

**PLANNING BOARD REGULAR 7PM AGENDA
CONDUCTED WITH ZOOM
APRIL 06, 2021 7:00 PM – TUESDAY**

Join Zoom Meeting

<https://zoom.us/j/2610095007?pwd=d01aMVlrY0hINVFGd25RcGpyZS83QT09>

OR

Tel – 1-646 876 9923 US (New York)

ID # 261 009 5007

Password 281 797

Please take notice that the Manasquan Planning Board will convene a remote meeting on April 06, 2021 7:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

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

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

1. VOUCHERS

OLD/NEW BUSINESS

RESOLUTION

2. #11-2021 - KANE - 188 THIRD AVENUE
3. #15-2021 - CONFORTI - 62 PEARCE AVENUE

APPLICATION

4. 15-MINUTE PRESENTATION - DEVELOPMENT OF THE NEARY QUINN PROPERTY AT 39 SOUTH STREET
5. #12-2021 - HOWARD, THOMAS AND DEIRDRE - 329 EUCLID AVENUE
6. #13-2021 - STACY SIMON - 415 EUCLID AVENUE
7. #14-2020 - BODNAR, GLENN - 246 BROAD STREET

OTHER BUSINESS

Comments from individual board members

8. LITIGATION - 49 FOREST AVENUE LITIGATION

ADJOURNMENT

PLANNING BOARD
TECHNICAL REVIEW APPLICATION

Date: 3/12/2021

Owner/Applicant Ocean Bay Developers, LLC

Address 1065 Rte. 22 West, Bridgewater, NJ 08807


Contact Phone 908-526-2230 / *acoisini@fieldstoneassoc.com*

Site Location Address 39 South Street

Block 23 Lot 7.02

Brief description of proposal for Development or Use _____

Redevelopment of the property to replace the parking area
adjacent to Branin Ave with three single family homes.
Construction of a three story / 12 unit apartment building
located where the current funeral home is placed.

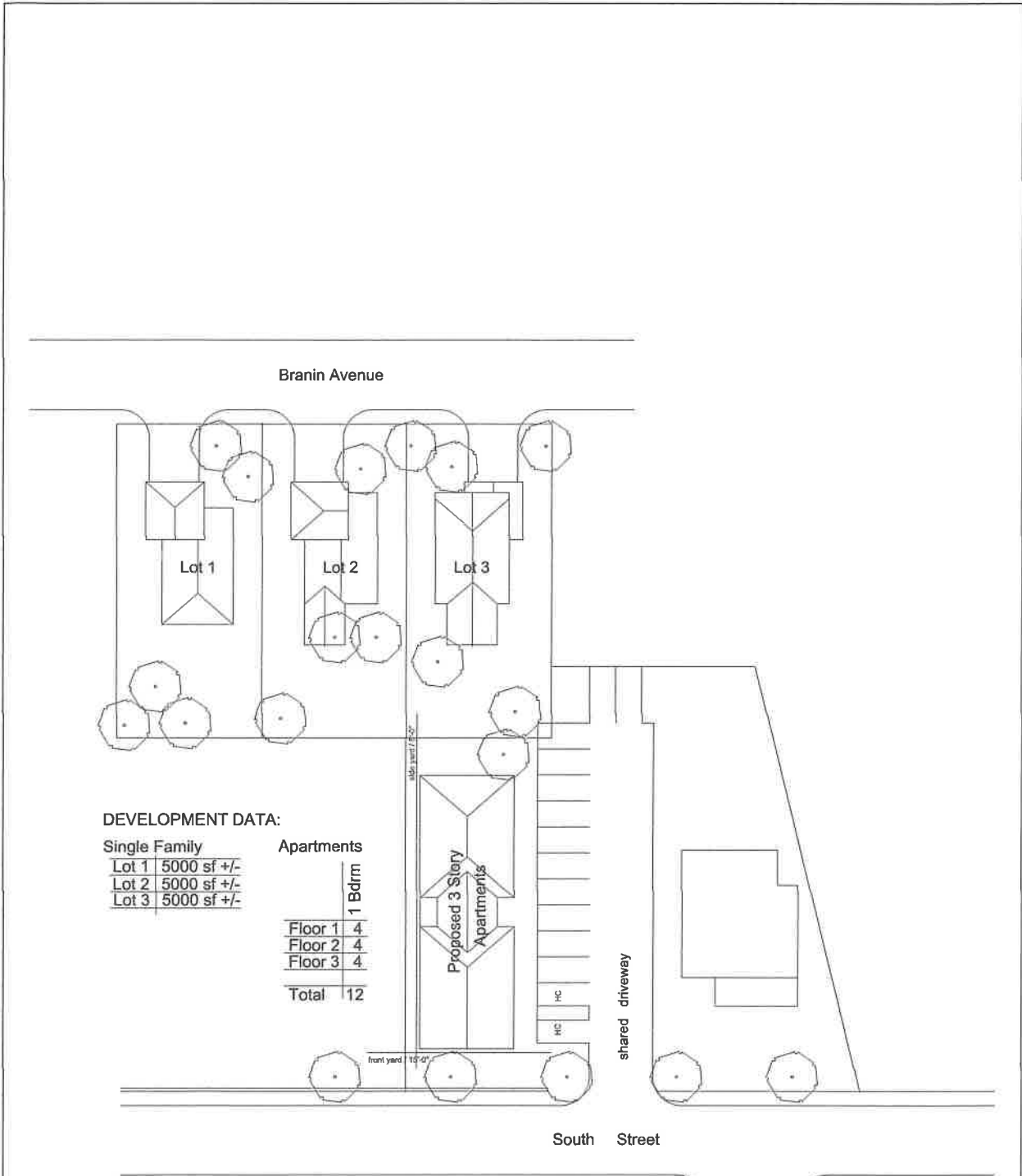
Applicant's Signature 
Pat 462 J. Cozzani Jr., member

*****Office use only*****

Fee: \$200.00

Cash/Check _____

Date Received _____



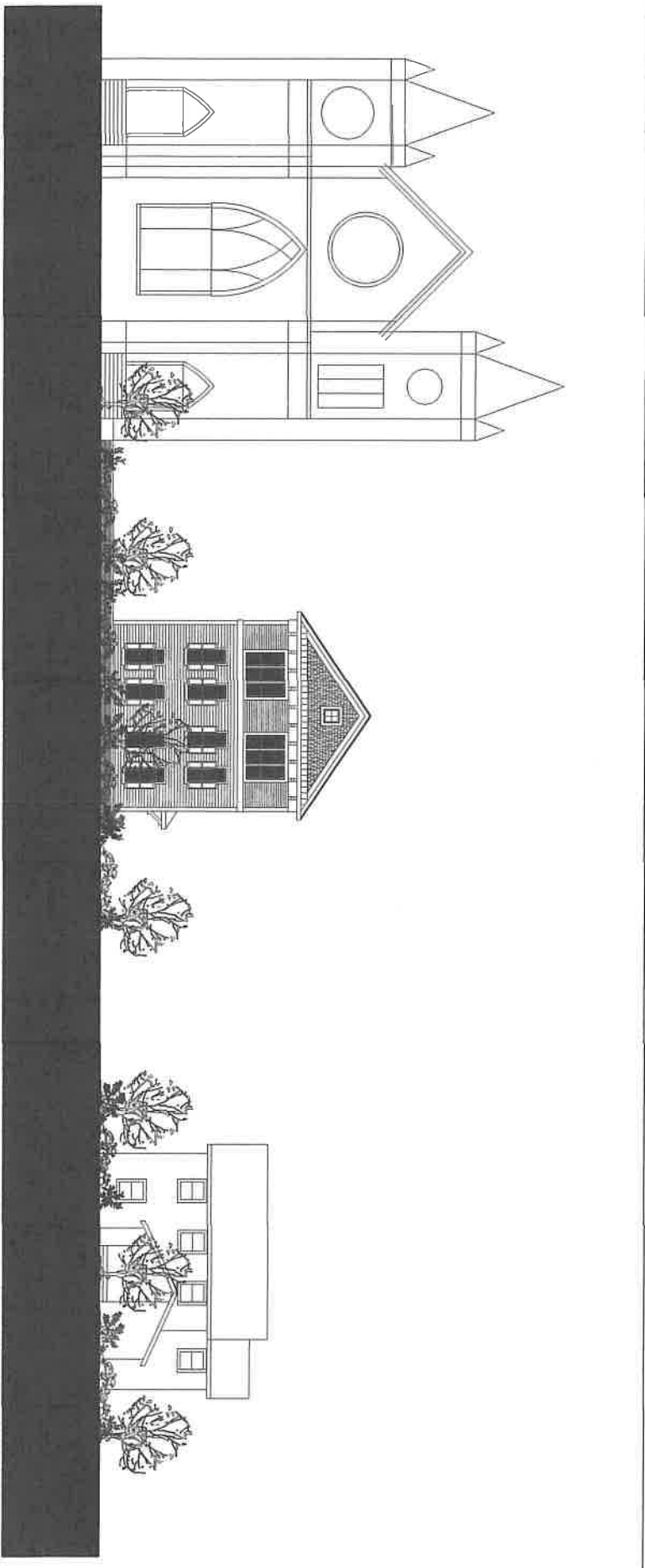
DEVELOPMENT DATA:

Single Family		Apartments	
Lot 1	5000 sf +/-		
Lot 2	5000 sf +/-		
Lot 3	5000 sf +/-		
		1 Bdrm	
		Floor 1	4
		Floor 2	4
		Floor 3	4
		Total	12

Concept Site Plan

39 South Street Parcel
Borough of Manasquan
Monmouth County, New Jersey

A.1
vlbj+



Proposed South Street Elevation

39 South Street Parcel
 Borough of Manasquan
 Monmouth County, New Jersey

A.2
 vlbjr+
 architecture • town planning • urban design

**PLANNING BOARD APPLICATION
MANASQUAN, NEW JERSEY**

I. APPLICANT: Thomas & Deirdre Howard

Address: 329 Euclid Avenue
Manasquan, NJ 08736

Phone: 908-902-6799

**Property Address: 329 Euclid Avenue
Block 119, Lot 21 Zone R-2
Flood Zone: N/A
Manasquan, New Jersey 08736**

II. TYPE OF APPLICATION: Bulk Variances

Site: Section 35-9.4

SITE			
	REQUIRED	EXISTING	PROPOSED
Area of Lot	5,000 s.f.	5,000 s.f.	5,000 s.f.
Percentage of Lot Coverage (Building)	30%	26.5%*	24.7%
Percentage of Lot Coverage (Imp)	45%	67.3%*	43.3%
Lot Frontage	50 ft.	50 ft	50 ft.
Front Setback	25 ft	26.5 ft	26.5 ft to the Dwelling 22.1 ft to the covered porch**
Rear Setback	20 ft	44 ft	44 ft
Building Height-Stories (crown 13.9ft)	35 ft. 2.5 stories	26.5 ft 2 Stories	26.5 ft 2 stories
Side Setback	5ft	6 ft. (East) 7.5 ft (West)	6 ft. (East) 7.5 ft (West)

Existing Non-Conformity *
Variance Requested **

Section 35-11.8c—Prohibits locating any mechanical equipment (A/C unit) in the required 5 ft. setback area.

III. SITE INFORMATION:

Street Address: 329 Euclid Avenue

Block 119, Lot 21

Zoning Districts: R-2

Present Use: One Single Family Residential Dwelling

Proposed Use: One Single Family Residential Dwelling

VI. ZONE REQUIREMENTS: R-2 Zone

Min. Lot Area: 5,000 sq ft

Min Lot Frontage: 50 ft

Front Yard Setback: 25 ft

Side Setback: 5 ft

Rear Setback: 20 ft

Max. Bldg. Height: 35 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 30%

Max. Lot Coverage: 45%

V. MISCELLANEOUS:

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

VI. COMMENT:

Applicant seeks approval to construct a covered front porch and other interior alterations and renovations.

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

01/08/21
Date



C. KEITH HENDERSON, ESQ
Attorney for Applicant

Re: Block: 119 Lot: 21,22 Zone: R-2

Dear Ms. Howard:

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

Construct a covered front porch and other interior alterations and renovations.

Survey prepared by David Von Steenburg on December 3, 2018. Revised site plan and building plans prepared by Steven Carlidge on February 10, 2020.

Application denied for the following reason(s):

Section 15-9-4: Front Setback - 25ft. Required
20.5ft. Existing
19.5ft. Proposed

Section 15-9-4: Prohibit locating any structure within
5ft. side setback area.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

February 3, 2021

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

Re: Boro File No. MSPB-R1450
Variance – Howard
Block 119, Lot 21
329 Euclid Avenue
R-2 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Architectural Plans prepared by Stephen Carlidge, R.A., of Shore Point Architecture, PA, dated November 11, 2019, last revised August 24, 2020.
2. Survey of Property, prepared by David VonSteenburg, P.L.S., of Morgan Engineering & Surveying., dated July 17, 2020.

The property is located in the R-2 Residential Zone with frontage on Euclid Avenue. With this application, the applicant is proposing to construct a 5.5 foot covered front porch and new steps along the entire front of the existing dwelling. The application is deemed complete as of February 3, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Residential Zone, where the existing and proposed residential use is permitted.
2. The following variances are required as part of this application:
 - a. A minimum front yard setback of 25 feet is required, whereas a setback of 22.1 feet is proposed to the new porch (26.5 feet exists).
3. The following non-conformities exist on Lot 21 and are not proposed to be modified as part of this application:
 - a. Air conditioning units may not be located within a side yard setback area, whereas the existing unit is located approximately 3.25 feet from the eastern property line.
4. It appears that the existing finish floor elevation will match the elevation of the proposed front porch.


Re: Boro File No. MSPB-R1450
Variance – Howard
Block 119, Lot 21

February 3, 2021
Sheet 2

5. The applicant should indicate if there are any grading changes proposed as part of the application. If so, a revised grading plan must be provided.
6. It appears the existing garage is to be removed as well as a portion of the rear driveway area. The applicant should be prepared to comment on the remaining parking spaces for the lot.
7. The existing housewalk is to be replaced with a paver walkway to the front sidewalk.
8. I suggest that the applicant consider stipulating that the front porch will not be enclosed at any time in the future.
9. All applicable building codes for the construction of the porch must be observed.

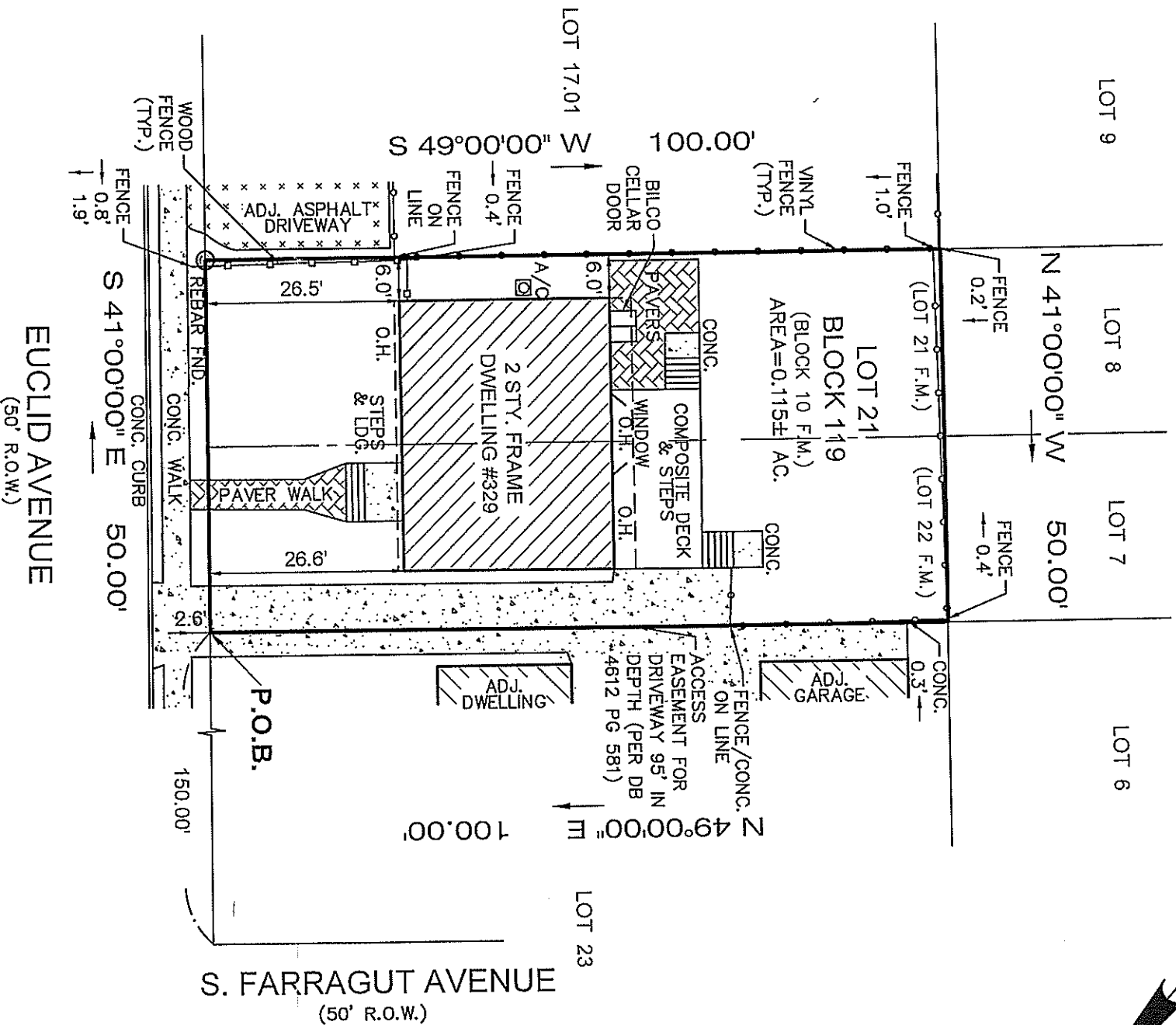
Should you have any questions or desire any additional information, please do not hesitate to contact me.

