proposed to be maintained and utilized for the renovated structure.
12. Any curb and sidewalk must be replaced along Ocean 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



Re: Boro File No. MSPB-R1920
Variance – Knauss
Block 162, Lot 21.05

September 28, 2022
Sheet 3

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Timothy Middleton, esq.
2517 Route 35, Bldg K, Suite 101, Manasquan, NJ 08736
Joe Kociuba, PE
KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736
Curtis Knauss
88 Ocean 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: Curtis & Virginia Knauss

*Applicant's Address: 80 Ocean Ave, Manasquan

*Telephone Number: Home: _____ Cell: 908-361-0560

*e-mail Address: cknauss@comcast.net

*Property Location: 88 Ocean Ave

*Block: 162 Lot: 21.05

*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: August 24, 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

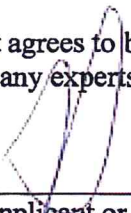
*Does the Applicant own any adjoining land? No

*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? Yes
(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
TIMOTHY B MIDDLETON, APPLICANTS ATTORNEY
06/2021 Middletonlaw2517@gmail.com

9/1/2022

Date

107-WARRANTY AND-STATUTORY SHORT FORM
NEW JERSEY

CCR

ALL STATE OFFICE SUPPLY CO.
NEWARK, N. J.

BOOK 2429 PAGE 534

This Indenture,

Made the Thirtieth day of June, in the year of our Lord
One Thousand Nine Hundred and Fifty-three.

Between
MARTHA G. WALTER, single,

of the Borough of Manasquan, in the County of
Monmouth and State of New Jersey, party of the first part,
hereinafter known as the grantor ;

And
AUGUSTA GAYNOR, single,

of the Borough of Manasquan, in the County of
Monmouth and State of New Jersey, party of the second part,
hereinafter known as the grantee :

Witnesseth, That in consideration of

--- One (\$1.00) Dollar and other good and valuable consideration ---
the said grantor do grant, bargain, sell and convey, unto the said grantee, her heirs
and assigns

All that certain lot, tract or parcel
of land and premises, hereinafter particularly described, situate, lying and being in the
Borough of Manasquan, in the County of Monmouth
and State of New Jersey.

BEGINNING at a monument in the dividing line of land presently owned by Fred P. Cannata and Martha G. Walter, distant One Hundred Twenty-two (122) feet on a course of North 50 degrees 33 minutes East from a point in the Northeasterly line of Ocean Avenue where said dividing line intersects the northeasterly line of Ocean Avenue; said point of intersection being One Thousand Forty (1040) feet from the northeast corner of Potter Avenue and Ocean Avenue and from thence running (1) North 50 degrees 33 minutes East a distance of Ninety-three and Twelve one-hundredths (93.12) feet to a nail in the bulkhead as presently located; thence (2) South 35 degrees 24 minutes 36 seconds East, Thirty-five and Nine one-hundredths (35.09) feet to a nail driven in the bulkhead; thence (3) South 28 degrees 45 minutes 42 seconds West a distance of Ninety-seven and sixty-three one-hundredths (97.63) feet to a monument; thence (4) North 39 degrees 27 minutes West a distance of Seventy-one and Twenty-three one-hundredths (71.23) feet to the point and place of Beginning.

Together with any and all Riparian Rights lying northeasterly of the second course herein and southeasterly of the third course herein between the above described premises and the Pierhead and Bulkhead line approved March 19, 1923 by the Board of Commerce and Navigation and set forth in detail in Deed from the State of New Jersey to John C. Lack bearing date of April 16, 1923 and recorded in Liber B-1, Folio 220 etc.

Together with a right of way in and over a certain strip of land eight (8) feet in width; located 36 feet southeasterly from the westerly line of property being retained by the party of the first part and running from Ocean Avenue to the above described premises for the said Augusta Gaynor, her heirs and assigns, and her agents and servants, tenants and occupants from time to time, of the said premises; and any other person or persons for her or their benefit, in common with the said Martha G. Walter, her heirs and assigns, for the purpose of ingress and egress, on foot or by vehicle from Ocean Avenue to the premises described herein.

BOOK 2429 PAGE 535

Being a part of the same premises conveyed to the party of the First Part by deed from Hattie H. Lack, widow, Individually and as Devisee under the Last Will and Testament of John C. Lack, deceased, bearing date of December-10, 1932 and recorded in the Monmouth County Clerk's Office on December 12, 1932 in Book 1611 of Deeds at page 193 etc.

The above description is taken from a survey prepared by William S. Logan, Jr., Civil Engineer and Surveyor, Manasquan, N.J., dated June 17, 1953.

Subject to covenants, conditions and restrictions of record, if any, such a state of facts as an accurate survey would disclose and zoning ordinances of the Borough of Manasquan, N.J.

Together with an easement for existing water, sewer and electric facilities over land located between the fourth course of the above described premises and the northeasterly line of Ocean Avenue with the right to repair, maintain and replace them should the need arise; it being understood and agreed that the property will be restored to its proper and former condition in the event of said repairs.

The party of the first part shall have the right to use and occupy the easterly garage located on the ground floor of the garage apartment for and during her natural life without any charge for the use of same. This right shall terminate upon the death of the party of the First Part.

BOOK 2429 PAGE 538

To Have and to Hold, said premises with the appurtenances, unto the said grantee, Augusta Gaynor, her heirs and assigns forever

And the said Martha G. Walter,

for herself, her heirs and assigns, do es

Covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor
2. That she has the right and authority to convey the said premises to the said grantee
3. That the grantee shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, except
5. That the grantor will execute or procure such further assurances and conveyances of the said land as may be reasonably required.
6. That she will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, the said grantor has hereunto set her hand and seal, or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, the day and year first above written.

Signed, Sealed and Delivered

in the presence of

Lloyd E. Newman
Lloyd E. Newman

Martha G. Walter (I.S.)
Martha G. Walter

State of New Jersey } ss:
County of MONMOUTH

Be it Remembered, that on this Thirtieth day of June, in the year of our Lord One Thousand Nine Hundred and Fifty-three, before me, the subscriber, an Attorney at Law of New Jersey,

personally appeared MARTHA G. WALTER, single,

who, I am satisfied, is the person mentioned in the within Instrument, and thereupon she acknowledged that she signed, sealed and delivered the same as her act and deed, for the uses and purposes therein expressed.

Lloyd E. Newman
Lloyd E. Newman
An Attorney at Law of New Jersey

State of New Jersey, }
 County of } ss:
 Be it Remembered, that on this _____ day of _____ before me, the subscriber, personally appeared _____ who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of the _____ the _____ named in the within Instrument, that _____ is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said President, as and for his voluntary act and deed and as and for his voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn and subscribed before me, _____
 at _____
 the date aforesaid.

13

Red.

MARTHA G. WALTER, single

TO

AUGUSTA GAYNOR, single

Dated, June 30, 1953.

Executed in the _____ Office of _____
 the County of _____ N. J.,
 on the _____ day of _____
 A. D., 19 _____, at _____ o'clock, in the
 _____ and Recorded in Book _____
 of DEEDS for said
 County, on page _____

LAW OFFICES
 LLOYD E. NEWMAN
 40 UNION AVENUE
 MANASQUAN, N. J.

31

RECEIVED & RECORDED
 MONMOUTH COUNTY
 CLERK'S OFFICE

1953 JUL -3 4:19:14
 BOOK 2429 PAGE 534 to

OF _____

013207

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

August 24, 2022

Curtis Knauss
88 Ocean Avenue
Manasquan, NJ 08736

Re: Block: 162 Lot: 21.05 Zone: R-2 Flood Zone: AE BFE: 10ft. DFE: 11ft.

Dear Sir:

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

Construct a second floor addition, two story rear addition, two story rear porch, two story side porch and other interior alterations and renovations.

