

**MANASQUAN PLANNING BOARD MEETING AGENDA  
CONDUCTED WITH ZOOM  
AUGUST 04, 2020 7:00 PM – TUESDAY**

**Join Zoom Meeting**  
<https://uso2web.zoom.us/j/85213467956>  
**OR**  
**Tel – 1-646 876 9923 US (New York)**  
**ID # 261 009 5007**  
**Password 281 797**

Please take notice that the Manasquan Planning Board will convene a remote meeting on August 04, 2020 7:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

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

**PUBLIC MEETING**

Salute to the Flag  
Roll Call  
Sunshine Law Announcement

**OLD/NEW BUSINESS**

1. Keith Henderson letter requesting rehearing of Suppa Application
2. Approval of Vouchers

**RESOLUTION**

1. 19-2020 - Suppa, Michael - 45 First Avenue

**APPLICATION**

1. #17-2020 Bellaran Judith - 27 Main Street - Block:27 - Lot 19, 20 - Zone: R-2 - Minor Subdivision
2. #20-2020- Maraziti, Rhonda - 22, 221/2 Parker Ave - Block: 62 - Lot: 54.01 - Zone: R-2 - Bulk and Use Variance
3. #19-2020 - Brown, Michael and Trish - 123 McLean Ave - Block: 109 - Lot: 15 - Zone: R-1 - Bulk Variance

**OTHER BUSINESS**

Comments from individual board members

1. Evan Shadlun - 539 Brielle Road - Extension

LAW OFFICES  
**C. KEITH HENDERSON & ASSOCIATES**  
A PROFESSIONAL CORPORATION

52 ABE VOORHEES DRIVE  
P.O. BOX 260  
MANASQUAN, N.J. 08736  
(732) 223-0800  
FAX# (732) 223-3487

C. KEITH HENDERSON  
MICHAEL D. HENDERSON, ASSOCIATE

HAYDN PROCTOR  
(1903-1996)  
SOLOMON LAUTMAN  
(1901-1994)

July 28, 2020

VIA FIRST CLASS MAIL  
VIA EMAIL: [msalerno@manasquan-nj.gov](mailto:msalerno@manasquan-nj.gov)

Borough of Manasquan Planning Board  
Attn: Mary Salerno, Planning Board Secretary  
201 East Main Street  
Manasquan, New Jersey 08736

Re: Applicants: Michael and Michelle Suppa  
PQ: 45 First Avenue  
Block 166, Lot 20

Gentlemen:

As you will recall, we represented Michael and Michelle Suppa in connection with the above captioned land use application, which was heard at the most recent Manasquan Planning Board meeting held on July 7<sup>th</sup>. The hearing was a virtual zoom meeting, in which the Board voted to deny the Applicants' application.

After the vote was taken, we requested that the matter be carried until the next meeting, to allow the Applicants to consider making changes to the plan. The Board's attorney advised the Board that the Board no longer had jurisdiction on the file because it had voted to deny the application, and it could not carry it until the next meeting.

The purpose of this letter is to request a re-hearing of the application. The reason for the re-hearing relates to the virtual nature of the hearing. Unfortunately, in a virtual hearing, an attorney cannot ask for a recess before a vote to communicate with his client or clients, and get direction as to how the Applicants would like to proceed. In a typical hearing, we ask for a time out to speak with our clients in the hallway, but in a virtual hearing, there is no way to do so, because the clients are in a different location.

Perhaps more importantly, what we did not learn until after the hearing took place, was that our clients were unable to participate in a meaningful way in the hearing, because they experienced multiple internet failures. They started out at their home on a laptop, and lost internet connection. They then switched devices and tried

to log back in on their desktop computer, but lost the internet again. Next, they tried to log in using one of their I-phones, but lost the connection. Finally, they tried another I-phone and lost internet connection again. The tape of the virtual hearing session will show our clients periodically disappearing from the screen, and popping up in different screen locations, on and off, until the hearing ended. The Applicant, Mrs. Suppa, works virtually and has never before experienced such an internet failure of this nature.

In COX, New Jersey Zoning and Land Use Administration, at Section 19-3.3, the Model Rules for a planning board provides for a rehearing of a matter either upon application of an interested person or on its own motion when unusual circumstances so require in the interest of justice. In this case, the Applicants are asking for a rehearing because the Applicants are entitled to be present at the entire hearing, and they were unable to be virtually present, because of circumstances beyond their control. The situation is unusual because normally planning board hearings are not virtual, and had the meeting been a live meeting, we would have asked for a brief recess to recommend to our clients that we request that the application be carried, to give us the opportunity to amend the plan to accommodate the Board's concerns.

If this request for a rehearing is granted, the Applicants intend to resubmit a revised plan to address some of the issues raised by the Board at the virtual hearing. Failure to permit a rehearing will require the Applicants to pay a new application fee and fund a new escrow, which under the facts and circumstances would be punitive and unnecessary.