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
C. Keith Henderson, esq.
C. Keith Henderson & Associates, 52 Abe Voorhees Drive, Manasquan, NJ 08736
Stephen Carlidge, RA
Shore Point Architecture, 108 South Main Street, Ocean Grove, NJ 07756
Thomas Howard
329 Euclid Avenue, Manasquan, NJ 08736



TITLE DOCUMENTS NOT RECEIVED AT TIME OF SURVEY.

PREPARED FOR: THOMAS HOWARD and DEIRDRE HOWARD, husband and wife

Filed Map Reference:
MAP OF SECTION 1 MANASQUAN SHORES

Filed Map Block:	10	Filed Map Lot:	21 & 22	Filing Date:	4-25-1929	Filed Map No.	34-5
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IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7/17/20 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(0))

DB 4851 PG 379

CERTIFICATE OF AUTHORIZATION: 24GA28229800



P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

SURVEY OF PROPERTY

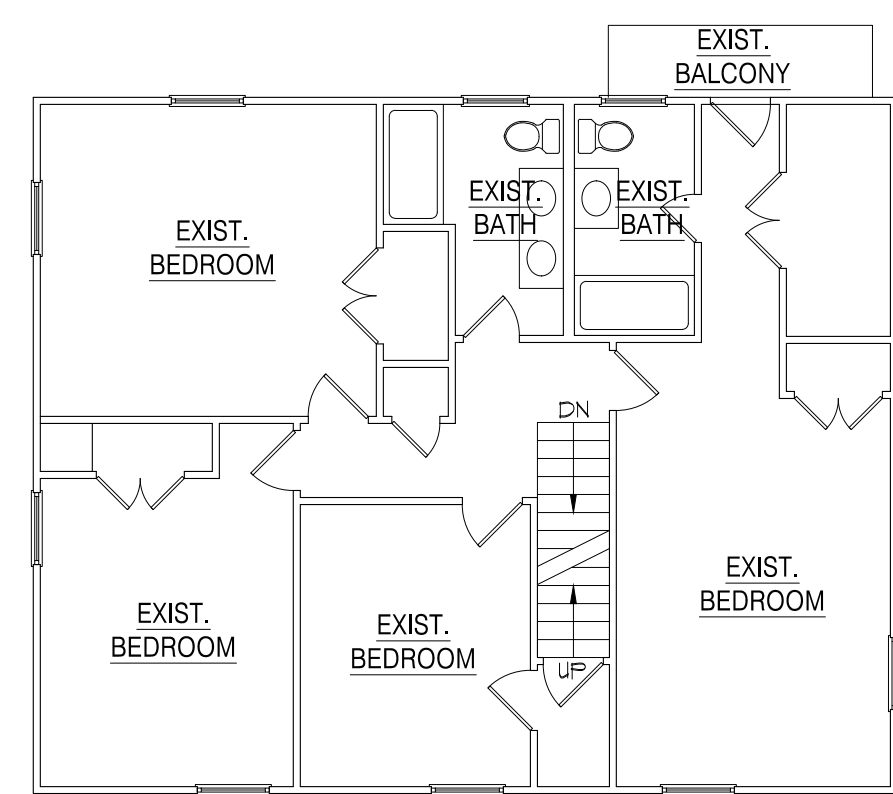
LOT 21
BLOCK 119
BOROUGH OF MANASQUAN
NEW JERSEY

DAVID J. VONSTEEENBURG

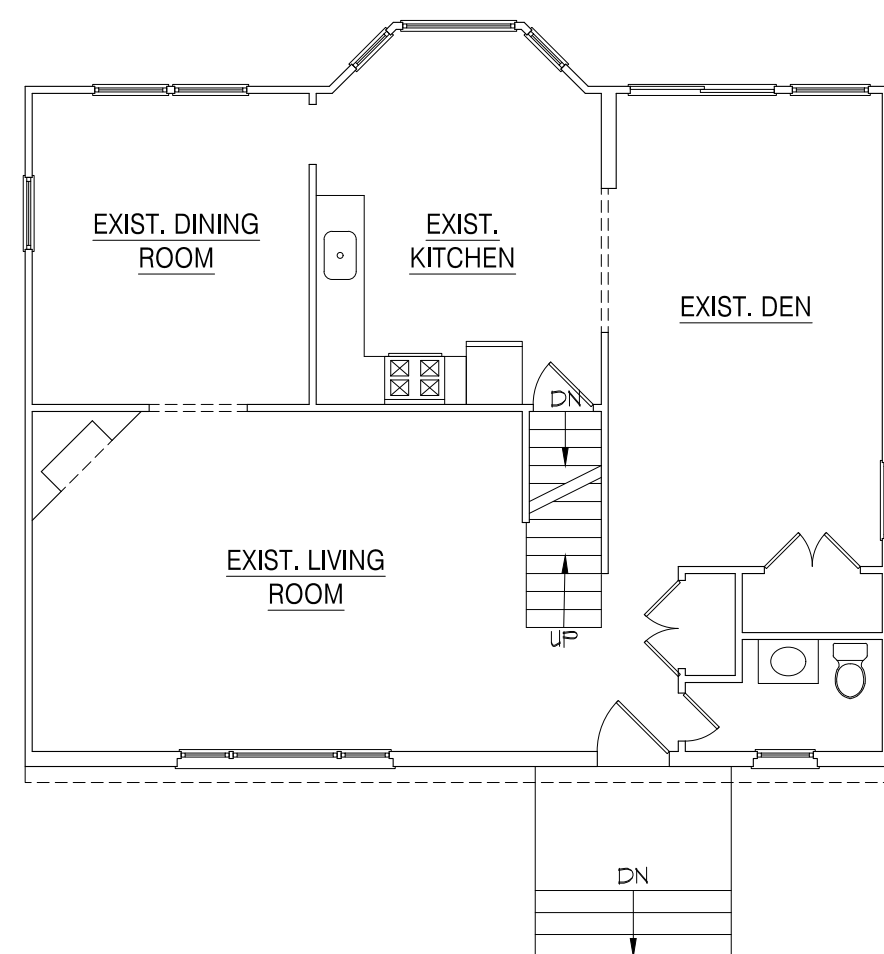
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale:	1"=20'	Drawn By:	DAP	Date:	7/17/20	JOB #:	19-08830	CAD File #:	19-08830DAP	Sheet #:	1	OF	1
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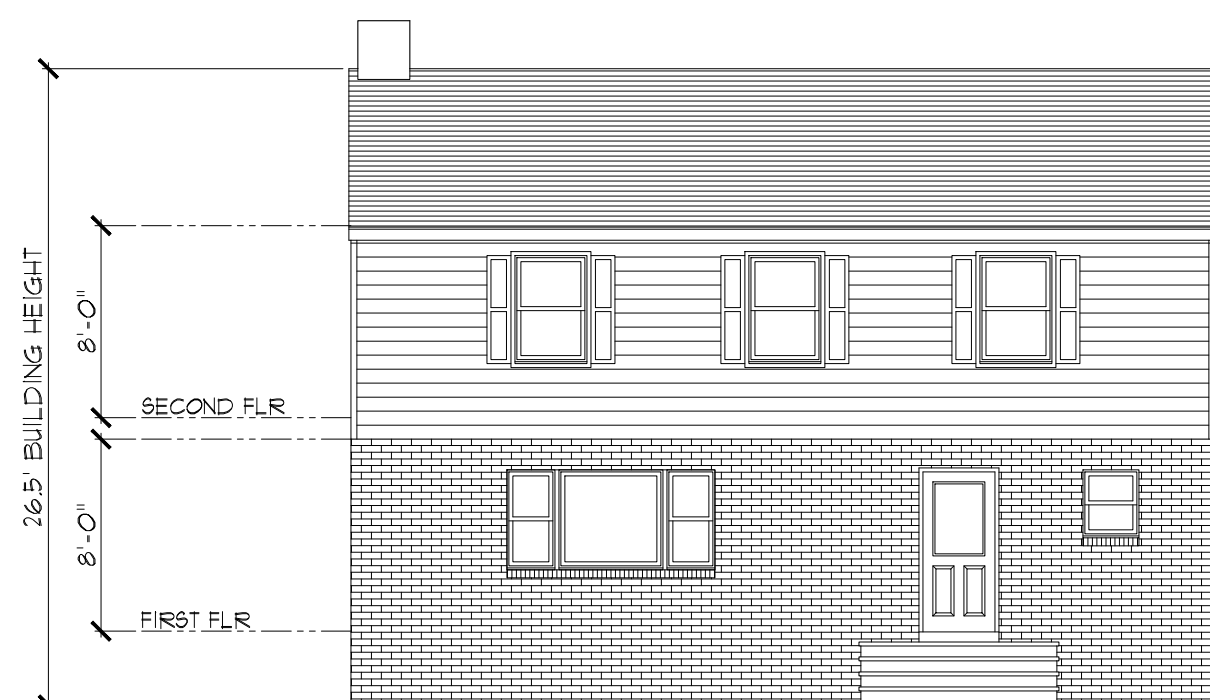
EXISTING CONDITIONS



EXIST. SECOND FLR. PLAN
1/8"=1'-0"



EXIST. FIRST FLR. PLAN
1/8"=1'-0"



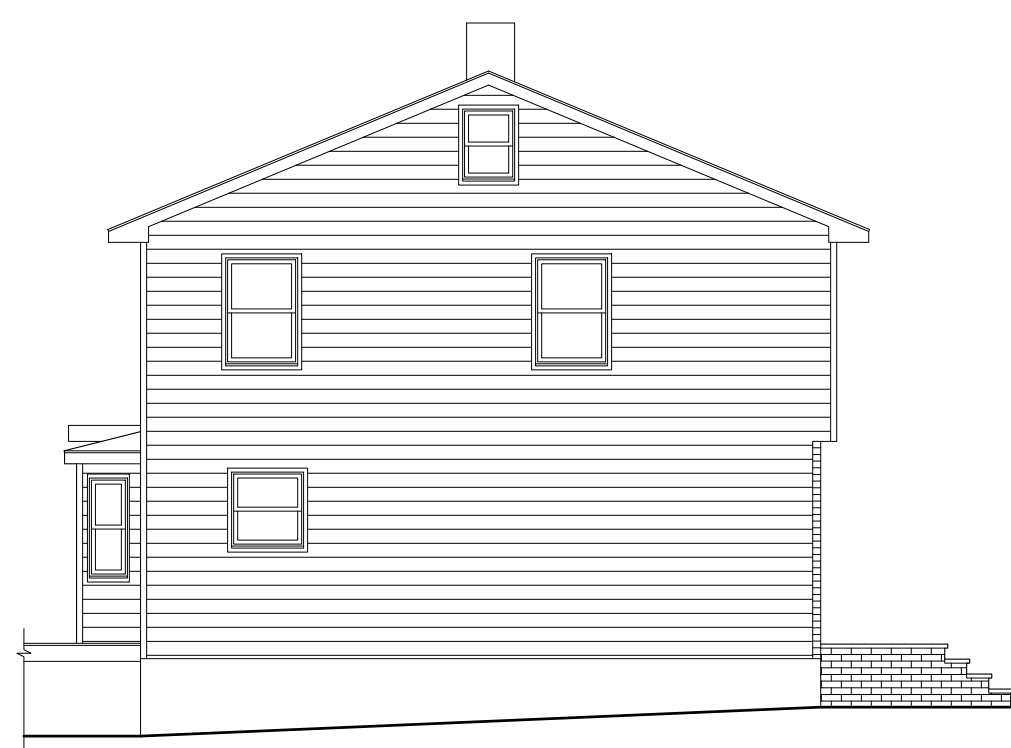
EXIST. FRONT ELEV. (NORTH)
1/8"=1'-0"



EXIST. SIDE ELEV. (WEST)
1/8"=1'-0"



EXIST. REAR ELEV. (SOUTH)
1/8"=1'-0"



EXIST. SIDE ELEV. (EAST)
1/8"=1'-0"

ZONING INFORMATION

R-2 ONE-FAMILY RESIDENTIAL ZONE

	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SQ. FT.	5,000 SQ. FT.	5,000 SQ. FT.
MINIMUM LOT FRONTAGE	50 FT.	50 FT.	50 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	26.5 FT.	26.5 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	6.0 FT. (EAST) 15 FT. (WEST)	6.0 FT. (EAST) 15 FT. (WEST)
MINIMUM REAR YARD SETBACK	20 FT.	44.0 FT.	44.0 FT.
MAXIMUM BUILDING HEIGHT	35 FT. / 2-1/2	26.5 FT. / 2	26.5 FT. / 2
MAXIMUM BUILDING COVERAGE	30%	26.5%	24.1%
MAXIMUM LOT COVERAGE	45%	67.3%	43.3%

DRAWING INDEX

- A-1 PROJECT INFORMATION, SITE PLAN, EXISTING CONDITIONS
- A-2 FLOOR PLANS
- A-3 DETAILS
- A-4 ELEVATIONS

PROPOSED ALTERATIONS:

HOWARD RESIDENCE

329 Euclid Avenue
Manasquan, New Jersey 08736
Block: 119 Lot: 21

PROJECT INFORMATION

BUILDING CODES:

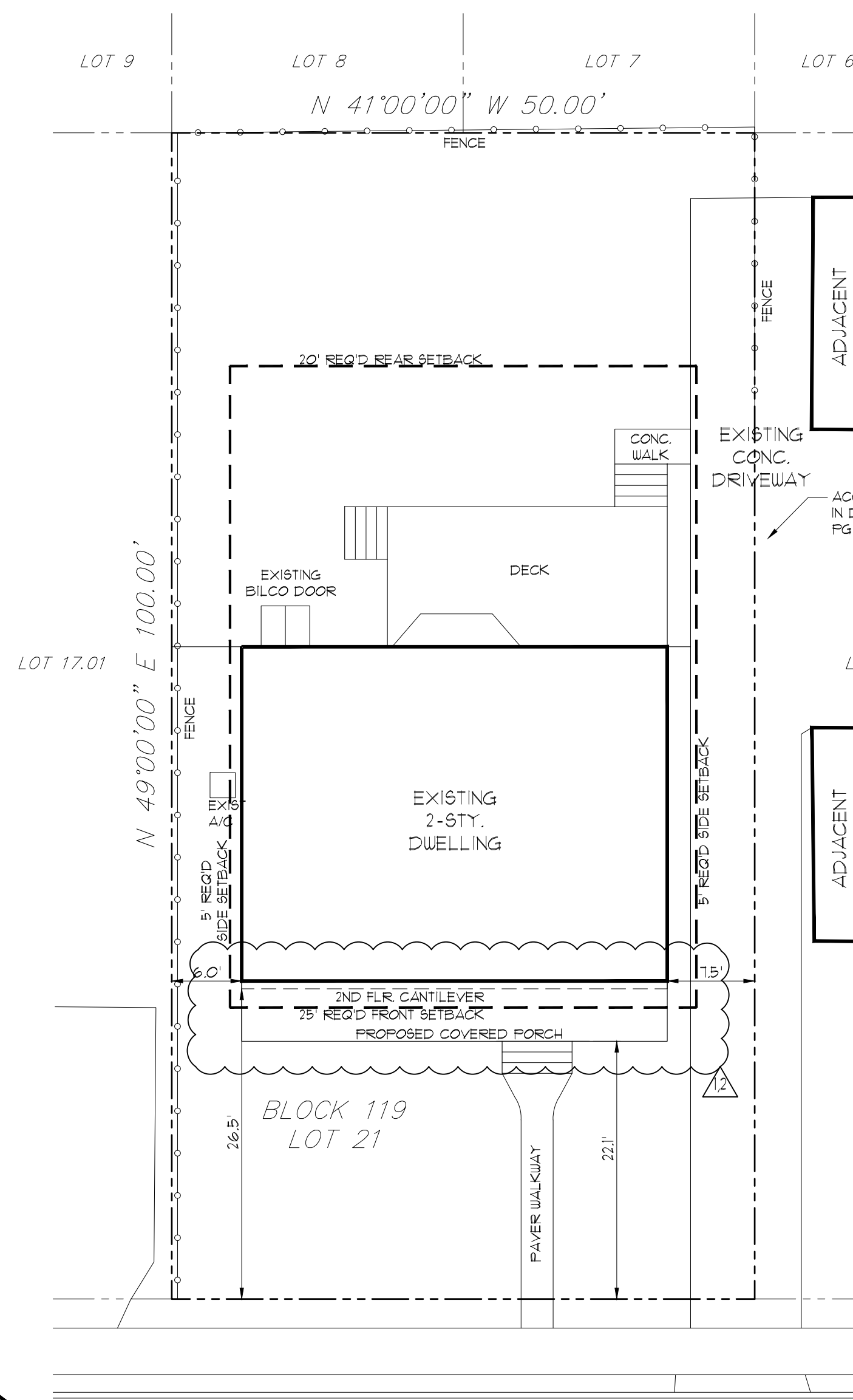
INTERNATIONAL RESIDENTIAL CODE - 2015 (NJ EDITION)

BUILDING STATISTICS: (UNCHANGED)

USE GROUP: R-5
CONSTRUCTION TYPE: 5B
NUMBER OF STORIES: 2
FLOOD HAZARD AREA: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

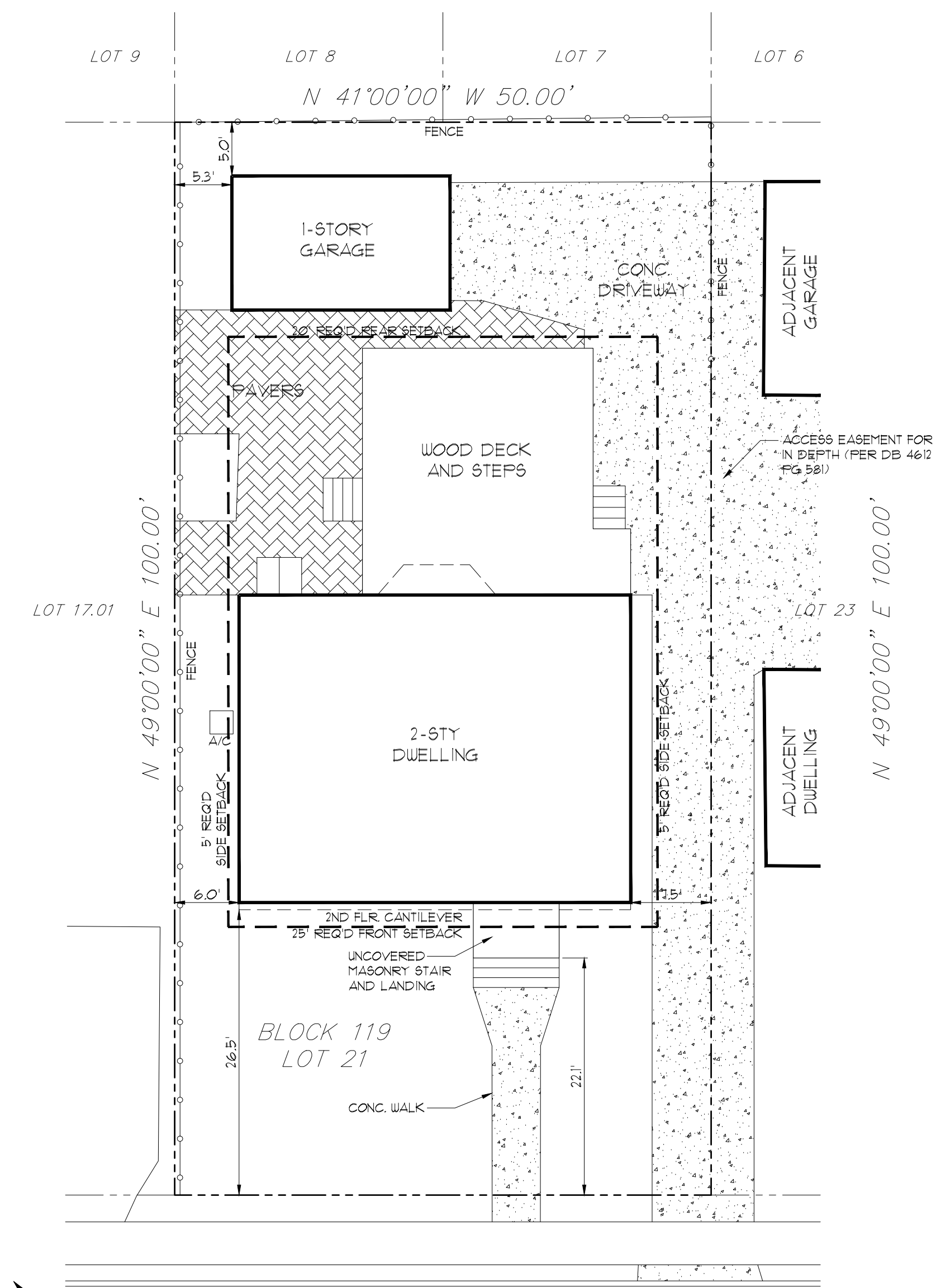
BUILDING AREA: (UNCHANGED)

FIRST FLOOR AREA: 1,034 SQ. FT.
SECOND FLOOR AREA: 1,014 SQ. FT.
TOTAL FLOOR AREA: 2,048 SQ. FT.



PROPOSED SITE PLAN
1"=10'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY DAVID J. VON STEENBURG, PLS NJ LIC. NO. 34500, OF MORGAN ENGINEERING AND SURVEYING (TOM'S RIVER, NJ), DATED 12-3-18.



EXISTING SITE PLAN
1"=10'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY DAVID J. VON STEENBURG, PLS NJ LIC. NO. 34500, OF MORGAN ENGINEERING AND SURVEYING (TOM'S RIVER, NJ), DATED 12-3-18.

PROPOSED ALTERATIONS:
HOWARD RESIDENCE
329 Euclid Avenue
Manasquan, New Jersey 08736
Block: 119
Lot: 21

SEAL:
Stephen J. Carls, P.E.
108 South Main Street, Ocean Grove, New Jersey 07756
N.J.L.C. # A008689

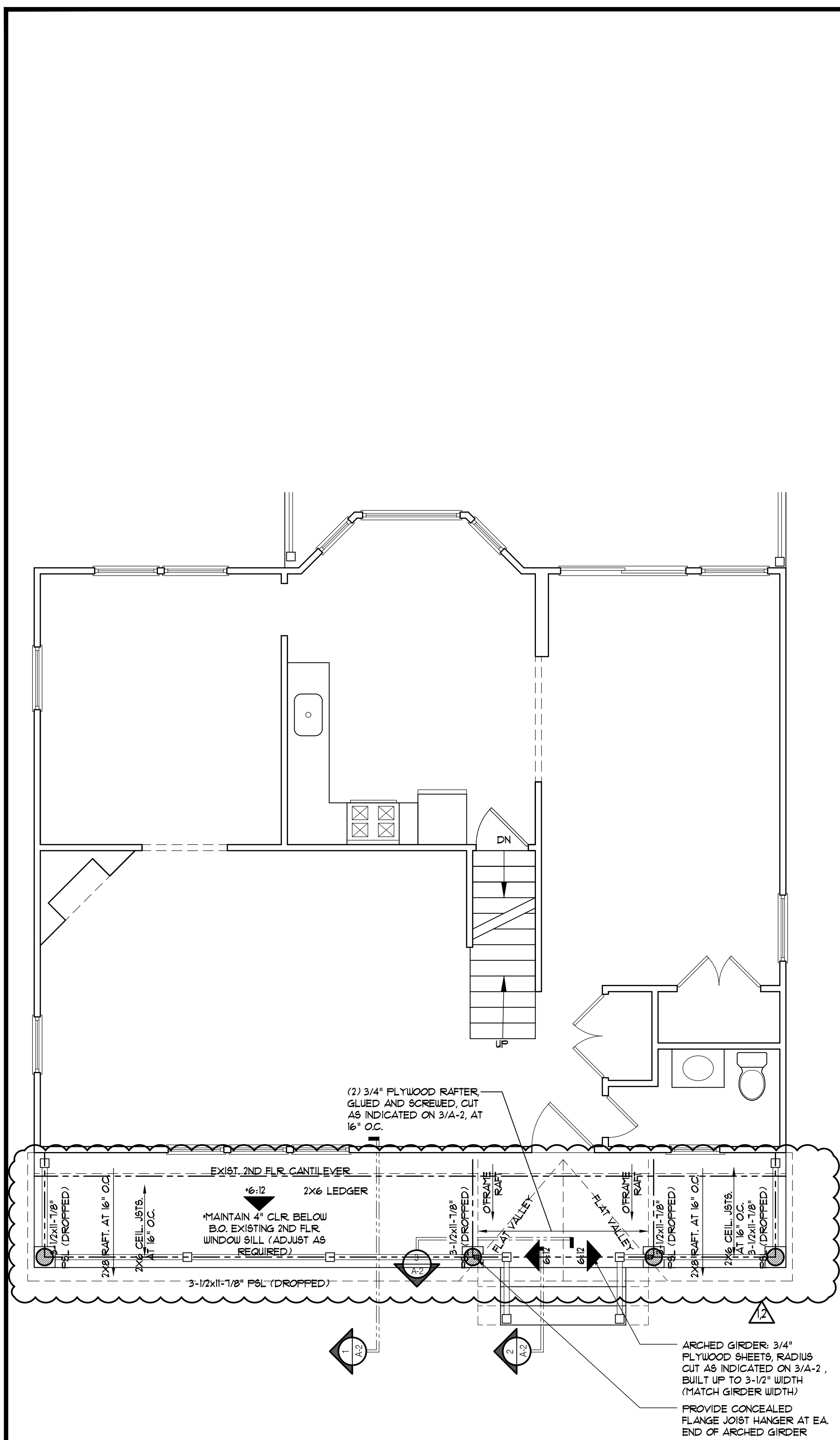
SHORE POINT ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

PROJECT INFORMATION,
SITE PLAN, EXISTING
CONDITIONS
SCALE: AS SHOWN
DRAWN: ABF

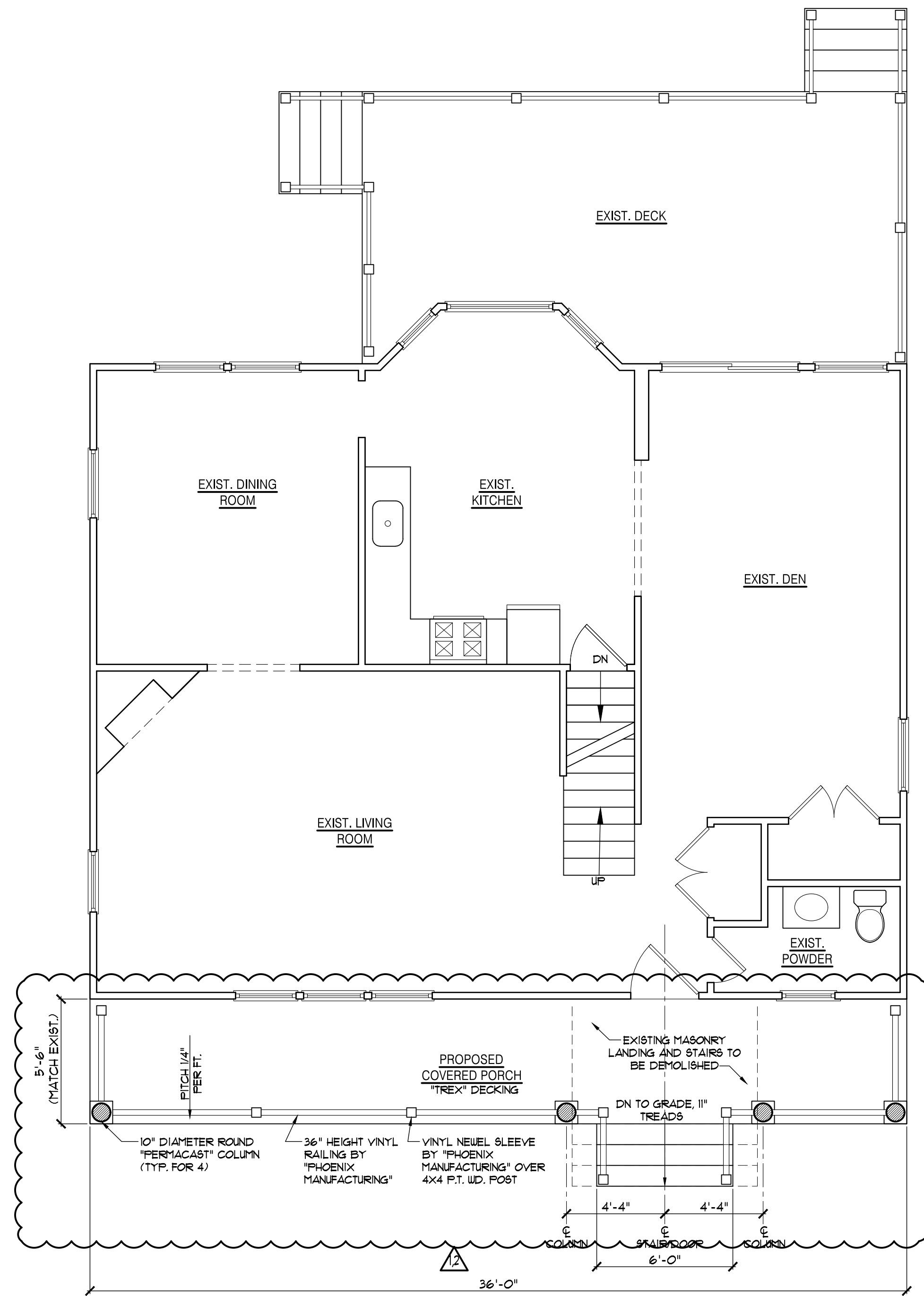
DATE	REVISION/REVISION
11/15/19	ISSUED FOR PERMIT
4/13/20	R1-FRONT PORCH
8/24/20	R2-FULL WIDTH PORCH