Plot plan prepared by Joseph Kociuba on July 12, 2022. Conceptual plans prepared by Christopher Rice on August 9, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Lot Frontage - 50ft. Required
8ft. Existing

“ - Lot Area – 5,000s.f. Required
4,858s.f. Existing

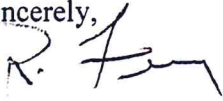
“ - Front Setback – 25ft. Required
15.84ft. Existing and proposed

Section 35-7.7 – Driveway Width – 20ft. Permitted
42ft. Proposed

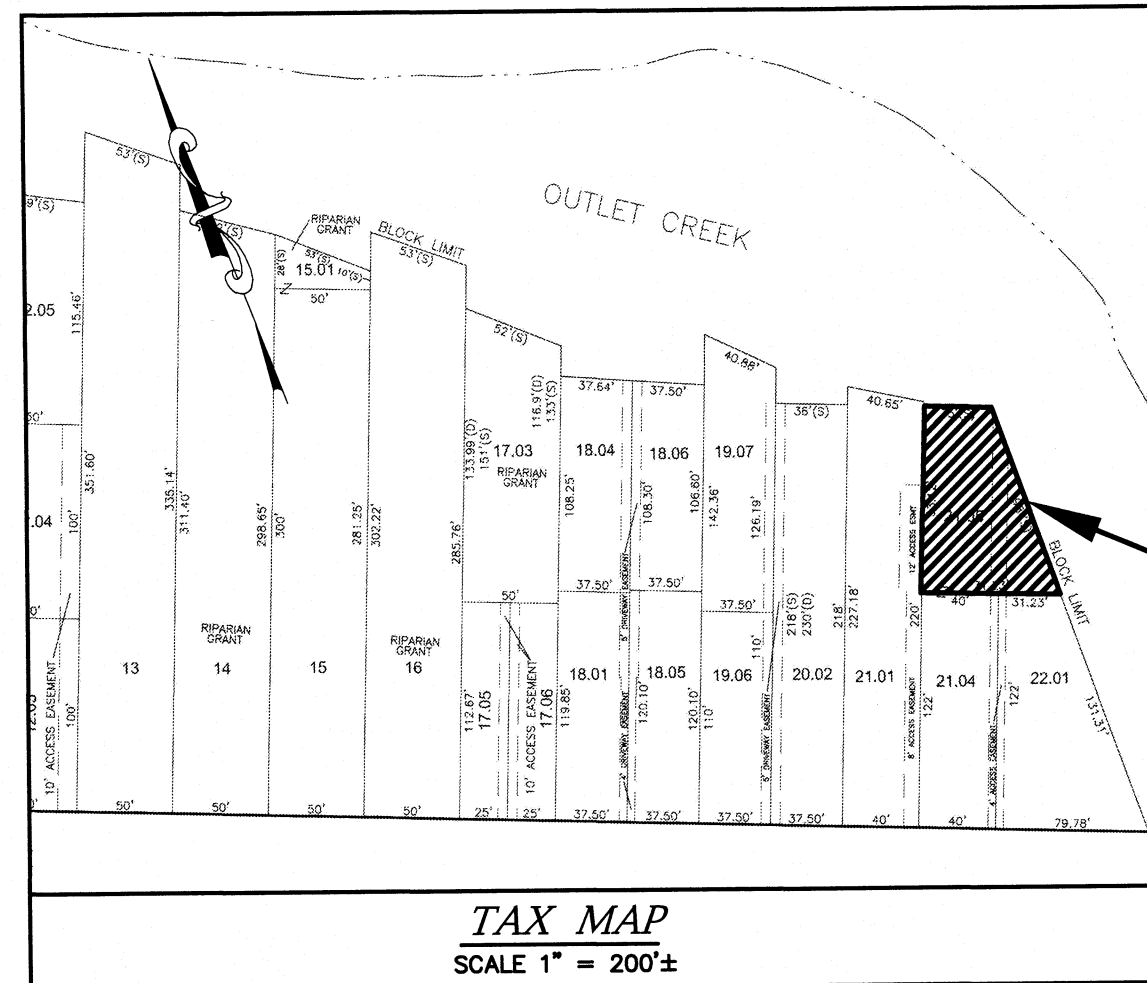
Section 35-11.8 – Prohibits locating a standby generator in the side yard.

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', with a stylized flourish at the end.

Richard Furey
Zoning/Code Enforcement Officer



PROJECT LOCATION

SOIL LOG FORM

LOT: 21.05 BLOCK: 162 TEST HOLE NO.: SB-1

BOROUGH: MANASQUAN COUNTY: MONMOUTH SAMPLES: N/A

PROJECT NAME: 88 OCEAN AVENUE WEATHER: SUNNY 75°F
ELEVATION: ---

0" TO 30" 10 YR 4/6 DARK YELLOWISH BROWN LOAMY SAND, SUBANGULAR, MOIST, LOOSE Description of any unusual materials Encountered at:

30" TO 36" 10 YR 3/4 DARK YELLOWISH BROWN SAND, SUBANGULAR, MOIST, LOOSE Estimated Seasonal High Water Table: 16" Water Encountered at: 36"

EOB DUE TO CAVE IN

Site Evaluator: _____
Professional Engineer: _____

Soil Test Boring Results Classified in Accordance with the Unified Soil Classification System, The U.S. Department of Agriculture Classification System; and the Munsell Soil Color Chart.

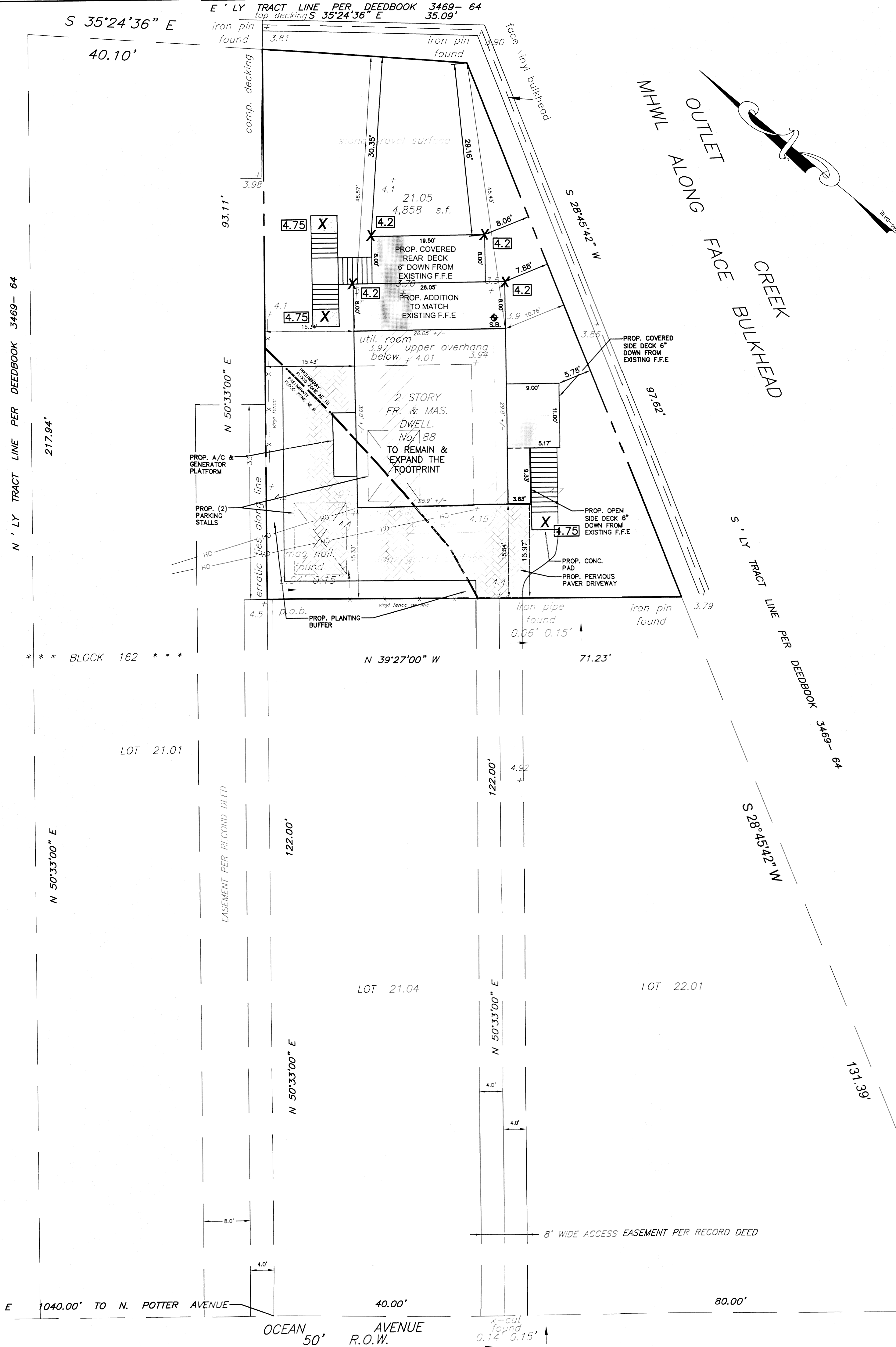
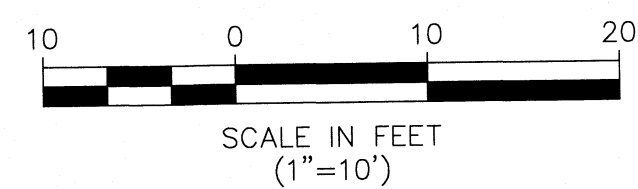


Tested By: Jack Kelly Date: 6-28-22

Witnessed By: _____ Date: _____

File No.: T1915.0228

Sheet No.: 1 of 1



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 162, LOT 21.05 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.1115± ACRES (4,858 S.F.)

OWNER/APPLICANT: CURTIS & KINGSLEY KNAUSS
88 OCEAN AVENUE
MANASQUAN, NJ 08736

APPLICANT PROPOSES TO EXPAND THE FOOTPRINT OF EXISTING DWELLING AND ADD SECOND FLOOR.