In the case of Morton v. Clark, 102 N.J. Super. 84, 97-98 (Law Div. 1968), aff'd 108 N.J. Super. 74 (App. Div. 1969), that while generally a board may not rescind an action taken once it has been taken, or reopen a hearing once it has been terminated by the rendering of a decision, mistake or fraud in the proceedings is an exception. In the present case, there certainly was no fraud, but there was a mistake in that the Applicants were missing from most of the virtual hearing, and no one noticed their absence.

In this unprecedented time, we are dealing with a form of planning board hearing with which neither the Board, nor the Applicants, nor the Applicants' attorney, has had much experience. While it should be obvious that an internet failure could interfere with the Applicants' constitutional due process rights, and that an Applicant's failure to appear on the screen, or to disappear from the screen, should have been noticed, it is not something one would expect, or look for, with so little experience in virtual planning board hearings.

We appreciate your giving this request consideration.

Very truly yours,

C. KEITH HENDERSON  
For the Firm

CKH/kb

cc: Michael and Michelle Suppa  
George McGill, Esq. via email [gdm@mcgillhall.com](mailto:gdm@mcgillhall.com)

**McGill and Hall, L.L.C.**  
 P.O. Box 150  
 708 10th Avenue, Second Floor  
 Belmar, NJ 07719

# INVOICE

**Manasquan, Planning Board of the Borough of**  
 201 East Main Street  
 Manasquan, NJ 08736

## Invoice 10423

<b>Date</b>	Jul 30, 2020
<b>Terms</b>	
<b>Service Thru</b>	Jul 30, 2020

**In Reference To: Suppa, Michael (work)**

<b>Date</b>	<b>By</b>	<b>Services</b>	<b>Hours</b>	<b>Rates</b>	<b>Amount</b>
07/07/2020	GDM	<b>Preparation:</b> Review of Application, Report of Al Yodakis, P.E., emails with Mary Salerno regarding Notices, Review of Notice provided to the Neighbors and the Affidavit of Publication in the Coast Star and plans in preparation of the rearing.	0.80	\$ 120.00/hr	\$ 96.00
07/09/2020	GDM	<b>Draft:</b> Review of notes, application, and plans, preparation of resolution.	2.40	\$ 120.00/hr	\$ 288.00
<b>Total Hours</b>					3.20 hrs
<b>Total work</b>					\$ 384.00
<b>Total Invoice Amount</b>					\$ 384.00
<b>Previous Balance</b>					\$ 0.00
<b>Balance (Amount Due)</b>					\$ 384.00

**McGill and Hall, L.L.C.**  
P.O. Box 150  
708 10th Avenue, Second Floor  
Belmar, NJ 07719

# INVOICE

**Manasquan, Planning Board of the Borough of**  
201 East Main Street  
Manasquan, NJ 08736

## Invoice 10422

<b>Date</b>	Jul 30, 2020
<b>Terms</b>	
<b>Service Thru</b>	Jul 30, 2020

**In Reference To: Borough Account - Planning Board of the Borough of Manasquan (work)**

<b>Date</b>	<b>By</b>	<b>Services</b>	<b>Hours</b>	<b>Rates</b>	<b>Amount</b>
06/25/2020	GDM	<b>Review:</b> TCW Mark Kitrick regarding change to affordable housing ordinance to accommodate height issue.	0.20	\$ 120.00/hr	\$ 24.00
06/29/2020	GDM	<b>Correspondence:</b> Review of email correspondence regarding change in platform and new time tables, Voice messages left with Mary Salrno, emails with Barbara Ilaria setting up schedule for delivery of resolutions.	0.30	\$ 120.00/hr	\$ 36.00
06/29/2020	GDM	<b>Correspondence:</b> Receipt of email from Board Engineer alerting to ordinance changes and his discussion with Jen Beahm.	0.20	\$ 120.00/hr	\$ 24.00
06/30/2020	GDM	<b>Review:</b> Review of change to affordable housing ordinance and proposed memo from Jen Beahm email to Mark Kitrick advising that first consistency review was in march of 2019.	0.40	\$ 120.00/hr	\$ 48.00
06/30/2020	GDM	<b>Documentation:</b> Receipt and review of emails from Barabara Ilaria and Mary salerno regarding amending resolutions to include numbers, review of sequential numbering on recent resolutions, Tcw Mary regarding the Board's intention to number the resolutions sequentially.	0.20	\$ 120.00/hr	\$ 24.00
07/01/2020	GDM	<b>Review:</b> Review of email from Barbara Ilaria and finalized resolution for consistency review	0.30	\$ 120.00/hr	\$ 36.00
07/01/2020	GDM	<b>Matter Management:</b> Review of new agenda packet, review of Suppa materials and print out, Printout agenda and minutes, Print Vaselenko materials, email to Barbara Ilaria regarding printing plans.	0.30	\$ 120.00/hr	\$ 36.00