JOB NUMBER
2019-48

A-1
HOWARD

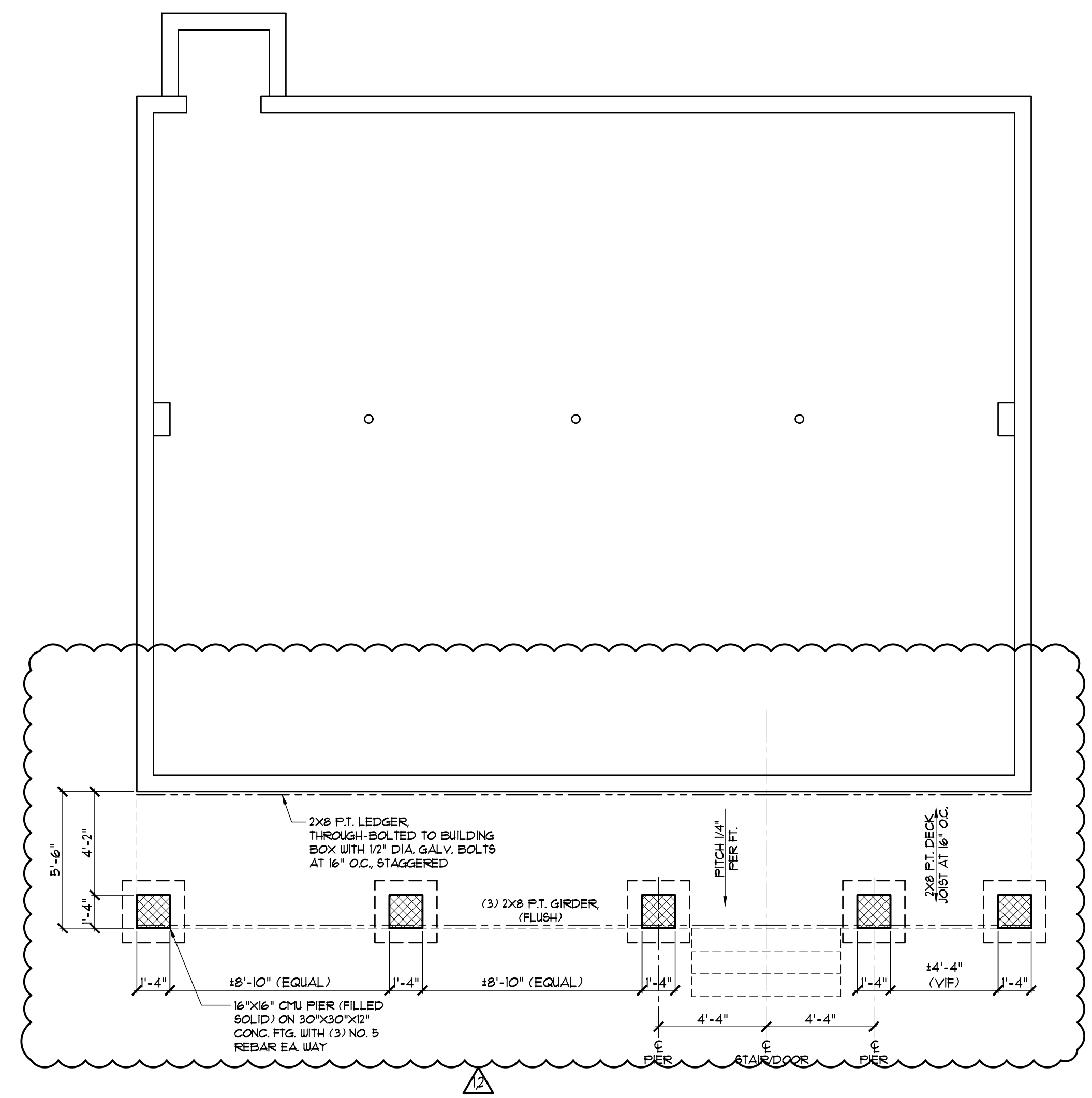


PARTIAL ROOF / CEILING FRAMING PLAN
1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW CONSTRUCTION



PARTIAL FOUNDATION PLAN
1/4" = 1'-0"

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW CONSTRUCTION

PROPOSED ALTERATIONS:
HOWARD RESIDENCE
329 Euclid Avenue
Manasquan, New Jersey 08736

Block: 119
Lot: 21
Stephen J. Carledge, AIA
N.J.L.L.C. # A008689

SHORE POINT ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

FLOOR PLANS
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION / SUBMISSION	DATE
11/15/19	ISSUED FOR PERMIT	11/11/2019
4/13/20	R1 - FRONT ENTRY	
8/24/20	R2 - FULL WIDTH PORCH	

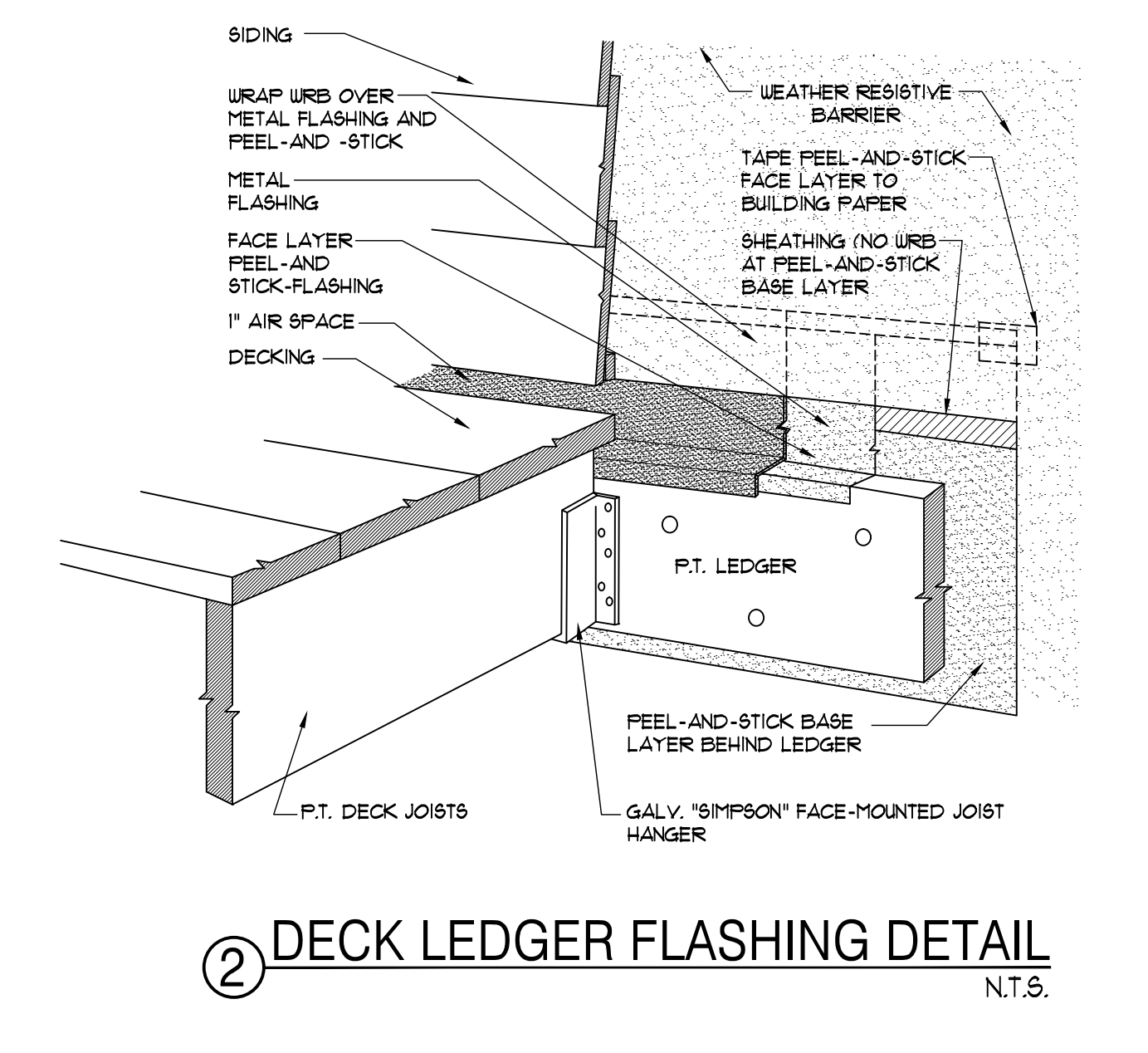
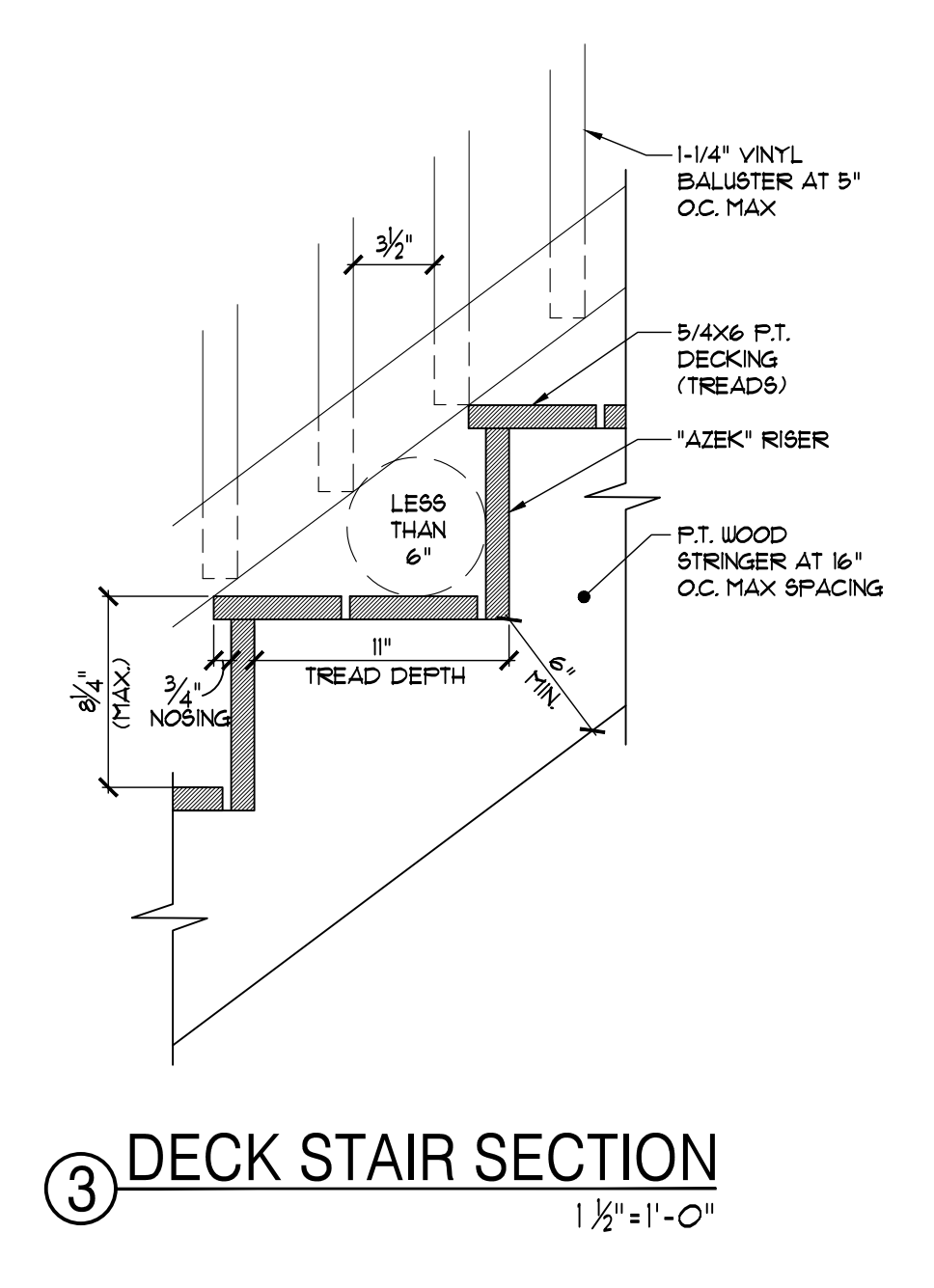
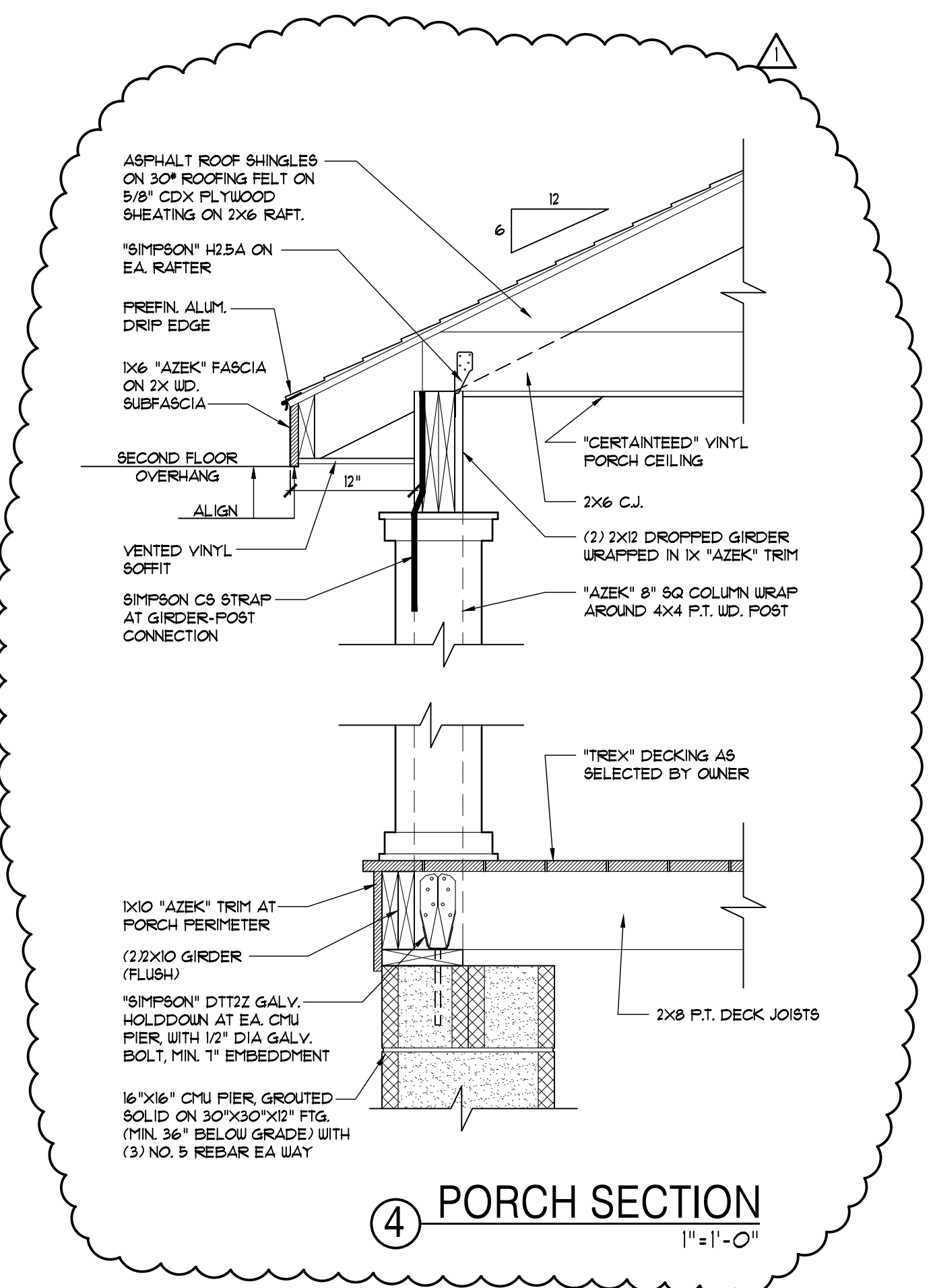
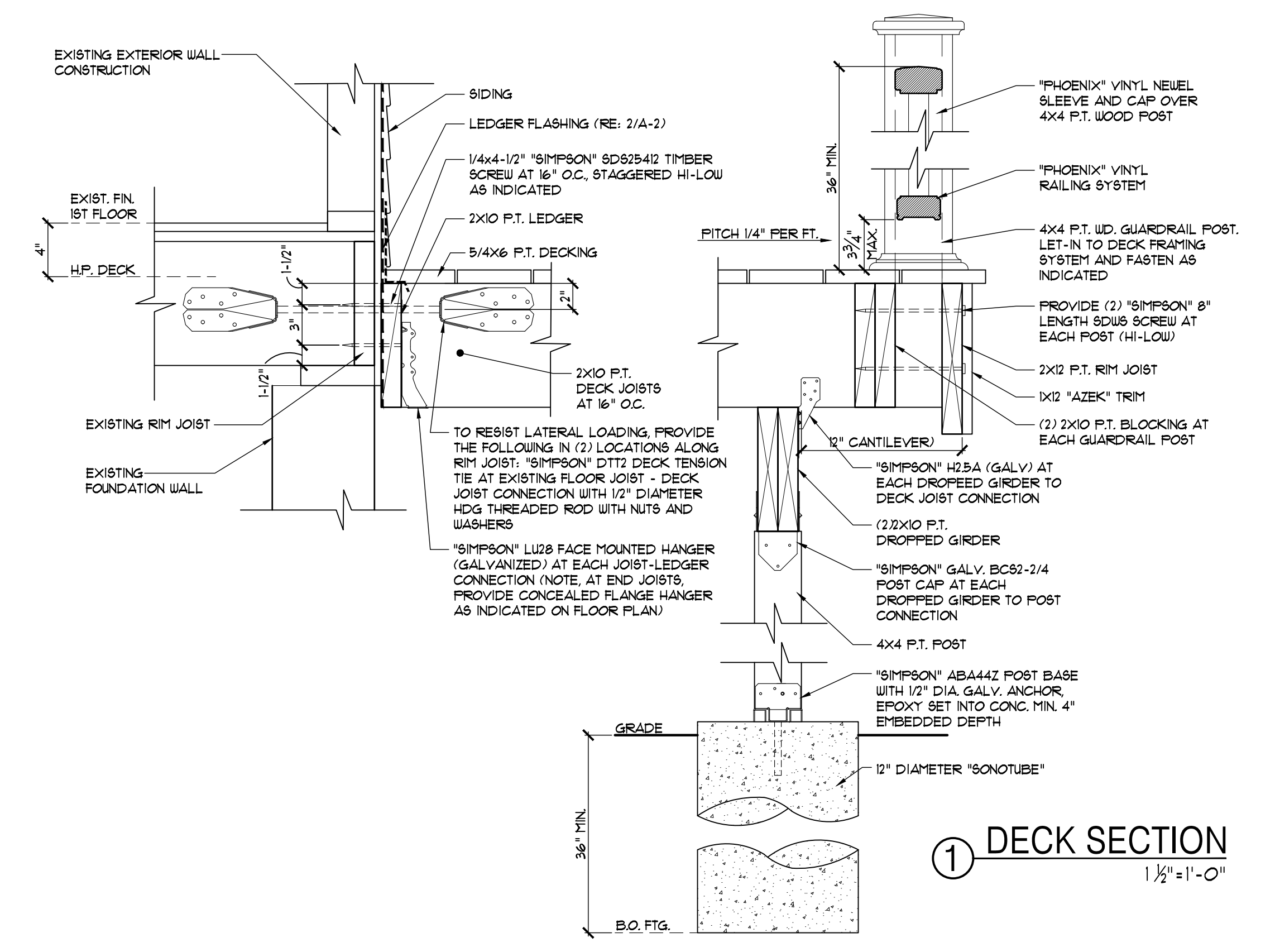
JOB NUMBER
2019-48