DESCRIPTION	REQUIRED/PERMITTED	ZONE R-2	
		EXISTING RESIDENTIAL	PROPOSED RESIDENTIAL
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	5,000 S.F.	* 4,858 S.F.	* 4,858 S.F.
MIN. LOT FRONTAGE	50 FT.	* 40 FT.	* 40 FT.
FRONT YARD SETBACK	25 FT.	* 15.33 FT.	* 15.33 FT.
SIDE YARD SETBACK	5 FT.	10.76 FT.	5.78 FT.
REAR YARD SETBACK	20 FT.	45.43 FT.	29.16 FT.
ACCESS. BLDG. REAR YARD SETBACK	5 FT.	N/A	N/A
ACCESS. BLDG. SIDE YARD SETBACK	5 FT.	N/A	N/A
POOL REAR YARD SETBACK	10 FT.	N/A	N/A
POOL BLDG. SIDE YARD SETBACK	10 FT.	N/A	N/A
MAX. BLDG. COVERAGE	30 % (1,457.4 S.F.)	16.61 % (807 S.F.)	25.59 % (1,243 S.F.)
MAX. LOT COVERAGE	45 % (2,186.1 S.F.)	30.88 % (1,500 S.F.)	30.28 % (1,471 S.F.)
MAX. BLDG. HEIGHT	33 FT.	< 33 FT.	33.00 FT.
MAX. ACCESSORY HEIGHT	10 FT.	N/A	N/A
MIN. STORAGE	80 S.F.	> 80 S.F.	> 80 S.F.
MIN. DECK	80 S.F. or 10% 1st FLOOR	N/A	N/A
MAX. CURB CUT WIDTH	12 FT.	N/A	N/A
MIN. PARKING SPACES	2 SPACES	2 SPACES	2 SPACES

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

PLAN NOTES

- EXISTING SEWER AND WATER SERVICES TO REMAIN AND TO BE REUSED.
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS LOCATED IN FLOOD ZONE 'AE' - ELEVATION 10.0 PER FEMA PRELIMINARY WORK MAPS & FLOOD ZONE 'AE' - ELEVATION 8.0 PER FEMA EFFECTIVE MAPS.
- BUILDING HEIGHT MEASURED FROM TOP OF CURB (ELEV. XXX) TO HIGHEST POINT OF THE ROOF.
- ALL ROOF LEADERS TO DIRECT FLOW TO R.O.W. NO ROOF LEADERS ARE TO DIRECT FLOW TOWARDS ADJACENT PROPERTIES.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH DATED 4/26/2021.

BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY RICE & BROWN ARCHITECTS DATED 5/26/2022.

EXIST. BUILDING COVERAGE		
EXIST. DWELLING	779	S.F.
EXIST. OUTDOOR SHOWER	28	S.F.
EXIST. TOTAL BUILDING COVERAGE	807	S.F. 16.61%

EXIST. IMPERVIOUS COVERAGE		
EXIST. BUILDING COVERAGE	807	S.F.
EXIST. FRONT CONC. WALKWAY	103	S.F.
EXIST. REAR CONC. PATIO	113	S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	1,023	S.F. 21.06%

PROP. BUILDING COVERAGE		
EXIST. DWELLING	779	S.F.
PROP. COVERED SIDE DECK	99	S.F.
PROP. REAR ADDITION	209	S.F.
PROP. COVERED REAR DECK	156	S.F.
PROP. TOTAL BUILDING COVERAGE	1,243	S.F. 25.59%

PROP. IMPERVIOUS COVERAGE		
PROP. BUILDING COVERAGE	1,243	S.F.
PROP. OPEN SIDE DECK	36	S.F.
PROP. SIDE STEPS & CONC. PAD	37	S.F.
PROP. A/C & GENERATOR PLATFORM	44	S.F.
PROP. REAR STEPS & CONC. PADS	111	S.F.
PROP. PERVIOUS PAVER DRIVEWAY = 844 S.F. (NO COUNTED)	0	S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	1,471	S.F. 30.28%

REV. NO.	DATE	DESCRIPTION

PLOT PLAN

88 OCEAN AVENUE
BLOCK 162 - LOT 21.05
FOR CURTIS & KINGSLEY KNAUSS
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

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

251 Route 35, Bldg E, Ste 203
Manasquan, NJ 08736
P: (732)722-8555 | F: (732)722-8557
KBAengineering.com
Plans@KBAengineering.com
Certificate of Authority No. 246A2822800

DRN GEA	CHK JJK
PROJECT NO. 2022-228	
SCALE AS SHOWN	
DATE 7/12/2022	
SHEET 1 OF 1	

KNAUSS RESIDENCE



ARTISTIC RENDERING - NOT FOR CONSTRUCTION PURPOSES

ADDITION/ RENOVATION
KNAUSS RESIDENCE
88 OCEAN AVENUE MANASQUAN, NJ
LOT: 2105 BLOCK: 162

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REVISIONS:

COMM. 2126

DRAWN BY: EN

DATE: 8/9/22



CS

**ADDITION/ RENOVATION
KNAUSS RESIDENCE
88 OCEAN AVENUE MANASQUAN, NJ
LOT: 2105 BLOCK: 162**

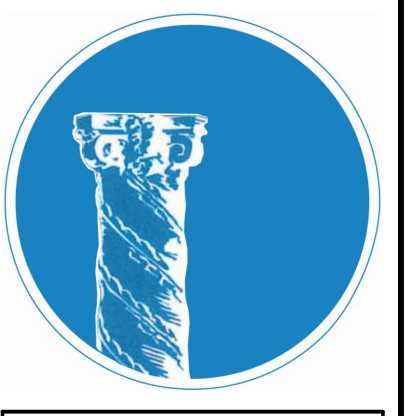
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REVISIONS:

COMM. 2126

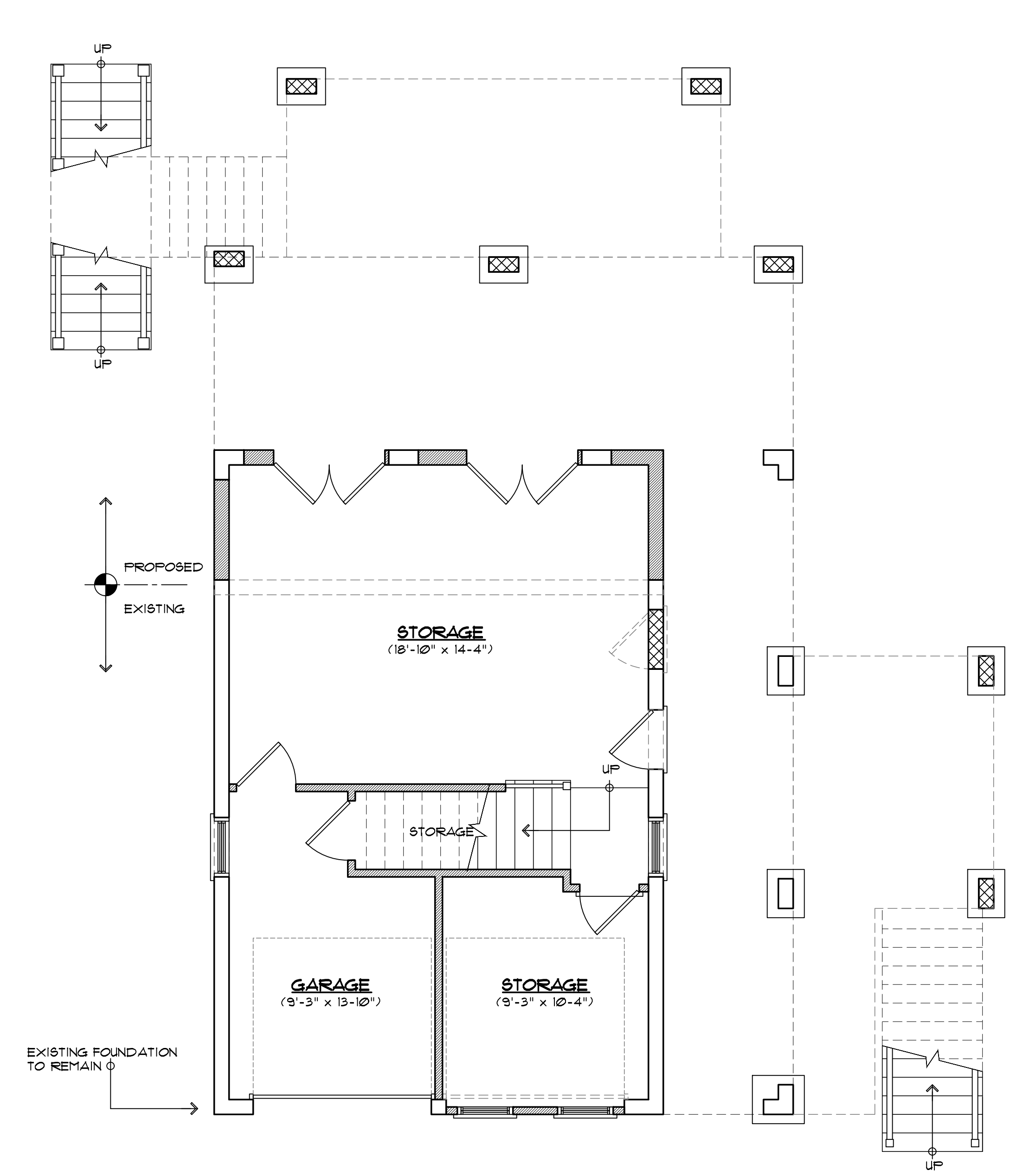
DRAWN BY: EN

DATE: 8/9/22



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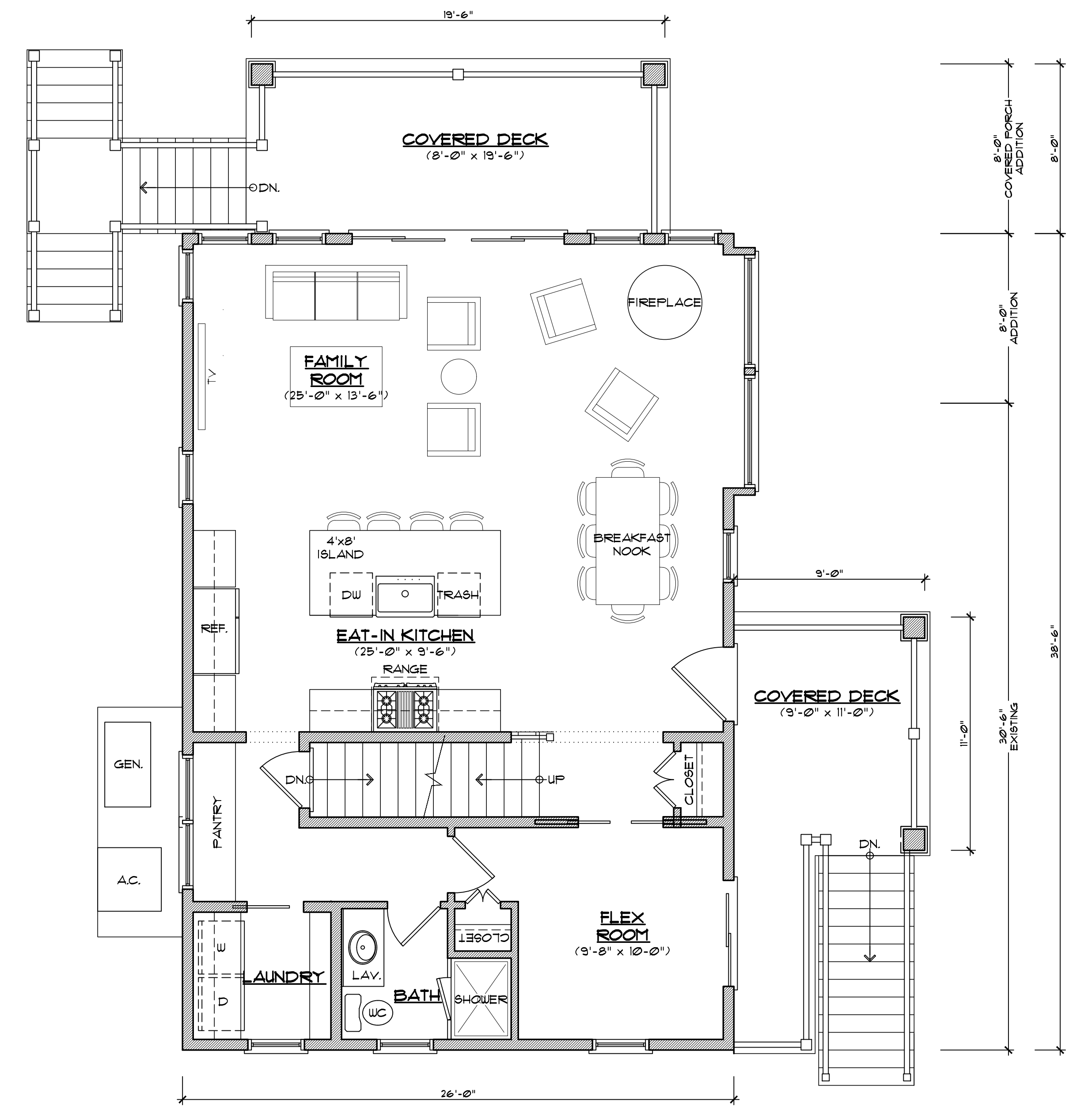
SHT. 2 OF 5



GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

- EXISTING
- PROPOSED



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

GROSS HABITABLE AREA = 1001 SF



544 Washington Boulevard
Sea Girt, New Jersey 08750

732.449.9055
www.shorearchitect.com

CHRISTOPHER RICE

N.J. LIC. NO. 14432
N.Y. LIC. NO. 026745

DUSTIN C. BROWN

CO. LIC. NO. 402474

ADDITION/ RENOVATION
KNAUSS RESIDENCE
88 OCEAN AVENUE MANASQUAN, NJ
LOT: 2105 BLOCK: 162

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REVISIONS:

COMM. 2126

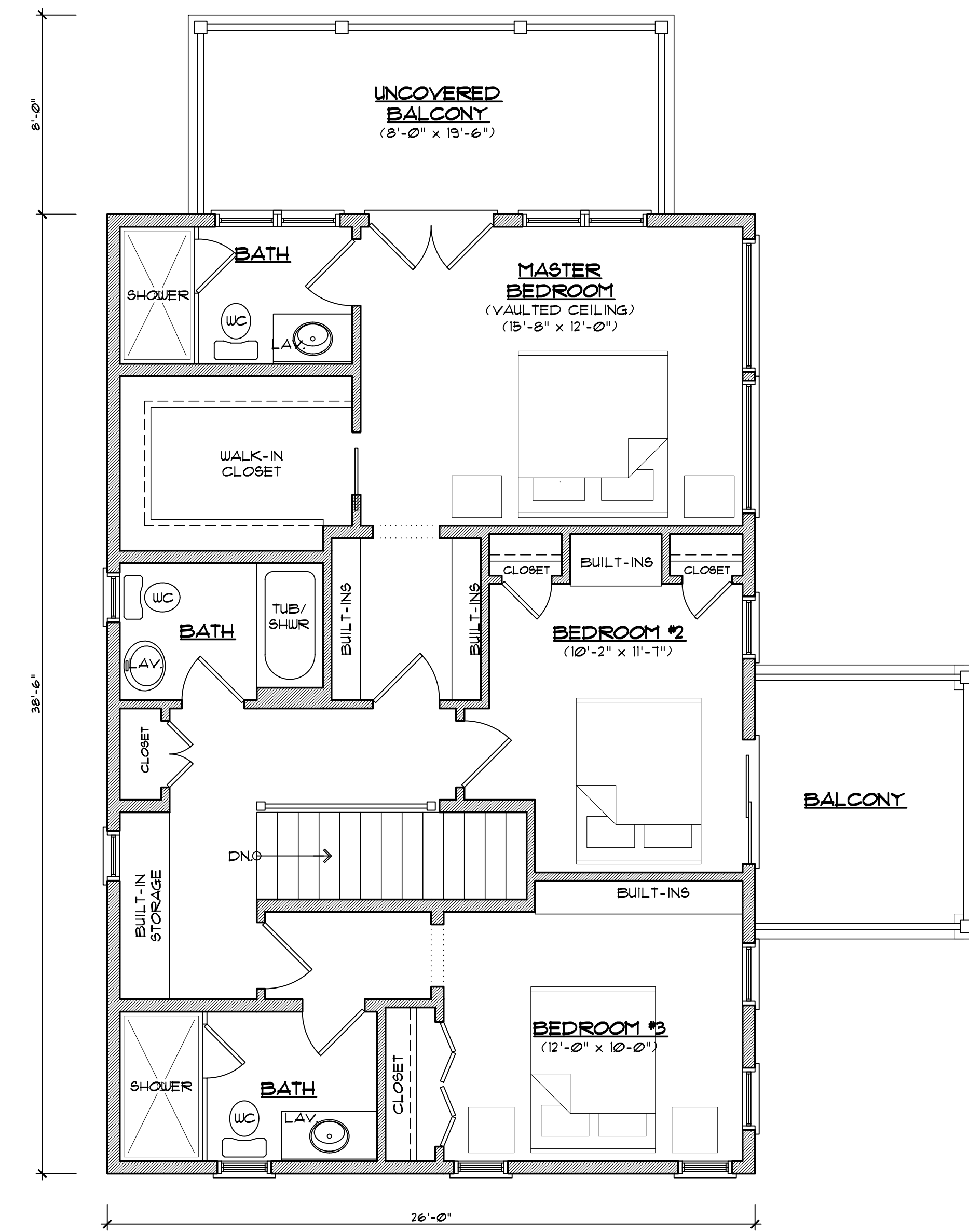
DRAWN BY: EN

DATE: 8/9/22



A = 2

SHT. 3 OF 5



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

GROSS HABITABLE AREA = 1001 SF



544 Washington Boulevard
Sea Girt, New Jersey 08750

732.449.9055
www.shorearchitect.com

CHRISTOPHER RICE

NJ. LIC. NO. 14432
NY. LIC. NO. 026745

DUSTIN C. BROWN

CO. LIC. NO. 402474

ADDITION/ RENOVATION
KNAUSS RESIDENCE
88 OCEAN AVENUE MANASQUAN, NJ
LOT: 2105 BLOCK: 162

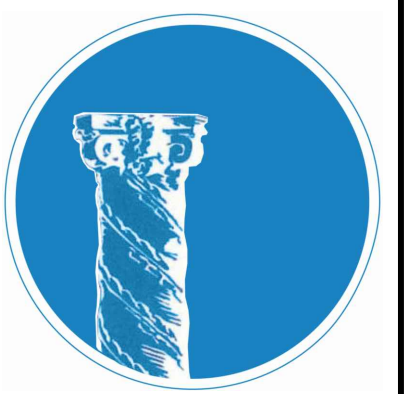
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REVISIONS:

COMM. 2126

DRAWN BY: EN

DATE: 8/9/22

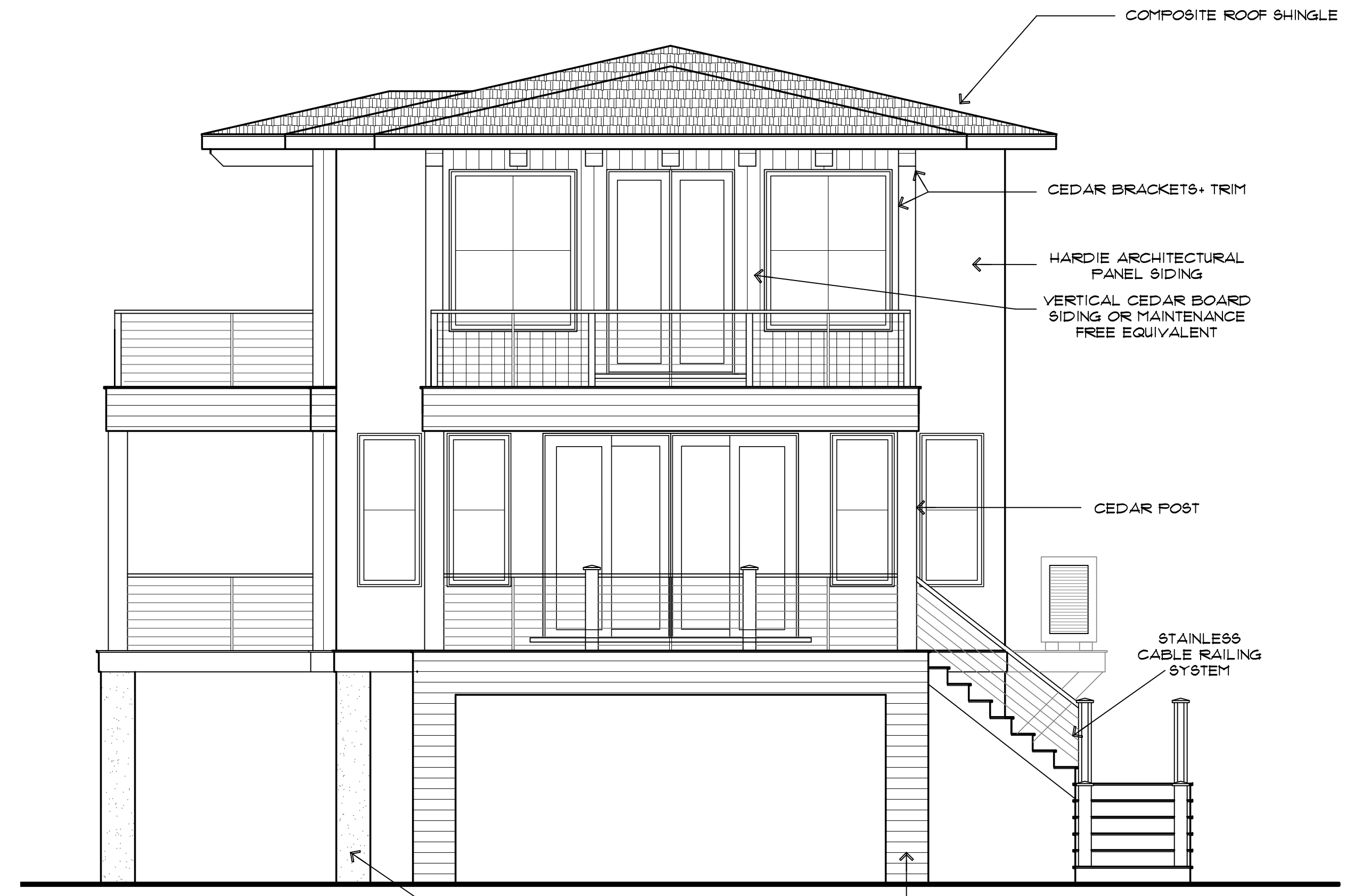


A = 3

SHT. 4 OF 5



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION/ RENOVATION
KNAUSS RESIDENCE
88 OCEAN AVENUE MANASQUAN, NJ
LOT: 2105 BLOCK: 162

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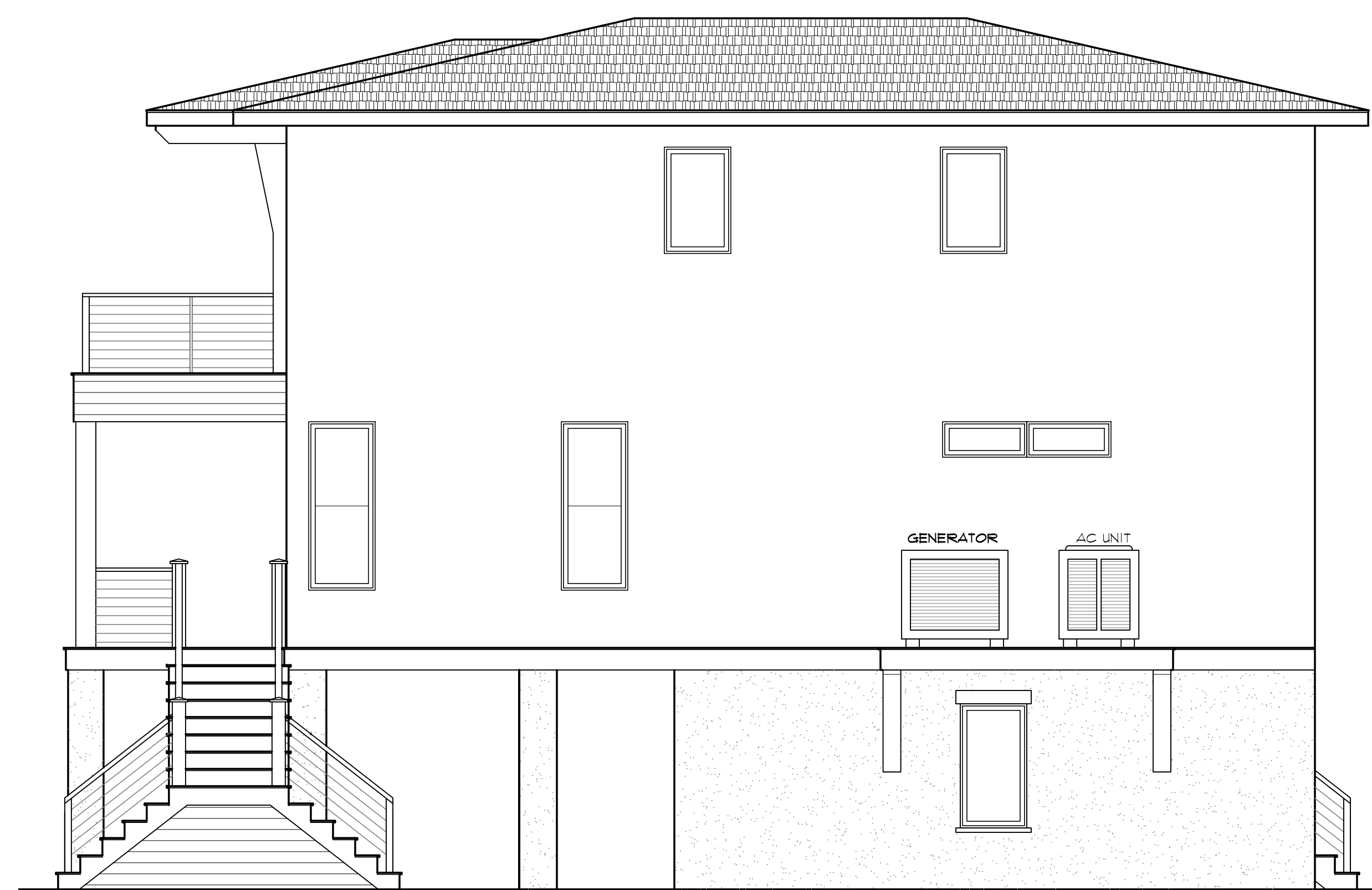


A = 4

SHT. 5 OF 5



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

OCT 04 2022

October 3, 2022

DPW _____ CD _____
PD _____ OT _____

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

Re: Boro File No. MSPB-R1930
Variance – Brown
Block 64, Lot 6
29 Pearce Avenue
R-2 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. Architectural Floor Plans, Elevations, and site layout prepared by Christopher Rice, RA., of Rice and Brown Architects, dated March 15, 2022.