McGill and Hall, L.L.C.  
P.O. Box 150  
708 10th Avenue, Second Floor  
Belmar, NJ 07719

INVOICE

Manasquan, Planning Board of the Borough of  
201 East Main Street  
Manasquan, NJ 08736

Invoice 10422

Date	Jul 30, 2020
Terms	
Service Thru	Jul 30, 2020

07/06/2020	GDM	Analysis : Review of denial of coverage letter, review of complaint and Answer in the Gabelmann Appeal, prepare and provide opinion to the Board at request of Chair regarding significance of the Denial of Coverage.	1.20	\$ 120.00/hr	\$ 144.00
07/06/2020	GDM	Correspondence: Receipt of Jen Beahms consistency review letter, email with Jen and receipt of amended letter	0.30	\$ 120.00/hr	\$ 36.00
07/07/2020	GDM	Meeting: Attend regular meeting via Zoom platform.	Flat Fee	\$ 150.00	\$ 150.00
07/07/2020	GDM	Draft: Review of emails and ordinance regarding the amendment to the AR-2 Zone, prepare resolution to be read at meeting regarding consistency with the master plan, tcw Jen Beahm, P.P. and email with Board Chairman.	0.80	\$ 120.00/hr	\$ 96.00

Total Hours	4.20 hrs
Total work	\$ 654.00
<i>due this invoice</i> → Total Invoice Amount	\$ 654.00
Previous Balance	\$ 1,344.00
Balance (Amount Due)	\$ 1,650.00

Payment History:

Date	Type	Payment Description	Amount
07/30/2020	Payment - Check	Split Payment	(\$348.00)

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

**INVOICE**

Manasquan Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Page : 1  
Invoice No: MSPB1240-2  
Invoice Date: 7/20/2020

Attention: Mary Salerno

For Professional Services Processed through: 7/17/2020

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RE: VAR Suppa - B166 L20

Services rendered are detailed on the attached sheets

<b>LABOR</b>	<b>HOURS</b>	<b>RATE</b>	<b>AMOUNT</b>
Principal	0.75 \$	125.00 \$	<u>93.75</u>
		TOTAL \$	93.75
		<b>AMOUNT DUE THIS INVOICE \$</b>	<b>93.75</b>

**Invoice Detail**

Invoice Number: MSPB1240-2

Invoice Date: 7/20/2020

VAR Suppa - B166 L20

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	7/7/2020	0.75	Prep for & attend 7/7/20 PB meeting

**Total Principal:** 0.75



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

**INVOICE**

Manasquan Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Page: 1  
Invoice No: MSPB1270-1  
Invoice Date: 7/20/2020

Attention: Mary Salerno

For Professional Services Processed through: 7/17/2020

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RE: MN Bellaran - B27 L19&20

Services rendered are detailed on the attached sheets

<b>LABOR</b>	<b>HOURS</b>	<b>RATE</b>	<b>AMOUNT</b>
Principal	3.25 \$	125.00 \$	<u>406.25</u>
		TOTAL \$	406.25
		<b>AMOUNT DUE THIS INVOICE \$</b>	<b>406.25</b>

**Invoice Detail**

Invoice Number: MSPB1270-1

Invoice Date: 7/20/2020

MN Bellaran - B27 L19&20

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	7/2/2020	1.00	Field/ Completeness rev
Principal	Yodakis, Albert D.	7/6/2020	1.50	Technical/Zoning/Subdiv review Prep report
Principal	Yodakis, Albert D.	7/7/2020	0.75	Finalize report to Board

**Total Principal:** 3.25

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

**INVOICE**

Manasquan Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Page : 1  
Invoice No: MSPB1280-1  
Invoice Date: 7/20/2020

Attention: Mary Salerno

For Professional Services Processed through: 7/17/2020

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RE: VAR Brown - B109 L15

Services rendered are detailed on the attached sheets

<b>LABOR</b>	<b>HOURS</b>	<b>RATE</b>	<b>AMOUNT</b>
Principal	3.50 \$	125.00 \$	<u>437.50</u>
		TOTAL \$	437.50
		<b>AMOUNT DUE THIS INVOICE \$</b>	<b>437.50</b>

**Invoice Detail**

Invoice Number: MSPB1280-1

Invoice Date: 7/20/2020

VAR Brown - B109 L15

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	7/2/2020	1.50	Field/ Completeness rev
Principal	Yodakis, Albert D.	7/6/2020	1.50	Technical/Zoning review Prep report
Principal	Yodakis, Albert D.	7/9/2020	0.50	Tech rev / Finalize report to Board

**Total Principal:** 3.50

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

**INVOICE**

Manasquan Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Page : 1  
Invoice No: MSPB1260-1  
Invoice Date: 7/20/2020

Attention: Mary Salerno

For Professional Services Processed through: 7/17/2020

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RE: VAR Maraziti - B62 L54.01