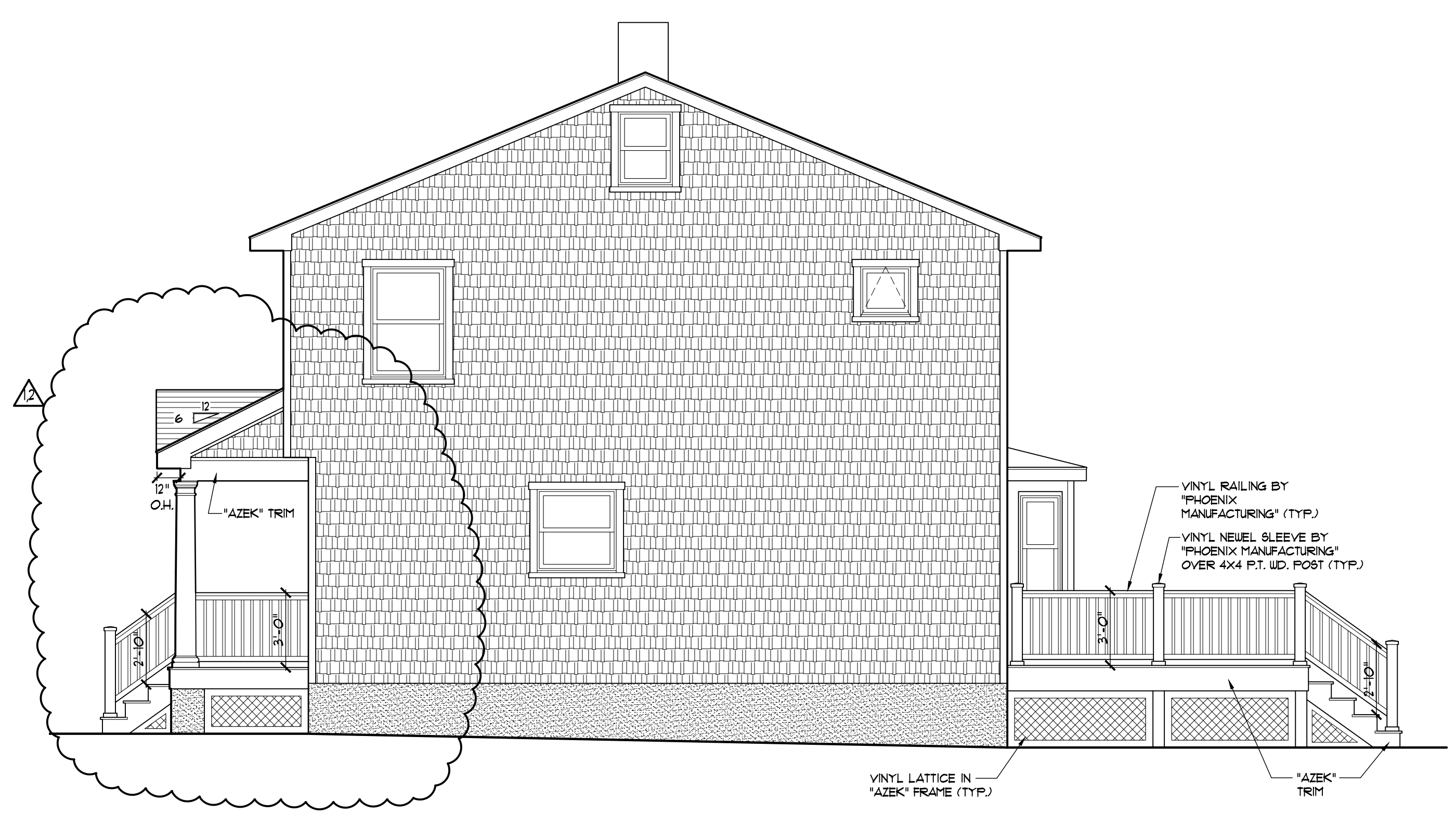
A-2
HOWARD

DATE	11/15/19	ISSUED FOR PERMIT
DATE	4/13/20	R1 - FRONT ENTRY
DATE	8/24/20	R2 - FULL WIDTH PORCH
DATE		
DATE		
DATE		
DATE		
DATE		