The property is located in the R-2 Single-Family Residential Zone with frontage on Pearce Avenue. With this application, the applicant proposes to construct a new two story accessory garage with a walk up second story storage space. This application is deemed complete on October 3, 2022.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 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 height of 15 feet is permitted for the accessory structure, whereas a height of 21.75 feet is proposed.
3. The following non-conformities exist on Lot 6 and are not proposed to be modified as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 24.7 feet exists.
 - b. A minimum driveway setback of 1 foot is required, whereas a setback of 0 feet exists.




Re: Boro File No. MSPB-R1930
Variance – Brown
Block 64, Lot 6

October 3, 2022
Sheet 2

4. The applicant should indicate if the driveway will be extended to the proposed garage. If so, the location and material of the driveway should be shown on the plan. Lot coverage calculations should also be revised accordingly.
5. It does not appear there are any proposed 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.
6. The plans indicate that the existing shed will 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.
7. 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.
8. It appears that no trees will be removed as part of this application.
9. Any curb and sidewalk must be replaced along Pearce Avenue as necessary.
10. 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
Christopher Rice, RA
Rice & Brown Architects, 544 Washington Boulevard, Sea Girt, NJ 08750
Dustin Brown
29 Pearce 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: DUSTIN BROWN

*Applicant's Address: 29 PEARCE AVE. MANASQUAN NJ 08736

*Telephone Number: Home: _____ Cell: (732) 742-8215

*e-mail Address: DCB@SHOREARCHITECT.COM

*Property Location: 29 PEARCE AVE

*Block: 6 Lot: 64

*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: MARCH 23, 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]
Signature of Applicant or Agent

9/16/22
Date

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

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THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

March 23, 2022

Dustin Brown
29 Pearce Avenue
Manasquan, NJ 08736

Re: Block: 64 Lot: 6 Zone: R-2

Dear Sir:

Construct a detached garage in the rear yard. Survey prepared by Paul Lynch on February 4, 2019. Site plan and conceptual plans prepared by Christopher Rice on March 15, 2022.

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

Application denied for the following reason(s):

Section 35-5.2b – Accessory Building (Garage) – Building Height – 15ft. Permitted
21.75ft. Proposed

Section 35-9.4 – Front Setback – 25ft. Required
24.7ft. Existing

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

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer



544 Washington Boulevard
Sea Girt, New Jersey 08750

732.449.9055
www.shorearchitect.com

CHRISTOPHER RICE

N.J. LIC. NO. 14432
N.Y. LIC. NO. 026745

DUSTIN C. BROWN

CO. LIC. NO. 402474

GARAGE PLAN
BROWN RESIDENCE
29 PEARCE AVE, MANASQUAN, NJ
LOT: 6
BLOCK: 64

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REVISIONS:

COMM. 0000

DRAWN BY: DCB

DATE: 3/15/22



SP

SHT. 1 OF 2

ZONING CRITERIA

ZONE: R-2 LOT: 6 BLOCK: 64

LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA :	5,000 SF	1,000 SF	1,000 SF
MIN. LOT FRONTAGE :	50'	50'	50'
MAX. LOT COVERAGE : (IMPERVIOUS SURFACE)	45%	31.5% (2203 SF)	27.8% (1944 SF)
MAX. BUILDING COVERAGE :	30%	16.2% (1131 SF)	19.7% (1371 SF)

EXISTING BUILDING COVERAGE	EXISTING DUELLING	TOTAL
EXIST. DUELLING	131 SF	
EXIST. REAR WALK	59 SF	
EXIST. DRIVE	455 SF	
EXIST. REAR PATIO	236 SF	
EXIST. SHED	48 SF	
TOTAL	1229 SF	

PROPOSED BUILDING COVERAGE	EXIST. DUELLING	EXIST. FRONT WALK	EXIST. REAR WALK	EXIST. DRIVE	EXIST. REAR PATIO	EXIST. SHED	TOTAL
EXIST. DUELLING	131 SF						
EXIST. FRONT WALK		12 SF					
EXIST. REAR WALK			59 SF				
EXIST. DRIVE				455 SF			
EXIST. REAR PATIO					236 SF		
EXIST. SHED						48 SF	
TOTAL	131 SF	12 SF	59 SF	455 SF	236 SF	48 SF	1944 SF

EXISTING IMPERVIOUS COVERAGE	EXIST. DUELLING	EXIST. FRONT WALK	EXIST. REAR WALK	EXIST. DRIVE	EXIST. REAR PATIO	EXIST. SHED	TOTAL
EXIST. DUELLING	131 SF						
EXIST. FRONT WALK		12 SF					
EXIST. REAR WALK			59 SF				
EXIST. DRIVE				455 SF			
EXIST. REAR PATIO					236 SF		
EXIST. SHED						48 SF	
TOTAL	131 SF	12 SF	59 SF	455 SF	236 SF	48 SF	1229 SF

PROPOSED IMPERVIOUS COVERAGE	EXIST. DUELLING	EXIST. FRONT WALK	EXIST. REAR WALK	EXIST. DRIVE	EXIST. REAR PATIO	EXIST. SHED	TOTAL
EXIST. DUELLING	131 SF						
EXIST. FRONT WALK		12 SF					
EXIST. REAR WALK			59 SF				
EXIST. DRIVE				455 SF			
EXIST. REAR PATIO					236 SF		
EXIST. SHED						48 SF	
TOTAL	131 SF	12 SF	59 SF	455 SF	236 SF	48 SF	1944 SF

PRINCIPAL BUILDING MIN. YARD REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
FRONT YARD :	25' (or AVG.)	24.7'	NC
SIDE YARD (MIN.) :	5'	9.13'/9.34"	NC
REAR YARD :	20'	63.8'	NC
MAX. BLDG. HEIGHT:	35' (2-1/2 STY.)	2 STY	NC

ACCESSORY STRUCTURE (PRIVATE GARAGE) MIN. YARD REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
SIDES :	5'	NA	5'
REAR :	5'	NA	5'
MAX. BLDG. HEIGHT:	15' (1 STY.)	NA	21.75' (1.5 STY.)
MAX. SIZE:	600 SF	N/A	240 SF

■ VARIANCE REQUIRED

LOT 7

*** BLOCK 64 ***

S 43°32'00" E

chain link fence

140.00'

concrete driveway

DRILLHOLE /TAIL SET

existing concrete driveway

N 46°28'00" E

S 46°28'00" W

50.00'

slate sidewalk over

curb line

DRILLHOLE /TAIL SET

50.00'

slate sidewalk over

curb line

DRILLHOLE /TAIL SET

50.00'

slate sidewalk over

curb line

DRILLHOLE /TAIL SET

50.00'

slate sidewalk over

curb line

DRILLHOLE /TAIL SET

50.00'

slate sidewalk over

curb line

140.00'

9.18'

EXISTING 2 1/2 STORY FRAME DWELLING No. 29

EXIST. FRAME SHED TO BE REMOVED

EXIST. PORCH dwell. over

EXIST. CONC. BASE TO BE REMOVED

EXIST. CONC. WALK TO BE REMOVED

EXIST. GRANITE POST

PROPOSED PAVEN PATIO

PROPOSED GARAGE

PROPOSED WOOD DECK + PATIO

EXIST. CONC. WALK TO BE REMOVED

EXIST. CONC. BASE TO BE REMOVED

EXIST. GRANITE POST

PROPOSED PAVEN PATIO

PROPOSED GARAGE

PROPOSED WOOD DECK + PATIO

EXIST. CONC. WALK TO BE REMOVED

EXIST. CONC. BASE TO BE REMOVED

EXIST. GRANITE POST

PROPOSED PAVEN PATIO

PROPOSED GARAGE

PROPOSED WOOD DECK + PATIO

EXIST. CONC. WALK TO BE REMOVED

EXIST. CONC. BASE TO BE REMOVED

SITE PLAN DIAGRAM

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

NOTE: THIS SITE PLAN DIAGRAM IS BASED ON INFORMATION TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH, PLS DATED JAN 2022.