Services rendered are detailed on the attached sheets

<b>LABOR</b>	<b>HOURS</b>	<b>RATE</b>	<b>AMOUNT</b>
Principal	3.25 \$	125.00 \$	<u>406.25</u>
		TOTAL \$	406.25
		<b>AMOUNT DUE THIS INVOICE \$</b>	<b>406.25</b>

**Invoice Detail**

Invoice Number: MSPB1260-1

Invoice Date: 7/20/2020

VAR Maraziti - B62 L54.01

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	6/29/2020	1.00	Field/ Completeness rev Zoning review
Principal	Yodakis, Albert D.	6/30/2020	1.75	Technical review Prep report
Principal	Yodakis, Albert D.	7/1/2020	0.50	Finalize report to Board

**Total Principal:** 3.25

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

**INVOICE**

Manasquan Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Page : 1  
Invoice No: MSPBG2007  
Invoice Date: 7/20/2020

Attention: Mary Salerno

For Professional Services Processed through: 7/17/2020

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RE: 2020 Meeting Attendance

Services rendered are detailed on the attached sheets

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

**Invoice Detail**

Invoice Number: MSPBG2007

Invoice Date: 7/20/2020

2020 Meeting Attendance

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert	7/7/2020	1.20	Prep for & attend 7/7/20 Zoom P.B. Meeting
<b>Total Principal:</b>			<hr/>	<b>1.20</b>



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

**INVOICE**

Manasquan Planning Board  
201 East Main Street  
Manasquan, NJ 08736

Page : 1  
Invoice No: MSPB0951-5  
Invoice Date: 7/20/2020

Attention: Mary Salerno

For Professional Services Processed through: 7/17/2020

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

Services rendered are detailed on the attached sheets

<b>LABOR</b>	<b>HOURS</b>	<b>RATE</b>	<b>AMOUNT</b>
Principal	3.00 \$	125.00 \$	<u>375.00</u>
		TOTAL \$	375.00
		<b>AMOUNT DUE THIS INVOICE \$</b>	<b>375.00</b>

**Invoice Detail**

Invoice Number: MSPB0951-5

Invoice Date: 7/20/2020

SP Ralco - B71 L102.04 - Inspection

Staff Charges: Labor

<u>Title</u>	<u>Person</u>	<u>Date of Service</u>	<u>Time Charged</u>	<u>Description</u>
Principal	Yodakis, Albert D.	6/29/2020	1.50	Site Inspection Parking Lot Paving
Principal	Yodakis, Albert D.	7/14/2020	1.50	Site review - CO issues Create punchlist
<b>Total Principal:</b>			<hr/>	<b>3.00</b>

**RESOLUTION NO. 19 - 2020**

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

**WHEREAS**, Michael Suppa (hereinafter referred to as the "applicant") has applied to the Planning Board of the Borough of Manasquan for variance relief pursuant to N.J.S.A. 40:55D-70(c) from the provisions of the Manasquan Zoning Ordinances to construct a rear addition to an existing residential dwelling at property located at 45 First Avenue, Manasquan, New Jersey, and known as Block 166, Lot 20 on the Manasquan Tax Map, and,

**WHEREAS**, a public hearing was held in virtual electronic format at the regularly scheduled meeting of the Planning Board on July 7, 2020, on the Zoom platform, and testimony having been presented on behalf of the applicant, and objectors to and supporters of the application having been given an opportunity to be heard; and,

**WHEREAS**, such proof of service as may be required by New Jersey Statutes, Municipal Ordinances, and as directed by the New Jersey Department of Community Affairs for meetings held virtually during a time of a declared state of emergency has been furnished; and,

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

1. The property is located in an R-2 Zone.
2. The property is rectangular in shape and has 50 feet of frontage on First Avenue and 100 feet of frontage along Stockton Avenue. As such the property has 5,000 square feet of total area. The property contains a two-story single-family residential dwelling, a detached garage, a patio area in the front yard and a driveway with access to Stockton Avenue. The applicant is proposing to construct a 1 and ½ story addition above the existing garage and attach same to the principal dwelling by a second-floor bridge. The applicant provided a Spot Grade Plan prepared by Charles Surmonte P.E., & P.L.S. dated September 4, 2019, a Survey prepared by Charles Surmonte P.E., & P.L.S. dated September 4, 2019, and architectural plans prepared by Edward W. O'Neill, Jr., R.A., dated March 13, 2020. These plans more fully describe the applicant's proposal and were submitted to and relied upon by the Board in its deliberations regarding this application. The applicant was represented by C. Keith Henderson, Esq., who presented and made comment upon the record. The testimony in this matter was provided primarily by Michael Suppa and Edward W. O'Neill, R.A. A number of neighbors appeared on behalf of the applicant and were heard by the Board.
3. Upon review of the application by the Board Engineer, and upon hearing his comments and receiving his report, the Board determined that the applicant's proposal required the following variance relief:
  - A. Minimum Rear Yard Setback for the principal structure where 20 feet is required and 5 feet is proposed.