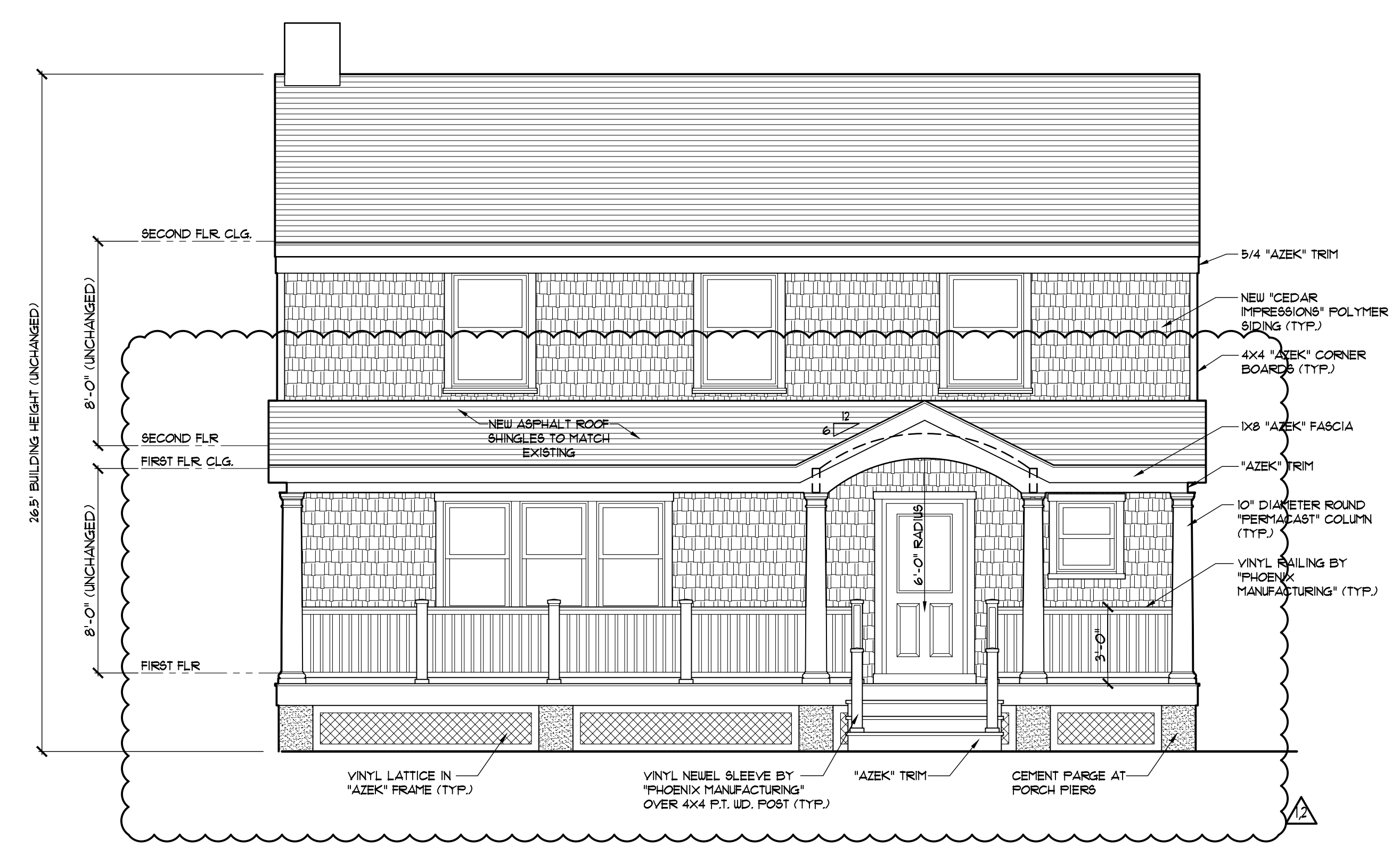
JOB NUMBER
2019-48

A-3
HOWARD

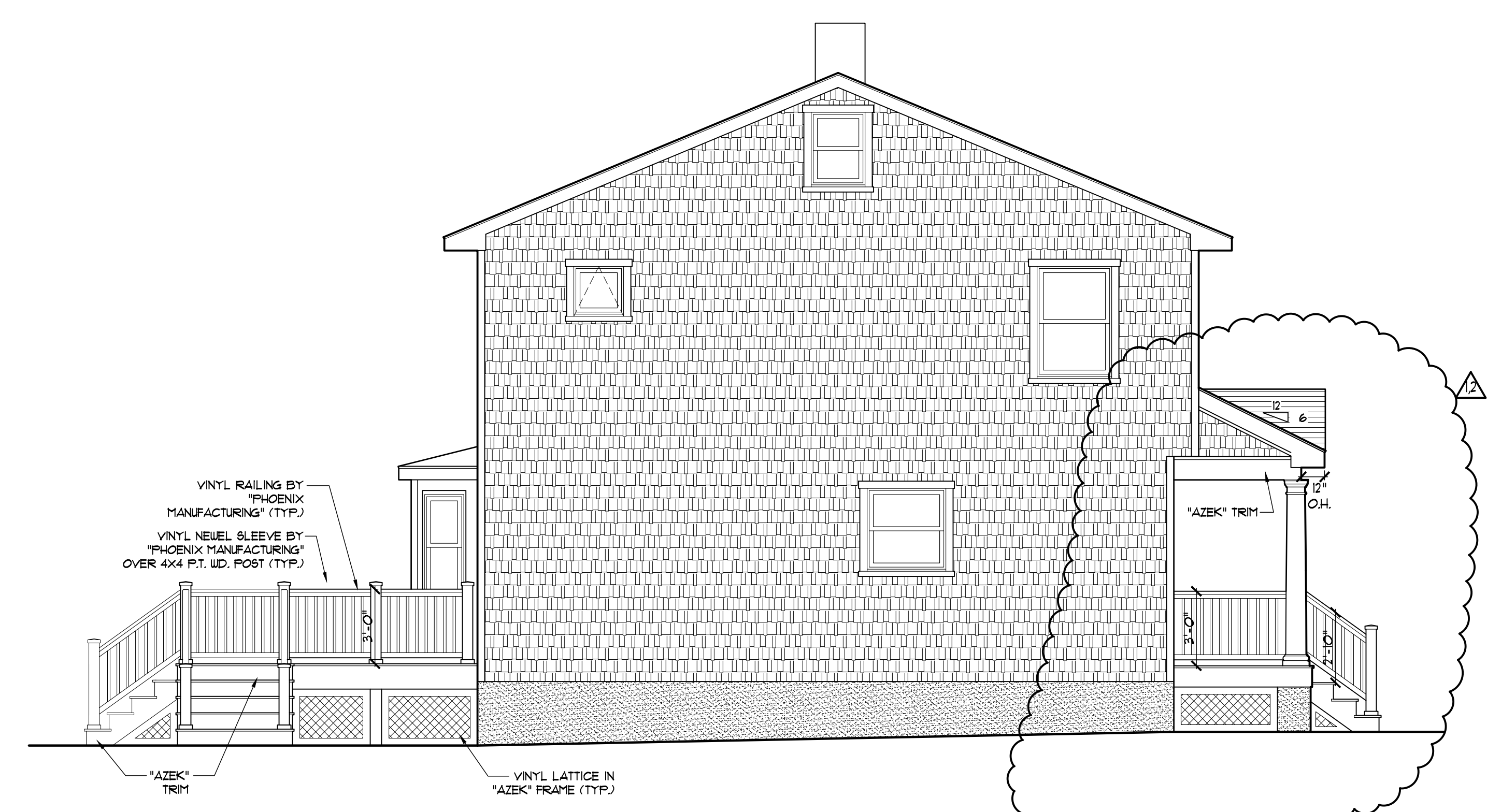




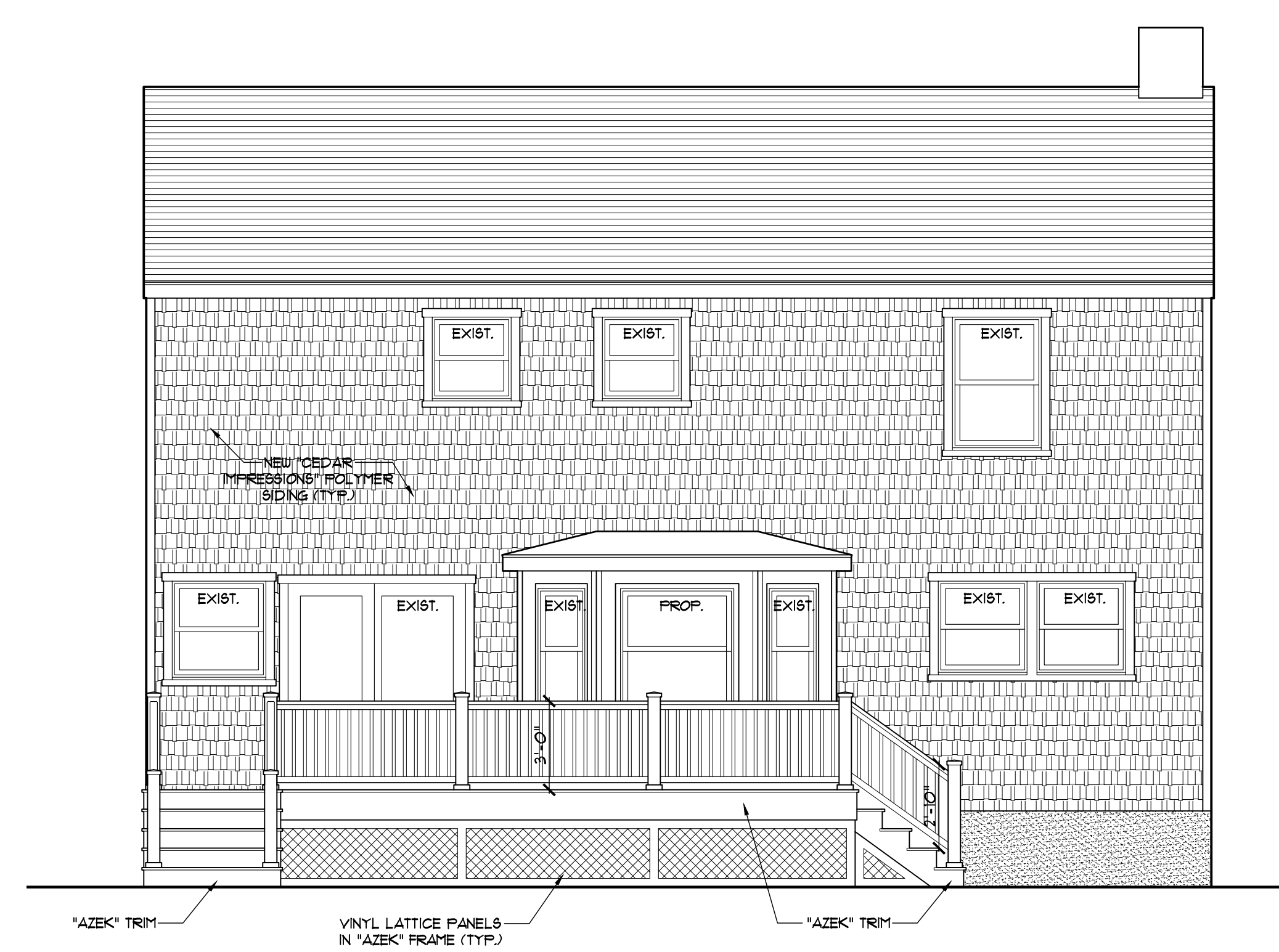
SIDE ELEV. (WEST)
1/4"=1'-0"



FRONT ELEV. (NORTH)
1/4"=1'-0"



SIDE ELEV. (WEST)
1/4"=1'-0"



REAR ELEV. (SOUTH)
1/4"=1'-0"

PROPOSED ALTERATIONS:
HOWARD RESIDENCE
 329 Euclid Avenue
 Manasquan, New Jersey 08736

Block: 119
 Lot: 21
 Stephen J. Carls, AIA
 N.J.L.L.C. # A008689

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 108 South Main Street, Ocean Grove, New Jersey 07756
 P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

ELEVATIONS
 SCALE: AS SHOWN
 DRAWN: ABF

DATE	REVISION/SUBMISSION	DATE
11/15/19	ISSUED FOR PERMIT	11/11/2019
4/13/20	R1 - FRONT ENTRY	
8/24/20	R2 - FULL WIDTH PORCH	

JOB NUMBER
2019-48

A-4
 HOWARD

06 April 2020

Application to the Borough of Manasquan Planning Board

I purchased 415 Euclid about 3 years ago. I spent the first year, give or take, doing a significant remodel which included raising the house and adding a second story. Now I am working to add a deck in, what I consider, the backyard.

Since raising the house, there are 8 steep steps from the back door which go down to the backyard. The backyard, due to the construction and old house design, is part concrete slab, part dirt and rock and part old, unkept decking. I'd like to put a new deck up to reduce the risk of someone getting hurt either going down the stairs or tripping on the old, uneven surfaces. Not to mention to improve the appearance of the house as well as have a nice place to enjoy with my family.

My first permit application was denied as this is considered my side yard for zoning purposes. Despite my address being 415 Euclid my front door is on S. Potter and there is no entrance to my house on Euclid. Therefore, I consider this my backyard.

The deck I am looking to put up is simple and achieves my above objectives. The landing currently attached to the sliding back door will remain. Attached to this, a few steps down, will be a 24'x8' deck, 24" high, which will follow the current line of the concrete slab. This will attach to, 2 steps down, another deck 25'x10', 8" high which will replace the current old deck structure.

At its widest point, the deck will have an approximate set-back of 3'feet 9" inches the same as the current decking set-back. The only portion of the deck above 24" inches will be the current landing which was already approved by the town when the renovations and lift were completed. There are no grading changes or fill required.

My plans have been discussed and agreed with my neighbors at 419 Euclid, who are my immediate next-door neighbors and most impacted. I have also discussed with my neighbors at 425 Euclid, 11 S. Potter, 16 S. Potter and 25 S. Potter. Everyone is supportive given it will improve the safety and appearance of the property and the plans are simple and unassuming.

Thank you for your consideration on this matter. For your reference, please find attached:

1. Application to the Planning Board
2. Letter of Denial from Zoning Officer
3. 2020 Survey
4. Architectural Plans
5. Engineers Report
6. Example Affidavit of Service Letter
7. Affidavit of Publication

Regards,

Stacey L Simon

Stacey Simon

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK DiROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

ALBERT "SANDY" RATZ
Construction Official

APPLICATION TO THE PLANNING BOARD

Applicant's Name STACEY SIMON

Applicant's Address 415 EUCLID AVE

Telephone Number (Home and Cell) (732) 908-0920

Property Location 415 EUCLID AVE
Block: 142 Lot 39 & 40

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 OCTOBER 7, 2020
Zoning Permit Application Attached

Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks. SUBMITTED AS PART OF ORIGINAL APPLICATION

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 copies)

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

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

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

Signature of Applicant or Agent Stacy L Simon
Date NOVEMBER 12, 2020

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

Item 6.

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

October 7, 2020

Stacey Simon
415 Euclid Avenue
Manasquan, NJ 08736

Re: Block: 142 Lot: 39,40 Zone: R-2

Dear Ms. Simon:

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

Remove the existing concrete patio and construct a ground level deck in the side yard per a survey/site plan prepared by Ronald Post on September 2, 2020.

Application denied for the following reason(s):

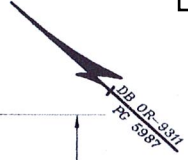
Section 35-11.8l – Prohibits locating a ground level deck in the side yard.

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

Sincerely,

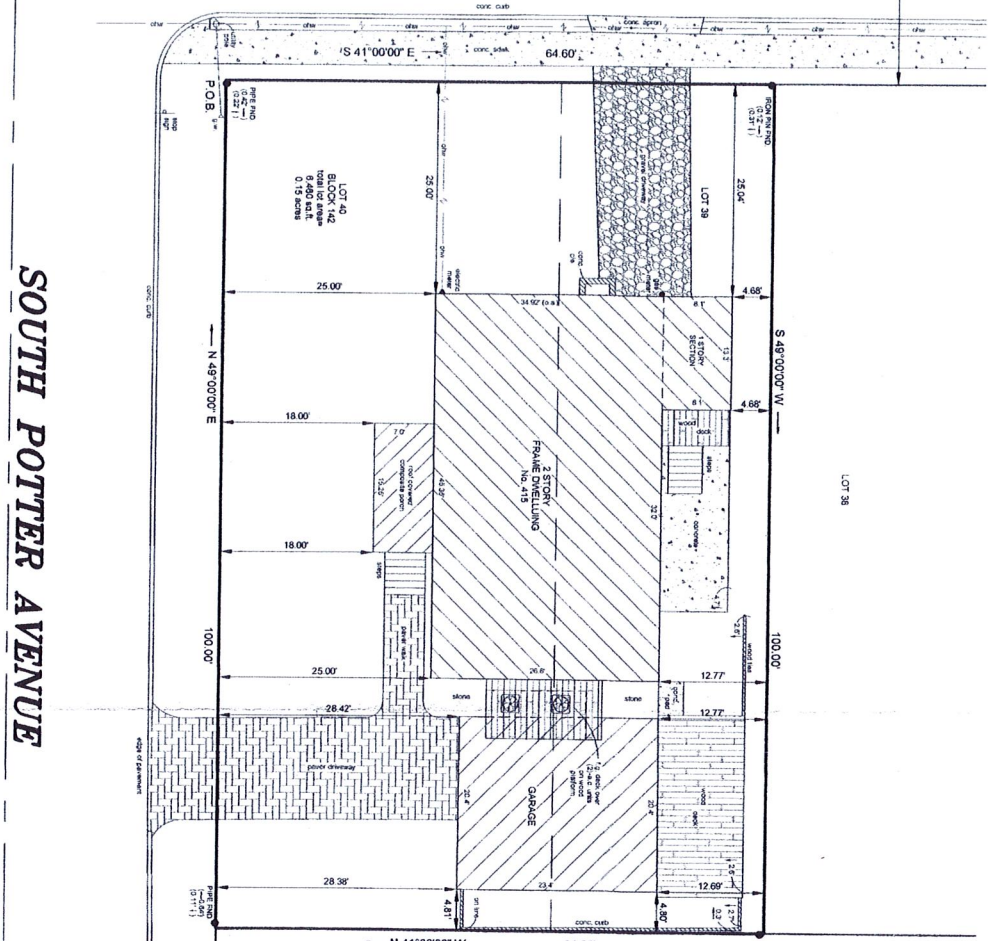


Richard Furey
Zoning/Code Enforcement Officer



EUCLID AVENUE

(50' R.O.W.)



SOUTH POTTER AVENUE

(A.K.A. POTTER AVENUE)
(50' R.O.W.)



STREET VIEW-EUCLID AVENUE



STREET VIEW-SOUTH POTTER AVENUE

NOTES:
 1. BEING KNOWN AS LOTS 38 & 40 IN BLOCK 142 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MANASSAQUAN, COUNTY OF OCEAN AND STATE OF NEW JERSEY.
 2. THE PREMISES ARE COMMONLY KNOWN AS 415 EUCLID AVENUE, MANASSAQUAN, NEW JERSEY.
 3. THE PREMISES ARE CURRENTLY OWNED BY STACEY L. SIMON PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RESOLUTION N.J.A.C. 13:40-51(c).
 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. 13:40-51 AND AS PRACTICED IN THE STATE OF NEW JERSEY. IT IS ONLY CERTIFIED TO:
 - STACEY L. SIMON

RWP

Ronald W. Post Surveying, Inc.
 415 EUCLID AVENUE
 MANASSAQUAN, NJ 08050
 908-261-2200

Ronald W. Post
 415 Euclid Avenue
 Manassquan, NJ 08050
 908-261-2200

SURVEY OF PROPERTY
 415 EUCLID AVENUE
 LOTS 38 & 40 BLOCK 142
 TAX MAP SHEET No. 23
 BOROUGH OF MANASSAQUAN
 MONMOUTH COUNTY, NEW JERSEY

DATE: 11/10/10
 DRAWN BY: RWP
 CHECKED BY: JAS
 SCALE: AS SHOWN
 JOB NO.: 200389



the first deck will be 4'x8' already existing. with 4 steps 7" ea

connecting to second deck which will be

24'x8' at 24" high.

the final deck behind garage will be 10'x25' at 8" high

there will be a benching area that extends the entire length of the main deck at 22' across and 2 small planters 18" high

All footings to be 8"x36" to support new decking structures

<-----3'9"----->
to property line setback

February 3, 2021

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

Re: Boro File No. MSPB-R1440
Variance – Simon
Block 142, Lots 39 & 40
415 Euclid Avenue
R-2 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Survey of Property prepared by Ronald Post, P.L.S., of Ronald W. Post Surveying, Inc., dated September 2, 2020.
2. Deck Layout and Dimension Diagram, not dated.

The property is located in the R-2 Single-Family Residential Zone with frontage on Euclid Avenue and South Potter Avenue. With this application, the applicant proposes to construct a ground level deck in the area of the existing concrete patio and deck on the east side of the existing dwelling. The application is deemed complete as of February 3, 2021.

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. Patios and ground level decks must be located in the rear yard, not exceed 8" in height from grade, and are not permitted within 5 feet of the side property line, whereas the proposed deck is to be located in the eastern side yard with a setback of approximately 2 feet. It also appears a portion of the deck will be approximately 24" above the surrounding grade.
3. The applicant should indicate the exact side yard setback to the proposed deck as it is not dimensioned on the plan.



Re: Boro File No. MSPB-R1440
Variance – Simon
Block 142, Lots 39 & 40

February 3, 2021
Sheet 2

4. The applicant should indicate if any grading changes will be required for the proposed improvements and if any fill will be imported. If any significant grading changes are proposed, a grading plan, prepared by a licensed engineer, will be required.
5. The proposed lower portion of the deck does not appear to be elevated more than eight inches above the existing surrounding grade so as to be considered a ground level deck.

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.
MANASQUAN PLANNING BOARD
ENGINEER

ADY: jy

cc: George McGill, esq., Planning Board Attorney
Stacey Simon
415 Euclid Avenue, Manasquan, NJ 08736

To Whom it May Concern
BOROUGH OF MANASQUAN
201 E MAIN ST
MANASQUAN ,NJ 08736

Dear Neighbor,

I hope this finds you well.

I'd like to inform you that on the 6th day of April, 2021 at a hearing will be held before the Manasquan Borough Planning Board via Zoom meeting. I will be making a request to approve a variance related to building a deck in the side yard and any and all other related relief for the property located in the R-2 zone of block 142, lot 39&40 and known as 415 Euclid Avenue, Manasquan NJ 08736.

I as the applicant will request relief from the Zoning Ordinances of the Borough of Manasquan including, section 35-11.81 which prohibits locating a ground level deck in the side yard.

I also seek any and all other variances or waivers which the Board may deem necessary in connection with the processing and approval of the application. All documents relating to this application may be inspected by the public between the hours of 9am and 3pm in the office of the Secretary of the Planning Board in the Municipal Building, 201 East Main Street, Manasquan New Jersey. Please contact them via phone to gain access due to current Covid-19 restrictions.

If you are familiar with my property you will know that my house and front door face South Potter despite Euclid Avenue as my address. Therefore, the deck will be behind the house (in the back yard) despite appearing in the side yard for survey purposes. I look forward to your support on this matter as we all look to improve our neighborhood and homes.

Please stay well and safe. All the best.

Sincerely,

Stacey Simon
415 Euclid Avenue
Manasquan, NJ 08736

STAR NEWS GROUP®

The Coast Star ☆ Night&Day ☆ The Ocean Star

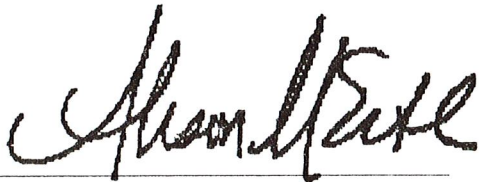
13 Broad Street
732-223-0076

Manasquan, NJ 08736
Fax 732-528-1212

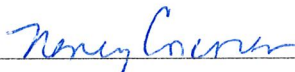
AFFIDAVIT OF PUBLICATION

State Of New Jersey
County of Monmouth } SS.

I, Alison Manser Ertl, publisher of The Coast Star, a newspaper printed and published once a week at Manasquan, in said county and state, who being duly sworn, depose and saith that the advertisement, of which the annexed is a true copy, has been published in said newspaper 1 time(s), beginning on the 18th day of March, 2021 and ending on the 18th day of March, 2021.



Sworn and subscribed to before me this 18th day of March, 2021.



Notary Public of New Jersey

Total Cost Including \$7.00 Affidavit Fee: \$43.04
Simon, Stacey SQ ZBOA

**BOROUGH OF MANASQUAN
ZONING BOARD OF
ADJUSTMENT
NOTICE OF REMOTE PUBLIC
HEARING
PUBLIC NOTICE**

Please take notice that on the 6th day of April 2021, at 7pm a hearing will be held before the Manasquan Borough Planning Board on the appeal or application of the undersigned for approval of a bulk variance related to building a deck in the side yard and any and all other related relief for the property located in the R-2 zone of block 142, lot 39&40 and known as 415 Euclid Avenue, Manasquan NJ 08736.