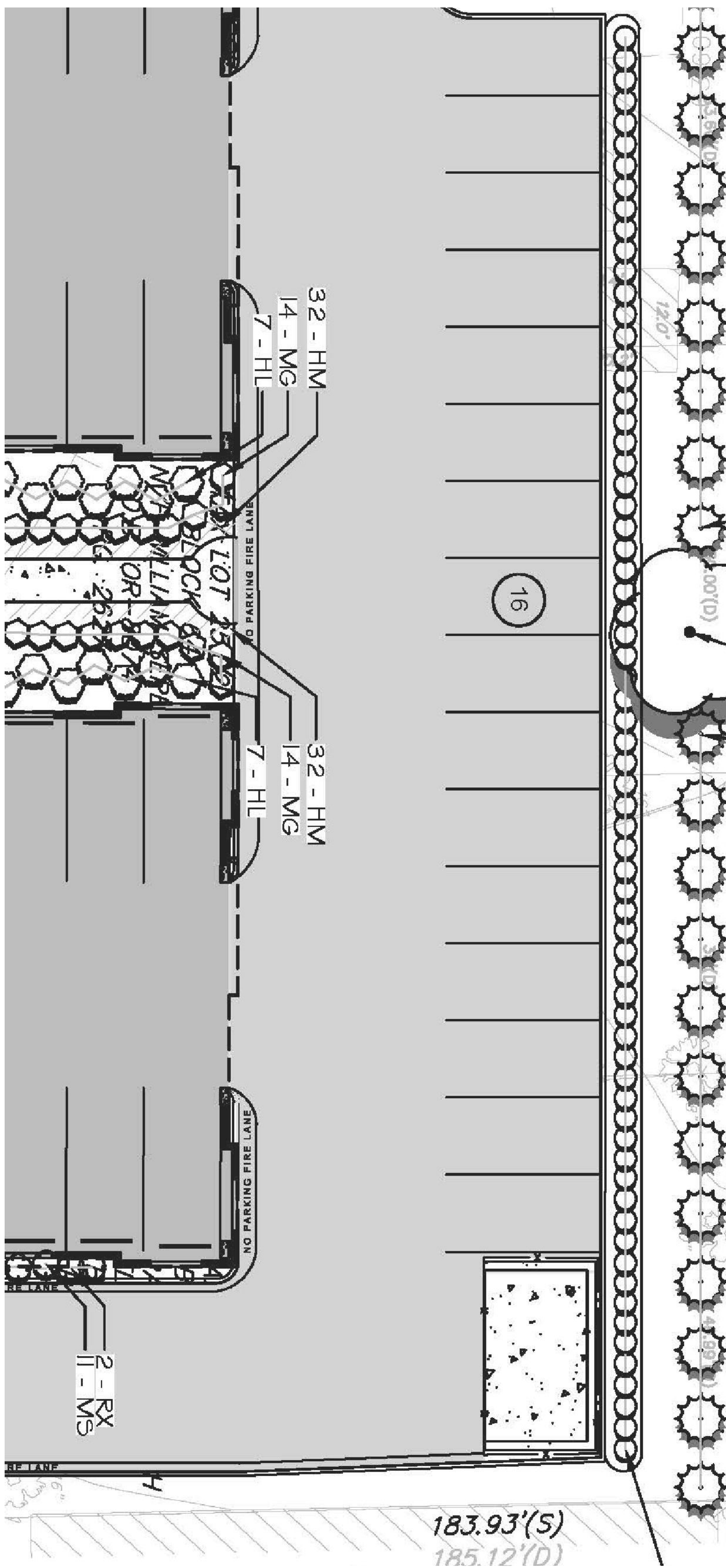
LOT 6, BLOCK 64, TOWNSHIP OF MANASQUAN, MIDDLESEX COUNTY, NEW JERSEY

E 1/4 LINE OF MAIN STREET (88' r.o.w.)

S 46°28'00" W, 308.46' MEAS TO THE

E 1/4 LINE OF MAIN STREET (88' r.o.w.)

DRILLHOLE /TAIL SET



183.93'(S)
185.12'(D)

LOT 5

N 43°32'00" W

remains of erratic wire fencing

EXIST. CONC. BASE TO BE REMOVED

EXIST. CONC. WALK TO BE REMOVED

6.

7,000 s.f.

EXIST. GRANITE POST

PROPOSED PAVEN PATIO

PROPOSED WOOD DECK + PATIO

EXISTING DECK TO BE REMOVED

EXISTING 2 1/2 STORY FRAME DWELLING No. 29

EXIST. FRAME SHED TO BE REMOVED

EXIST. PORCH dwell. over

EXIST. CONC. WALK TO BE REMOVED

EXIST. CONC. BASE TO BE REMOVED

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PROPOSED PAVEN PATIO

PROPOSED GARAGE

PROPOSED WOOD DECK + PATIO

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EXIST. CONC. BASE TO BE REMOVED

EXIST. GRANITE POST

PROPOSED PAVEN PATIO

PROPOSED GARAGE

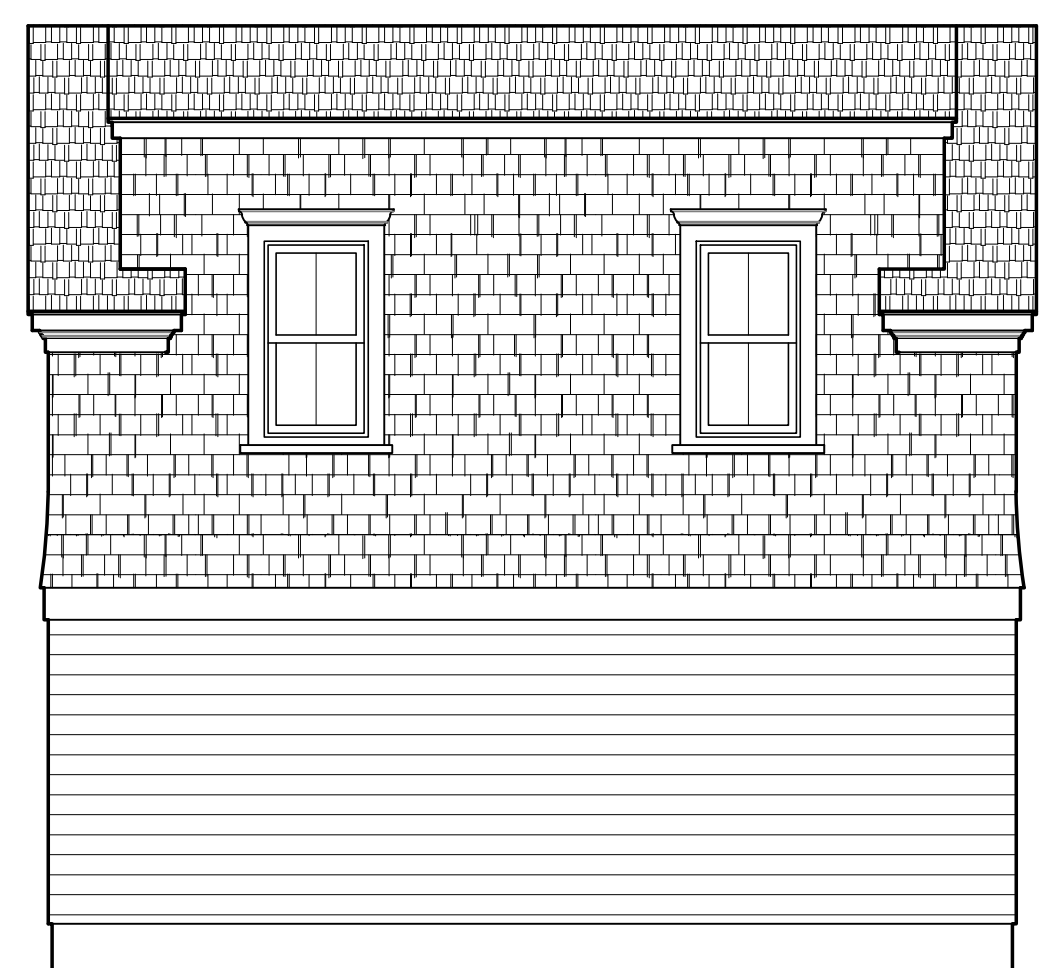
PROPOSED WOOD DECK + PATIO

EXISTING DECK TO BE REMOVED

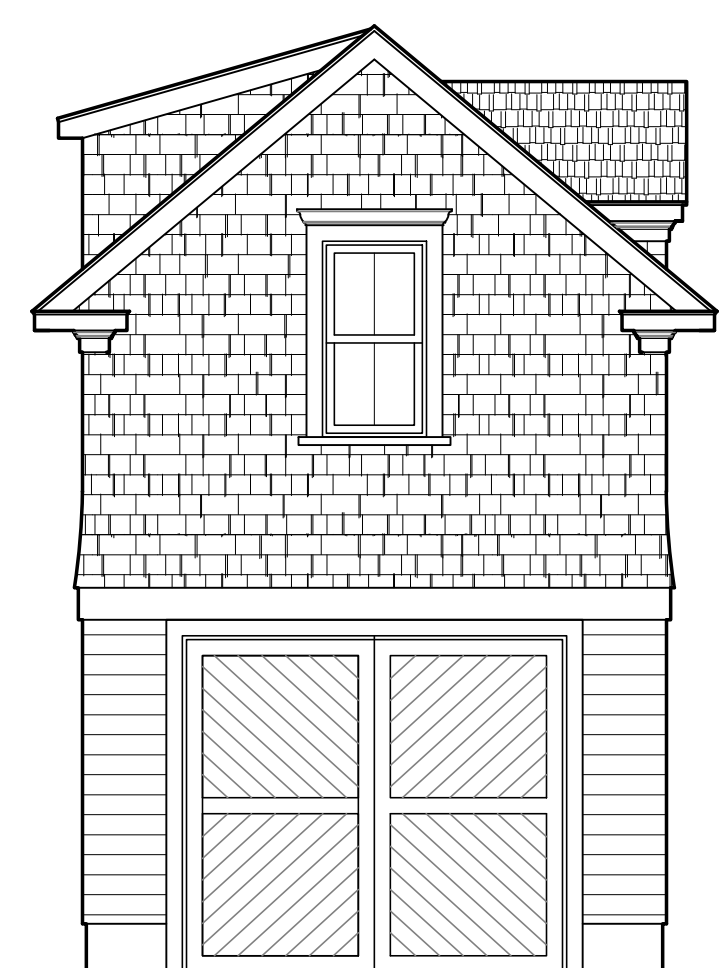
EXISTING 2 1/2 STORY FRAME DWELLING No. 29