B. Minimum side yard setback where 15 feet is required where there is a corner lot and 14.8 feet is proposed.

C. Maximum building coverage where 30% is permitted, 35.7% exists and 37.1% is proposed.

4. The Board finds that the variance relief must be denied. The Board finds that the applicant has failed to meet the positive criteria under N.J.S.A. 40:55D-70(c). Under this Statute the positive criteria may be met under either of two subsections. The first subsection which is known as the "C.1" or "hardship" section permits variance relief where:

(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship"

The second subsection which is known as the "C.2", "flexible" or "better zoning alternative" section permits variance relief to be granted by the Board as follows:

(2) where in an application or appeal relating to a specific piece of property the purposes of this act or the purposes of the "Educational Facilities Construction and Financing Act," would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment".

5. In reference to the applicant's claim of hardship, the Board finds that no hardship exists of sufficient nature to justify the grant of variance relief under N.J.S.A. 40:55D-70c.1. The Board finds that the property presently contains an attractive house of suitable size for the lot and a detached garage that has access to Stockton Avenue. The property has ample outdoor space and includes a large patio in the front yard. The property size is conforming for the area and the building coverage is already 5.7% above what is permitted in the zone. The applicant testified to the Board that he would like more room to accommodate his children and his parents when they visit. The Board can understand this desire but finds that such reasoning does not justify the grant of a "hardship" variance under the Municipal Land Use Law. Such hardships pertain to the conditions of the property and structures thereon and not to the personal circumstances of the residents. In conjunction with this, in probing whether a better design could be proposed that added more space in a more conforming manner, the

Board heard that the proposed design, i.e. the construction over the existing garage and therefore within the rear yard setback, was driven by the need to keep costs below a certain amount. The Board heard that the existing dwelling structure on the lot is 8 inches below the Base Flood Elevation (BFE) and therefore is subject to FEMA regulations which limit the amount of money that can be spent to renovate a structure before the owner, here the applicant, is required to raise the structure above the BFE. The Board heard that doing so would be cost prohibitive. The Board heard that making separate additions would cause the project to exceed the cost limit permissible and therefore cause the applicant to incur the cost of raising the structure. The Board finds therefore that the reasons for not seeking a more conforming means of gaining more space is primarily driven by costs. While the Board can understand the desire to spend less money, the Board notes that it is well settled in the law that economic hardships do not constitute the type of hardship sufficient to support a variance. Because the Board finds that the property and the structure thereon are ample and sufficient in character and design, and finding that no hardship exists otherwise, the Board finds that it cannot grant relief under N.J.S.A. 40:55D-70c.1.

6. In reference to the Applicant's argument that the applicant is presenting a better zoning alternative and therefore should be granted variance relief under N.J.S.A. 40:55D-70 (c.2) the Board finds that the justification provided by the applicant is insufficient to grant the relief requested. The Board finds that the design proposed does not enhance the aesthetics of the house. The design is driven by a desire to place all of the new area over the garage. This results in a rather odd design. While the Board acknowledges that enhanced aesthetics can support relief in certain circumstances however the Board, with respect, does not find that such circumstances exist here. The Board finds that the design proposed simply presents as being too much for the lot. The design proposed calls for construction of 1 and 1/2 floors that appear to rise above the height of the existing dwelling five feet from the property line where 20 feet is required. The Board cannot find that this a better zoning alternative. The Board does not find that such a design presents any benefit to the community or the zone plan and as such must be rejected. Accordingly, the Board finds that the benefits to zoning do not "substantially outweigh the detriments" and therefore cannot find the relief supportable under N.J.S.A. 40:55D-70(c.2)

7. To be granted variance relief the applicants also have to meet what has been described as the "negative criteria". N.J.S.A. 40:55D-70 states, "No variance or other relief may be granted under the terms of this section, ...without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance." The Board finds that the project presented constitutes both a detriment to the public good and an impairment to the zone plan. At the outset, the Board acknowledges that a number of residents local to the subject property came out in favor of the addition. The Board also acknowledges that "detriment to the public good" is largely gauged by the impact that development will have on the people in the

surrounding neighborhood. Notwithstanding the support presented, the Board finds that the design does present a detriment to the adjoining neighbors to the west. The bulk of the development will rise 5 feet from the property line where reasonably the neighbors to the west could expect at least 20 feet. Regardless of the willingness of any party to bear the encroachment, an encroachment it remains. The Board notes that properties change hands regularly. The Board finds that it must consider the impact on the neighboring property regardless of the silence or acquiescence of the present owners because the encroachment once permitted will remain a condition of the property that may and will affect use and enjoyment of neighboring properties beyond the current ownership. The Board finds also that the proposal substantially impairs the zone plan. The Board acknowledges that the properties are tightly fit in the area of the subject property. This is due to the historical layout of the area and the current desire to make the most use of limited property in close proximity to the beach. The Board finds however that the proposal is too extreme in its encroachment. The Board finds that this design is cramped for an already cramped area and represents a design that the Board does not desire to encourage and therefore will decline to do so. Accordingly the Board finds that the proposal will be a substantial detriment to the public good and a substantial impairment of the zone plan. These detriments far outweigh any benefit to be drawn from this plan. The Board finds that the application must be denied in total accordingly.