The applicant requests relief from the Zoning Ordinances of the Borough of Manasquan including section 35-11.81 which prohibits locating a ground level deck in the side yard.

Applicant seeks any and all other variances or waivers which the Board may deem necessary in connection with the processing and approval of the application. All documents relating to this application may be inspected by the public between the hours of 9am and 3pm in the office of the Secretary of the Planning Board in the Municipal Building, 201 East Main Street, Manasquan New Jersey. Please contact them via phone to gain access due to current Covid-19 restrictions.

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

Please take note that the Public Hearing will be held through a Remote Hearing hosted virtually via Zoom meeting.

<https://zoom.us/j/2610095007>

or

1-646-876-9923

ID# 261 009 5007

STACEY SIMON

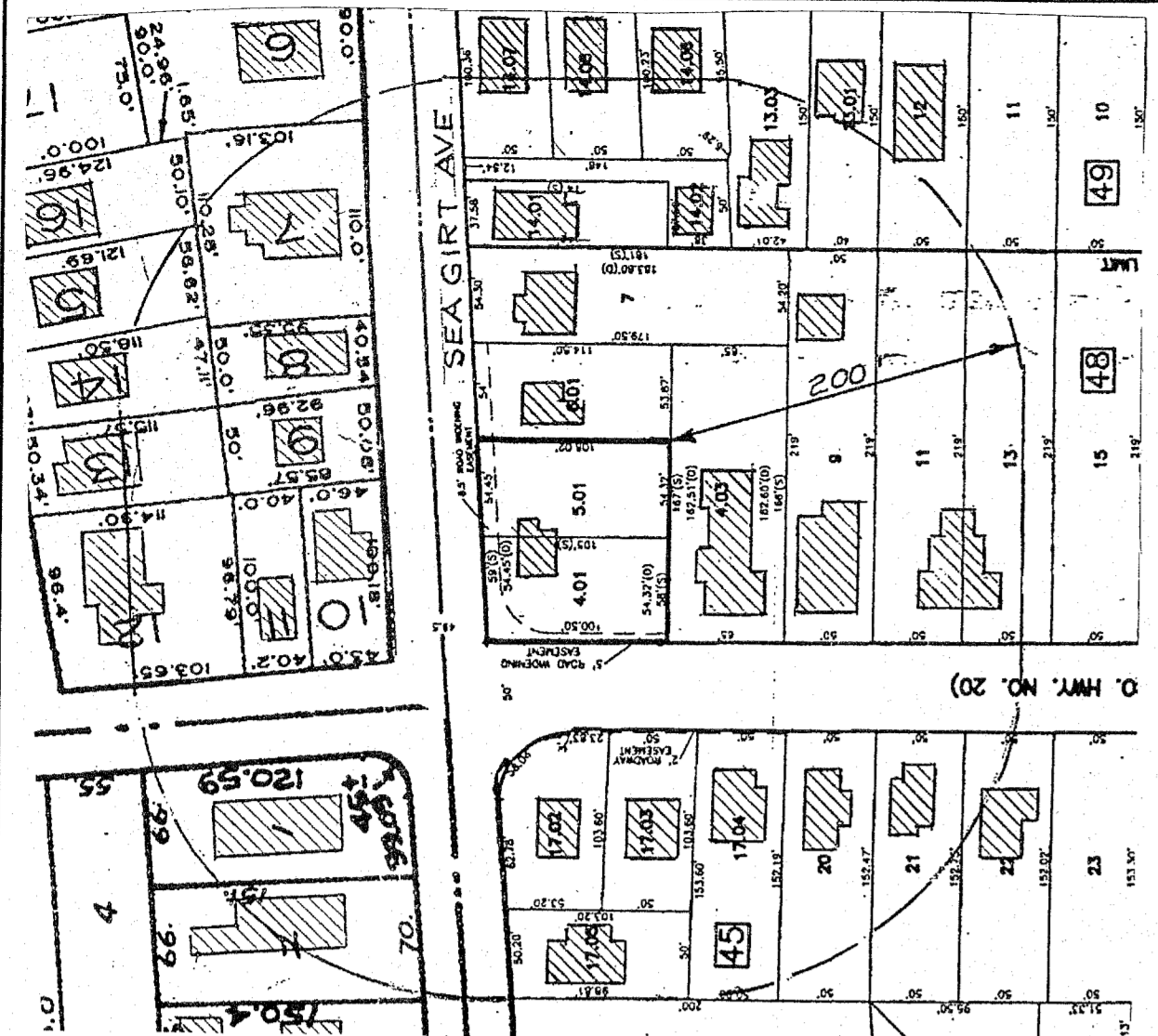
Applicant

(\$36.04) (106) (3/18, 3/25)

The Coast Star

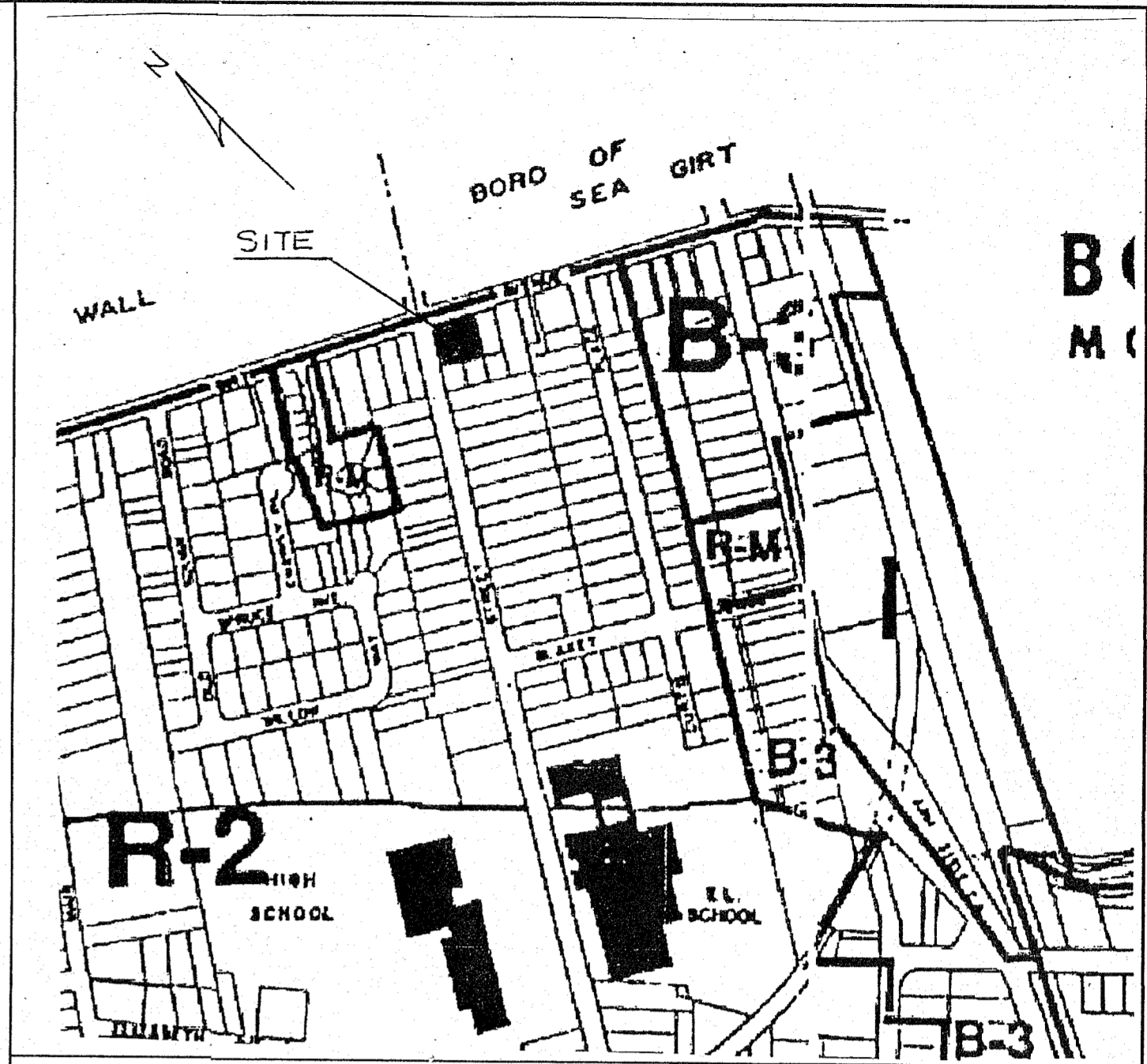
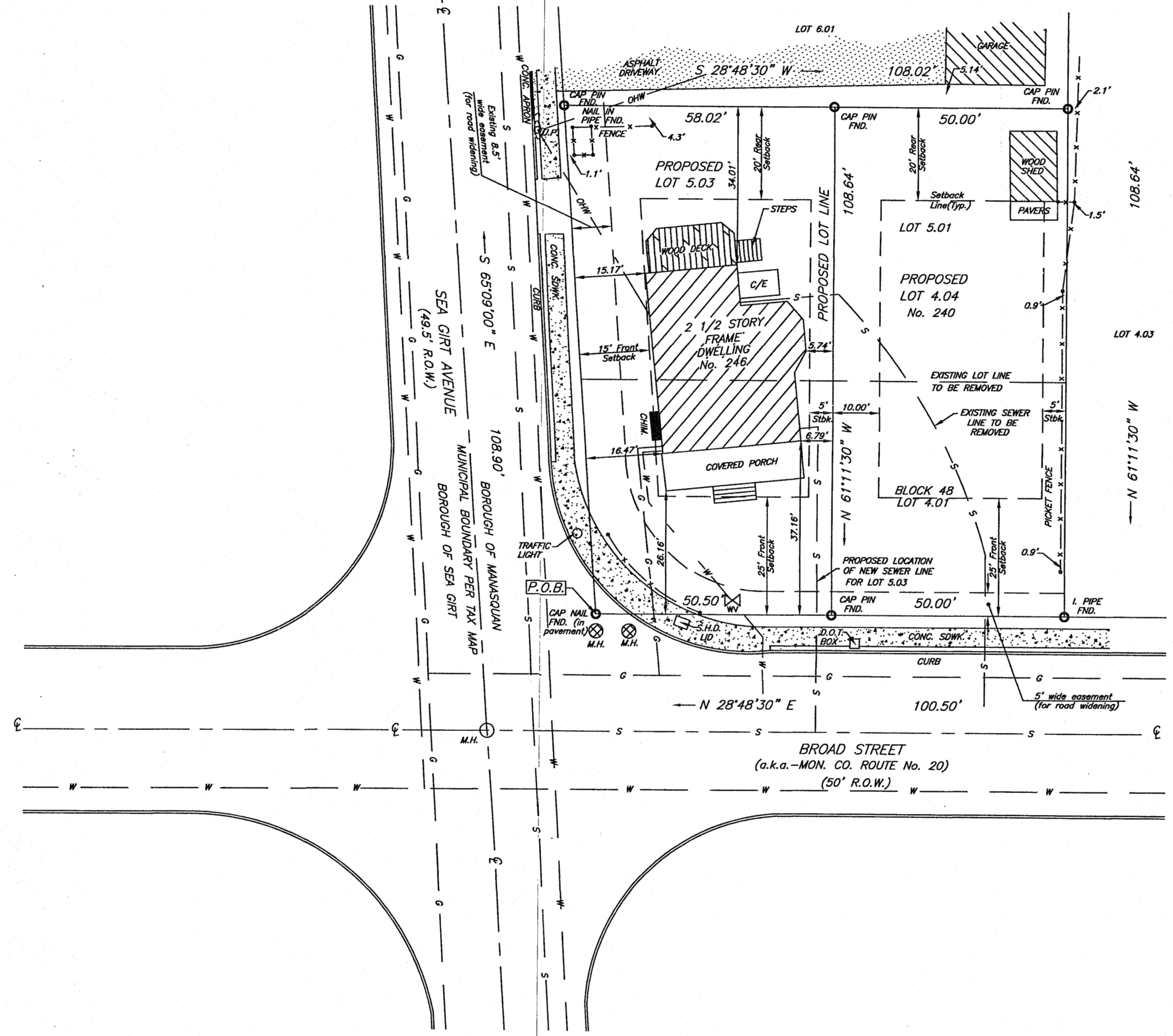
Nancy Corcoran
Notary Public
New Jersey

My Commission Expires 2-28-2023
No. 2430640



200' AREA MAP
SCALE: 1"=200'

THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID.



KEY MAP
SCALE: 1"=1500'

OWNER/APPLICANT:
GLENN D. BODNAR AND JOHN BODNAR, JR.
123 10th AVENUE
SPRING LAKE, NEW JERSEY, 07762

THIS IS TO CERTIFY THAT I (WE) ARE THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED HEREON, AND APPROVE THE FILING THEREOF.

OWNER _____ DATE _____
OWNER _____ DATE _____

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____ 2020.

NOTARY PUBLIC OF NJ DATE _____

APPROVED BY THE BOROUGH OF MANASQUAN PLANNING BOARD AS A MINOR SUBDIVISION.

CHAIRMAN _____ DATE _____
ATTEST: _____
SECRETARY _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 9/3/2020 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND HAS BEEN MADE UNDER MY SUPERVISION.

Joseph L. Lickok, P.E.
JOSEPH L. LICKOK, P.E.
PROFESSIONAL LAND SURVEYOR, LIC. No. 37200

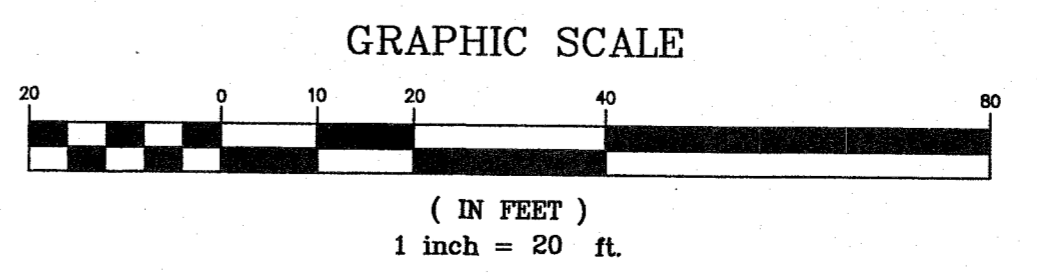
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER DATE _____

ZONING SCHEDULE: R-2 ONE FAMILY RESIDENTIAL

PRINCIPAL BUILDING MINIMUM	REQUIRED	EXISTING	PROPOSED	PROPOSED
	ZONE R-2 BOROUGH OF MANASQUAN	LOTS 4.01 & 5.01	LOT 4.04	LOT 5.03
MIN. LOT AREA (sf)	5,000	11,326.97	5,432.00	5,894.97
MIN. FRONTAGE (ft)	50	100.50	50	50.50
FRONT YARD SETBACK (ft) BROAD STREET	25	26.16	25	26.16
FRONT YARD SETBACK (ft) SEA GIRT AVE.	25	15.17	N/A	15.17
SIDE YARD SETBACK (ft)	5/15 (total)	55.74	5/15 (total)	6.79
REAR YARD SETBACK (ft)	20	34.01	20	34.01
MAXIMUM				
MAXIMUM BUILDING COVERAGE (%)	30	11.79	30	22.66
MAXIMUM LOT COVERAGE (%)	45	15.28	45	29.36
PRINCIPAL BUILDING HEIGHT (ft)	35 ft 2 1/2 STORIES	30.76 ft 2 1/2 STORIES	35 ft 2 1/2 STORIES	30.76 ft 2 1/2 STORIES

* VARIANCE REQUIRED



NOTES:

- TOTAL AREA OF LOTS TO BE SUBDIVIDED: 11,326.97 s.f. OR 0.26 Ac.
- MINOR SUBDIVISION BASED ON A SURVEY BY ACRE SURVEY COMPANY, INC. ON 4/7/08. EXCEEDS PRECISION OF 1:15,000'.
- PROPERTY SHOWN ON BOROUGH OF MANASQUAN TAX MAP SHEET No. 9.
- TOTAL NUMBER OF PROPOSED LOTS = 2 LOTS.
- IN THE CASE THIS SUBDIVISION IS PERFECTED BY DEED, A REDUCED COPY OF THIS MAP WILL ACCOMPANY DESCRIPTIONS.
- PROPOSED LOT NUMBERS TO BE APPROVED BY THE TAX ASSESSOR OF THE BOROUGH OF MANASQUAN.
- GRADING PLANS TO BE SUBMITTED AND DESIGNED BY OTHER PROFESSIONAL AT TIME OF INDIVIDUAL LOT DEVELOPMENT OF LOT 4.04.
- UTILITY LOCATIONS SHOWN ARE PER OWNER COMMENTS AND PHYSICAL EVIDENCE.
- PROPOSED LOT 4.04 TO BE SERVICED BY PUBLIC WATER, SEWER AND GAS.
- DEED REFERENCE: BOOK 8218, PAGE 7882 UNLESS SHOWN, NO DEED RESTRICTIONS OR COVENANTS EXIST TO THE BEST OF MY KNOWLEDGE.