EXIST. FRAME SHED TO BE REMOVED

EXIST. PORCH dwell. over



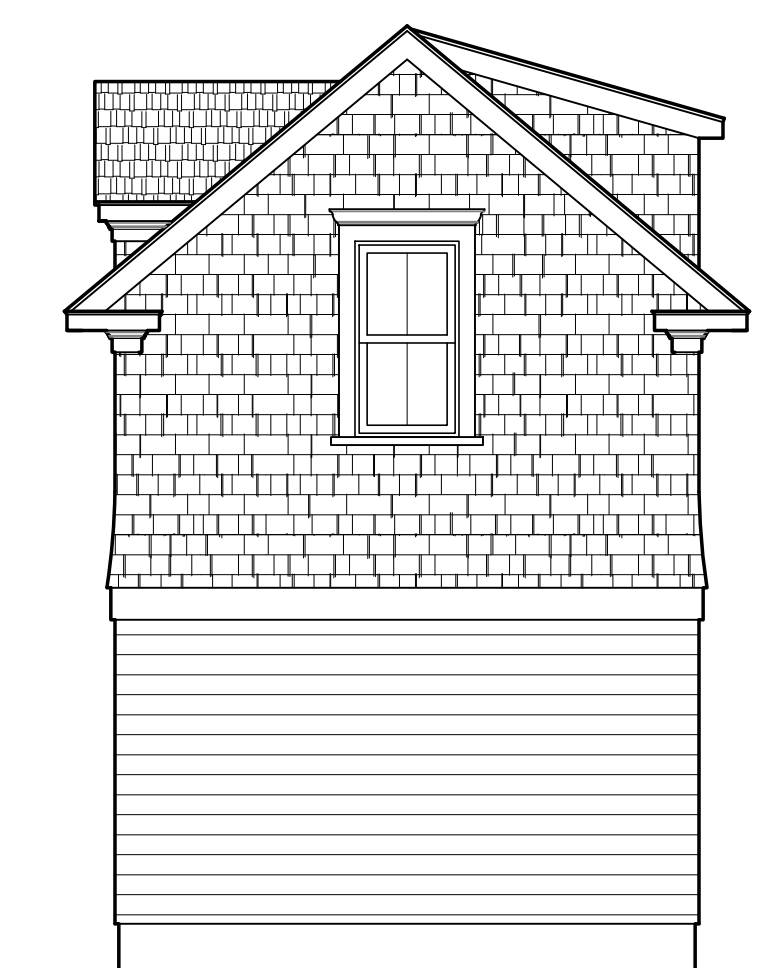
WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



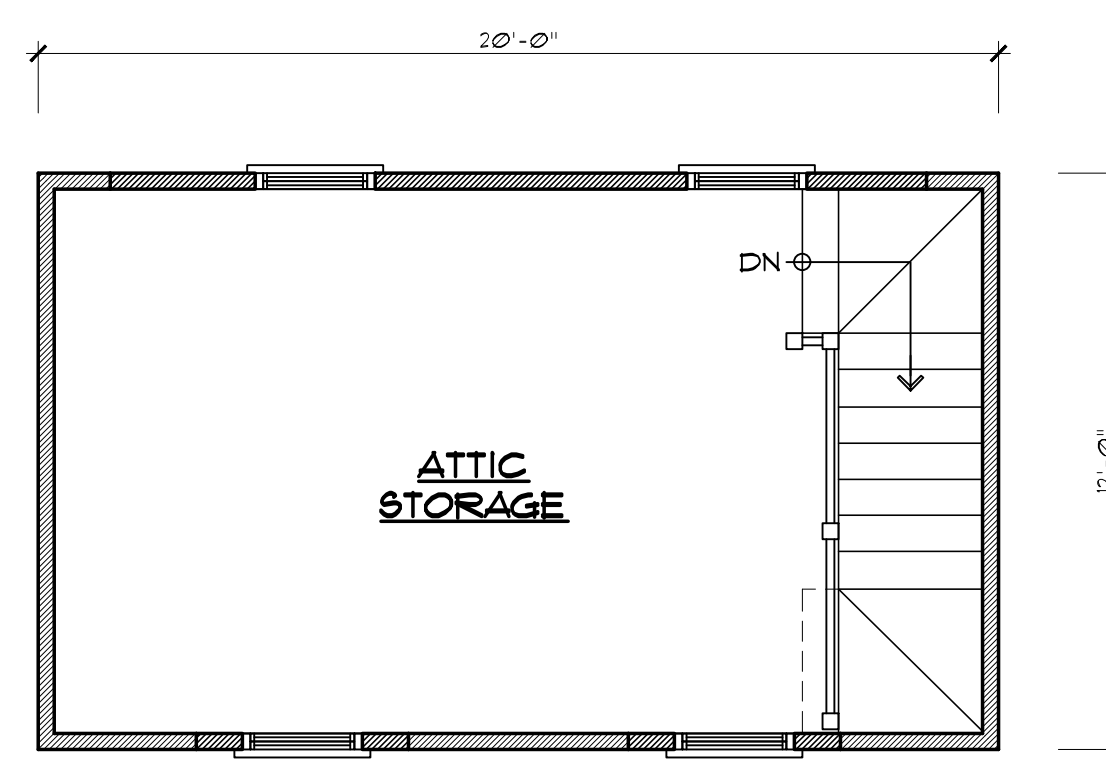
EAST ELEVATION
SCALE: 1/4" = 1'-0"



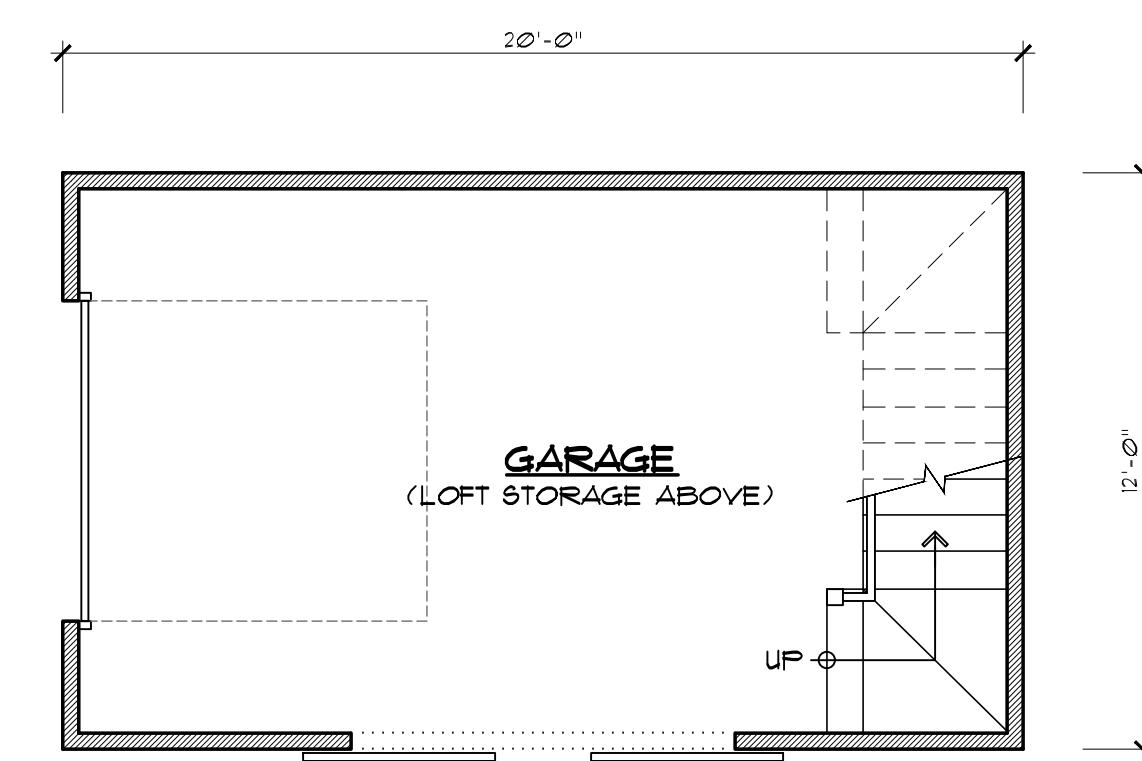
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: ARTISTIC RENDERINGS, NOT TO BE USED FOR CONSTRUCTION.
REFER TO PLANS & ELEVATIONS FOR CONSTRUCTION INFORMATION



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



GARAGE PLAN
SCALE: 1/4" = 1'-0"