**WHEREAS**, The Board has determined that the relief requested by the applicant is not justified under the proofs and circumstances presented, and cannot be granted without substantially impairing the intent and purpose of the zone plan and zoning ordinances of the Borough of Manasquan, and that the benefits of this application do not substantially outweigh the detriments, and that no hardships exist,

**NOW THEREFORE, BE IT RESOLVED**, by the Planning Board of the Borough of Manasquan on this 4th day of August, 2020, that the application for variance relief shall be and is hereby denied for the reasons stated herein.

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

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

**CERTIFICATION**

I, Mary Salerno, Secretary of the Planning Board of the Borough of Manasquan, in the County of Monmouth, State of New Jersey, do hereby CERTIFY that the foregoing is a true copy of a resolution adopted by the Planning Board at its regular meeting held on August 4, 2020.

---

Mary Salerno

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

**APPLICATION TO THE PLANNING BOARD**

**Applicant's Name** Judith Bellaran

**Applicant's Address** 27 Main Street, Manasquan, NJ 08736

**Telephone Number** 732-804-7575  
(Home and Cell)

**Property Location** 27 and 19 Main Street  
**Block:** 27 **Lot** 19 & 20

**Type of Application** Minor Subdivision to Adjust Property Line  
**Bulk Variance, Non-Permitted Use – Conditional Use – Subdivision – Minor Subdivision – Major – Site Plan Approval**

**Date of Zoning Officer's Denial Letter** May 13, 2020  
**Zoning Permit Application Attached**

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

**Is the Applicant the Landowner?** Yes

**Does the Applicant own any adjoining land?** No

**Are the property Taxes paid to date?** Yes

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

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



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Are there any Deed Restrictions, easements, or covenants affecting this property and if so please attach Settlement Agreement dated February 26, 2020

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

Joe Attorney for Applicant  
6/11/2020

## CHECKLIST FOR APPLICATIONS FOR A VARIANCE

1. **Twenty (20) sets of the application must be submitted. Set includes: 2 page application, letter of denial from the Zoning Officer, copy of the survey showing the existing layout of the property and dotted lines indicating the new addition/changes as well as any new setback footages. A floor plan and elevation views (architectural plans) are requested as they help the Board in their determination. Of the 20 sets two (2) must be full-size plans, the other (18) copies should be reduced to approximately 11 X 18", legible but not too large as to create too much noise at the microphones on the dais.**
2. **Two checks made out to the Borough of Manasquan. The application fee and the Escrow fee. If other money is needed either for the Tax Map update fee or the Fire Marshall you will be informed by mail regarding that request.**
3. **Affidavit of Service – a list of property owners within 200-feet of your property which you can receive from the Tax Office with a fee of \$10.00. A copy of the notice that was served must be attached to your application. This notice MUST state the Statutes that need the variance relief as well as an explanation of what is being proposed. If the notice is hand served, the name and address of the receiver must be listed on the Affidavit of Service. If there are two names on the Tax list both parties must sign. If the notice is not hand served they must be sent by Certified Mail and the Tax List along with the certified receipts must be given to the Board Secretary at least ten (10) days before the hearing.**
4. **Affidavit of Publication must be furnished by the newspaper (either the Coast Star or the Asbury Park Press) The Notice MUST be advertised at least ten (10) days before the scheduled hearing.**
5. **Certification of Taxes Paid – something from the Tax Collector that indicates that the taxes and water/sewer charges on the property are paid through the date of the requested hearing.**
6. **Deadline for applications – all applications and plans must be filed at least five (5) weeks before the requested hearing date. The Secretary will give you a hearing date when the complete application is filed and the fees are paid. The application and plans MUST be filed before any notice is given. The Board hears a maximum of three (3) hearings per meeting. If the agenda is filled when you file your application, you will be placed on the agenda of the first free meeting. The Planning Board usually meets on the First and Third Tuesday of the month. The first meeting is at 7PM and the Second meeting is at 4PM. Applications are put on the agenda in the order they come in completed.**
7. **Any plans submitted with the application MUST BE FOLDED, rolled plans will be rejected. If you have any questions you may reach Mary Salerno at 732-223-0544, extension 245.**