ACRE LAND SURVEYING		NO. DATE	
33 STONE HILL RD. CREAM RIDGE, NJ 08514 732-616-1422		REVISION DESCRIPTION	
<i>Joseph L. Lickok</i>		DRAWN/CHKD APP	
JOSEPH L. LICKOK, L.S. NJ PROFESSIONAL LAND SURVEYOR, LIC. # 37200		MINOR SUBDIVISION MAP OF TAX MAP LOTS 4.01 & 5.01 BLOCK 48 BOROUGH OF MANASQUAN MONMOUTH COUNTY, NJ	
IF THIS PLAN DOES NOT CONTAIN A "TRAISED SEAL" IT SHOULD BE DISCARDED AND CONSIDERED INVALID.		SCALE 1"=20'	DATE 9-3-2020
		DRAWN BY MK	DRAWING No. 4632

APPLICATION TO THE PLANNING BOARD

Applicant's Name Glenn Bodnar

Applicant's Address 123 10th Avenue, Spring Lake Heights, NJ 07762

Telephone Number 732-604-1959
(Home and Cell)

Property Location 246 Broad Street, Manasquan NJ 08736
Block: 48 **Lot** 4.01, 5.01

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

Date of Zoning Officer's Denial Letter January 8, 2021
Zoning Permit Application Attached

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

Is the Applicant the Landowner? Yes

Does the Applicant own any adjoining land? No


Are the property Taxes paid to date? Yes

Have there been any previous applications to the Planning Board concerning this property? Previous minor subdivision application 06/2008, withdrawn for financial reasons.
(Attach copies)

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

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

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

Signature of Applicant or Agent 
Date 01/19/2021


B Glenn Bodnar
123 10th Avenue
Spring Lake, NJ 07762-1970

1166
55-760/0312
703

Date 01/19/2021

Pay to the Order of Borough of Manasquan \$ 500.00
Five Hundred 00 Dollars

PNCBANK
PNC Bank, N.A. 060

For Planning Board Application Broad St (246) 

⑆03⑆207607⑆ 8027364601⑆ 1166

Harland Clarke


B Glenn Bodnar
123 10th Avenue
Spring Lake, NJ 07762-1970

1167
55-760/0312
703

Date 01/19/2021

Pay to the Order of Manasquan - Five Marshall \$ 50.00
Fifty 00/100 Dollars

PNCBANK
PNC Bank, N.A. 060

For 246 Broad St. 

⑆03⑆207607⑆ 8027364601⑆ 1167

Harland Clarke

B Glenn Bodnar
123 10th Avenue
Spring Lake, NJ 07762-1970

1164
55-760/0312
703

Date 01/19/2021

Pay to the Order of Borough of Manasquan \$ 200.00
Two Hundred 00 Dollars

PNCBANK
PNC Bank, N.A. 060

For Tax Map Update (246 Broad St) 

⑆03⑆207607⑆ 8027364601⑆ 1164

Harland Clarke


B Glenn Bodnar
123 10th Avenue
Spring Lake, NJ 07762-1970

1165
55-760/0312
703

Date 01/19/2021

Pay to the Order of Borough of Manasquan \$ 1700.00
One Thousand Seven Hundred 00 Dollars

PNCBANK
PNC Bank, N.A. 060

For Subdivide Easement (246 Broad St) 

⑆03⑆207607⑆ 8027364601⑆ 1165

Harland Clarke

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

Item 7.

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



January 8, 2021

Glen Bodnar
123 10th. Avenue
Spring Lake Heights, NJ 07762

Re: Block: 48 Lot: 4.01,5.01 Zone: R-2
246 Broad Street

Dear Sir:

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

Subdivide Block: 48, Lots: 4.01, 5.01 into two fully conforming lots in the R-2 Zone.
(Proposed Lot: 4.04 – 5,432 s.f.) – (Proposed Lot: 5.03 – 5,894.97s.f.).

Minor Subdivision Plot Plan prepared by Joseph Lazok on September 3, 2020.

Application denied for the following reason(s):

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

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

Sincerely,

Richard Furey
Zoning/Code Enforcement Officer

Borough of Manasquan

Zoning Permit Application

Required documentation:

- Accurate survey of the property.
- Affidavit re: accuracy of survey
- Application must be complete and signed
- Site plan for the proposed project
- Building or conceptual plans for the proposed project
-

Fee: \$ 115.00

Cash/Check: _____

Date Received: _____

Block: 48, Lot: 4.01, 5.01, Zone: R-2

EMAIL REQUIRED: glenn@bodnar.net

Work Site Location: 246 Broad Street

Owner/Applicant: Glenn Bodnar E-Mail: glenn@bodnar.net

Address: 123 10th Avenue, Spring Lake Heights NJ 07762

Tel: Home: none, Business: 732-359-6932, Cell: 732-604-1959

Present Use: Single Family: , Multi-Family: _____, Commercial: _____ Other: _____

Existing Accessory Buildings: Detached garage: _____, Shed: , Pool: _____, Cabana: _____
Dog run: _____, Other: _____ *to be removed, if/when main structure added to proposed Lot 4.04

Proposed Use: Minor subdivision of double lot. No variances required.

Description of proposed work: Minor subdivision of double lot: subdivision of existing Lots No. 4.01 and 5.01 into two conforming lots, Lots No. 4.04 (240 Broad Street) and No. 5.03 (246 Broad Street). The new lots will meet all setback and coverage requirements.

(note: "Proposed" information below pertains to proposed new Lot 5.03)

Previous Zoning Application: Yes: , No: _____, Date: 06/09/2008

Brief Description: Previous minor subdivision application, withdrawn for financial reasons.

Lot:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
Frontage:	50	100.50	50.50	No
Depth:	100	108.64	108.64	No
Area:	5,000	11,326.97	5,894.97	No
Width:	---	---	---	---

Principal Building:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
Front Setback:	25	26.16	26.16	No
Rear Setback:	20	34.01	34.01	No
Side Setback ()	15	15.17	15.17	No
Side Setback ()	5	55.74	5.74	No
Building Height	35.21	30.76	30.76	No
# Stories	2 1/2	2 1/2	2 1/2	No

Accessory Building or Structure

Front Setback:	N/A	*note: existing shed on Lot 4.04 to be removed, if/when a main structure added to proposed Lot 4.04		
Rear Setback:	_____	_____	_____	_____
Side Setback ()	_____	_____	_____	_____
Side Setback ()	_____	_____	_____	_____
Height:	_____	_____	_____	_____
Area:	_____	_____	_____	_____
Curb Cut:	_____	_____	_____	_____
Parking:	_____	_____	_____	_____

Building Coverage: Permitted: 30, Existing: 11.79, Proposed: 22.66, Variance: No

Lot Coverage: Permitted: 45, Existing: 15.28, Proposed: 29.36, Variance: No

Applicant: Glenn Bodnar Date: _____

Zoning Officer: Approved / Denied: _____ Date: _____

BOROUGH HALL,
201 EAST MAIN STREET
GEORGE R. DEMPSEY, JR.
Mayor

JOSEPH R. DEIORIO
Municipal Administrator/
Chief Financial Officer

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT
BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

ALBERT "SANDY" RATZ
Construction Official

APPLICATION TO THE PLANNING BOARD

Applicant's Name Glenn Bodnar

Applicant's Address 123 10th Avenue, Spring Lake Heights NJ

Telephone Number 732-604-1959
(Home and Cell)

07762

Property Location 246 Broad Street
Block: 48 Lot 4.01, 5.01

COPY

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

Date of Zoning Officer's Denial Letter _____
Zoning Permit Application Attached _____

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

Is the Applicant the Landowner? Yes

Does the Applicant own any adjoining land? No

Are the property Taxes paid to date? Yes

Have there been any previous applications to the Planning Board concerning this property? Yes August 2007
(Attach copies)

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

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

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

Signature of Applicant or Agent [Handwritten Signature]

Date 09/17/2018

COPY

BOROUGH OF MANASQUAN
NOTICE OF PLANNING BOARD HEARING

To Whom It May Concern:

PLEASE TAKE NOTICE THAT Glenn Bodnar the undersigned,
has appealed to the Planning Board of the Borough of Manasquan for _____
a minor subdivision

The applicant does hereby propose to (give detailed information including the ordinance which you are seeking relief from):

subdivide a Double Lot (Lot 4.01) into
two separate Single Lots (Lot 4.04 and Lot 5.03)

And any other relief the Board may deem necessary to grant.

On premises located at: 246 Broad Street

Also known as Block 48 Lot(s) 4.01, 5.01

Any person or persons affected by this application may have the opportunity to
Be heard at the Planning Board Meeting held on _____

In the Manasquan Borough Hall, 201 East Main Street, Manasquan, New Jersey
08736 at _____ p.m.

A copy of the application has been filed in the Office of the Board Secretary and
may be inspected by the Public between the hours of 8:30 a.m. and 3:00 p.m. at the
Municipal Building, 201 East Main Street, Manasquan, NJ 08736.

COPY

Signature of the Applicant

NOTE: This notice must be personally served or sent by Certified or Registered Mailing, with Return receipt, and published at least ten (10) days prior to the day of the hearing, and Proof of Service given to the Board Secretary at least five (5) days before the day of the Hearing.

From: "Glenn Bodnar" <glenn@bodnar.net>
Date: Tuesday, September 08, 2009 5:46 PM
To: "Legal Ads" <legals@thecoaststar.com>
Subject: Re: Legal Notice - Manasquan

BOROUGH OF MANASQUAN
PLANNING BOARD
NOTICE OF APPROVAL

Notice is hereby given that the Manasquan Planning Board, at their August 05, 2008 regular meeting, memorialized Resolution No. 26-2007. Granting the applicant, Glenn Bodnar approval for a Minor Subdivision with respect to property located at 246 Broad Street, Manasquan, New Jersey, also known as Block 48, Lots 4.01 and 5.01 as shown on the Tax Map of the Borough of Manasquan, New Jersey.

All documents relating to this application may be inspected by the public from 8:30 a.m. - 4:00 p.m. at the office of the Secretary of the Planning Board located in Manasquan Borough Hall, 201 E. Main Street, Manasquan, New Jersey.
Glenn Bodnar, Applicant

COPY

The Coast Star

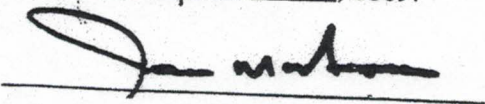
13 Broad Street
(732) 223-0076

Manasquan, N.J. 08736
Fax (732) 528-1212

AFFIDAVIT OF PUBLICATION

State Of New Jersey }
County of Monmouth } ss.

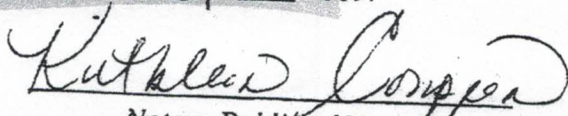
I, James M. Manser, publisher of THE COAST STAR, a newspaper printed and published once a week at Manasquan, in said county and state, who being duly sworn, depose and saith that the advertisement, of which the annexed is a true copy, has been published in said newspaper one time on the 10 day of SEPT, 2009.



**BOROUGH OF MANASQUAN
PLANNING BOARD
NOTICE OF APPROVAL**
Notice is hereby given that the Manasquan Planning Board, at their August 5, 2008 regular meeting, memorialized Resolution No. 26-2007 granting the applicant, Glenn Bodnar approval for a Minor Subdivision with respect to property located at 248 Broad Street, Manasquan, New Jersey, also known as Block 48, Lots 4.01 and 5.01 as shown on the Tax Map of the Borough of Manasquan, New Jersey.
All documents relating to this application may be inspected by the public from 8:30 a.m. to 4:00 p.m. at the office of the Secretary of the Planning Board located in Manasquan Borough Hall, 201 E. Main Street, Manasquan, New Jersey.
GLENN BODNAR,
Applicant
(59,18)(27) (9/10)
The Coast Star

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Sworn and subscribed to before me this 10 day of SEPT, 2009.


Notary Public of New Jersey

Printer's Fee: \$9.18
\$5.00 AFFY FEE
\$14.18

KATHLEEN COMPFEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 25, 2011

February 3, 2021

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

Re: Boro File No. MSPB-R1430
Minor Subdivision – Bodnar
Block 48, Lots 4.01 & 5.01
246 Broad Street
R-2 Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Minor Subdivision Plan prepared by Joseph Lazok, PLS, of Acre Land Surveying, dated September 3, 2020.

Existing Lots 4.01 and 5.01 contain 11,326.97 square feet and front on Broad Street and Sea Girt Avenue. With this application, the applicant intends to create two lots; Lot 4.04 containing 5,432 square feet with frontage on Broad Street and Lot 5.03 containing 5,894.97 square feet with frontage on Broad Street and Sea Girt Avenue.

The application is deemed complete as of February 3, 2021.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 - Residential Zone, where the existing and proposed residential lots are permitted.
2. No variances are required with the current subdivision layout. However, the current survey shows that existing Lot 4.01 extends ownership well into the existing intersection pavement. The County will most likely request a right-of-way dedication at the intersection which may make proposed Lot 5.03 slightly undersized. I recommend the applicant apply to the County for approval to determine the extent of right-of-way dedication required and thus if a variance will be required.
3. The applicant should indicate if the existing shed on proposed Lot 4.04 will be removed as its current location does not meet the required five feet side yard setback.


Re: Boro File No. MSPB-R1430
Minor Subdivision – Bodnar
Block 48, Lots 4.01 & 5.01

February 3, 2021
Sheet 2

4. The applicant should indicate if the subdivision is to be filed by map or by deed. If filed by deed, copies of the deeds and deed descriptions must be submitted to our office and the Board Attorney for review. The deed descriptions must be prepared by a Professional Land Surveyor licensed in the State of New Jersey. If it is to be filed by map, all necessary revisions to the plat must be made so that it conforms to the current Title Recordation Law requirements
5. A monument must be set at the intersection of the proposed lot line and the existing right-of-way. I suggest the monument be set prior to the map being signed by the Board. The applicant should indicate their intent of when the monument will be set. If they are proposed to be set after the perfection of the subdivision, a bond must be posted with the Borough.
6. The applicant should be aware that if any future construction on new Lot 4.04 does not meet the zoning requirements (setbacks, coverage, etc.), a separate application to the Board will be required. Grading plans will also be required.
7. The applicant should be aware that the existing fence along the southern property line meanders across the property line with adjacent Lot 4.03.
8. Separate water and sewer utility connections will be required for both of the proposed lots. The applicant does propose a new sewer lateral to serve proposed Lot 5.03 as the current line traverses proposed Lot 4.04.
9. The proposed lots will need to replace the curb and sidewalk as necessary for any new driveway apron locations. A street excavation permit will most likely be required by the County for any new apron and depressed curb.
10. The proposed revised lot numbers must be reviewed and approved by the tax office.
11. All necessary outside agency approvals must be obtained for this project. These may include, but not be limited to the following:
 - a. Monmouth County Planning Board

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-R1430
Minor Subdivision – Bodnar
Block 48, Lots 4.01 & 5.01

February 3, 2021
Sheet 3

cc: George McGill, esq., Planning Board Attorney
Joseph Lazok, PLS
Acre Land Surveying, 33 Stone Hill Road, Cream Ridge, NJ 08514
Glenn Bodnar
123 10th Avenue, Spring Lake Heights, NJ 07762