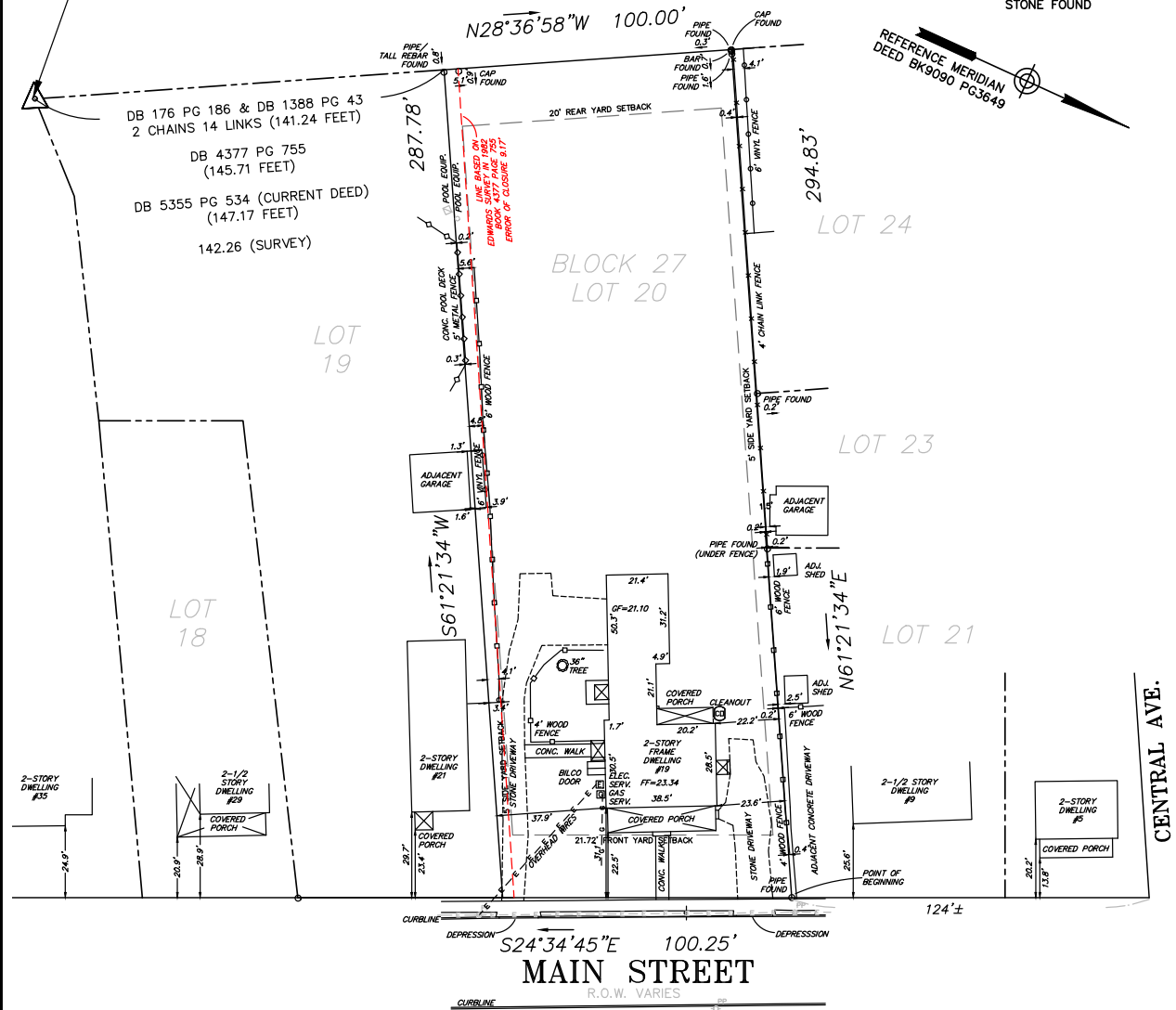
STONE FOUND (MARCH 7, 2017) AND CALLED FOR IN:  
 1) DEED BOOK 176 PAGE 186 (1863)  
 ABRAHAM OSBORN AND WIFE AND OTHERS TO  
 ANDREW LONGSTREET.  
 2) DEED BOOK 1388 PAGE 43 (1926)  
 WILLIAM C. LONGSTREET TO THEODORE O. LONGSTREET  
 FIRST TRACT COURSE 1 "TO A STONE"  
 SECOND TRACT COURSE 1 "TO A STONE, THE SAME BEING  
 BEING SAID LONGSTREETS SOUTHERLY CORNER"



STONE FOUND



STONE FOUND



FRONTAGE OF LOTS 18 AND 19 (LONGSTREET)  
 (1927) DEED BOOK 1388 PAGE 43 (LONGSTREET)  
 4TH COURSE IN TRACT 1 (43.56 FEET) + 3RD COURSE IN TRACT 3 (75 FEET) = 118.56 FEET  
 (2017 DEEDS) 50 FEET (LOT 18) + 75 FEET (LOT 19) = 125 FEET  
 (2017 SURVEY BY FRD) 121.07 FEET (MEASURED)

ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 DATUM.

DEED DESCRIPTION:  
 PROPERTY IS KNOWN AND DESIGNATED AS LOT 20 IN BLOCK 27 AS SHOWN ON THE CURRENT TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED IN DEED BOOK 9090 PAGE 3649 AND RECORDED IN THE MONMOUTH COUNTY CLERK'S OFFICE.

ALSO KNOWN AS 19 - 19 1/2 MAIN STREET, MANASQUAN, NJ.

**KEILY DEVELOPMENT, LLC**

I CERTIFY TO THE ABOVE PARTIES THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE SITE ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE OF THE GROUND AND NOT VISIBLE.

**SURVEY ANALYSIS**

**LOT 20 BLOCK 27**

SITUATED IN  
 BOROUGH OF MANASQUAN  
 MONMOUTH COUNTY, NEW JERSEY

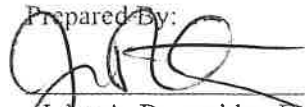
**FRD SURVEYING LLC**  
 136 GOLFOVIEW BOULEVARD  
 TOMS RIVER, NEW JERSEY 08753

FRANK R DESANTIS, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 N.J. Lic. No. 42001

DATE 03/04/17 SCALE 1"=40'

INS-283 ANALYSIS

Prepared By:

  
John A. Rentschler, Esq.

### SETTLEMENT AGREEMENT

THIS AGREEMENT is made this 26<sup>th</sup> day of February, 2020 ("Effective Date") by and between Judith A. Bellaran ("Bellaran"), residing at 27 Main Street, Manasquan, New Jersey 08736 and Philip and Carolyn Passes ("Passes"), residing at 19 Main Street, Manasquan, New Jersey 08736 (collectively "Parties").

### RECITALS

WHEREAS, this Agreement involves the adjacent parcels which are designated as Lots 19 and 20 in Block 27 on the Tax Map of the Borough of Manasquan; and

WHEREAS, Bellaran took title to a certain parcel more particularly described in Deed dated October 7, 1994 from Francis A. Bellaran and Carol A. Bellaran to Francis J. Bellaran and Judith A. Bellaran recorded on October 17, 1994 in the Monmouth County Clerk's Office, which is designated as Lot 19, Block 27 on the Tax Map of the Borough of Manasquan and commonly known as 27 Main Street, Manasquan ("Tract I"); and

WHEREAS, Passes took title to a certain parcel more particularly described in Deed dated November 20, 2014 from Ruth E. Feeley to Philip Passes and Carolyn Passes recorded on November 25, 2014 in the Monmouth County Clerk's Office, which is designated as Lot 20, Block 27 on the Tax Map of the Borough of Manasquan and commonly known as 19- 19 1/2 Main Street, Manasquan ("Tract H"); and

**WHEREAS**, once the Conditions Precedent as set forth in this Agreement are satisfied, the Parties desire to resolve any and all uncertainty or ambiguity which may, might or could exist regarding the property line between the aforesaid Tracts.

**NOW THEREFORE**, in consideration of mutual promises and covenants set forth herein, the Parties agree, as follows:

1. The recitals shall be incorporated herein in their entirety.
2. In accordance with the survey attached hereto as Schedule "A" prepared by FRD Surveying LLC dated February 24, 2018 ("**Survey**"), upon the fulfillment of the conditions precedent set forth in paragraph 4 below ("**Conditions Precedent**"), the boundary line between the aforesaid Tracts I and II shall be as labeled on the Survey as the "Field Location of Proposed Subdivision" ("**Boundary Line**").
3. Within thirty (30) days of the fulfillment of the last of the Conditions Precedent, the Parties will each execute, deliver, and record deeds in which (i) Bellaran will convey, grant, release, remise and forever quit claim to Passes all of the claim to, estate, right, title and interest in and to all land on the north westerly side of the Boundary Line (Passes side of the Boundary Line); and (ii) Passes will convey, grant, release, remise and forever quit claims to Bellaran all of the claim to, estate right title and interest in and to all land on the south easterly side of the Boundary Line (Bellaran side of the Boundary Line) (with each deed known as a "**Conforming Deed**"). Each Party shall be responsible for any recording costs associated with the Conforming Deed for that Party's property.
4. The following constitute the Conditions Precedent, which must all be fulfilled before the execution, delivery, and recordation of each Conforming Deed:

- a. **Subdivision Approval:** Using the Survey, for which Passes has borne the cost of preparation, Bellaran shall apply to the Manasquan Planning Board for and obtain subdivision approval and any other required relief to set the Boundary Line in accordance with the Survey and to establish a fence where shown on the Survey ("**Subdivision Approval**"). A copy of this Agreement may be provided with the application. Passes agrees to cooperate with the application process and to attend any public hearings at which the application is considered by the Manasquan Planning Board. Provided no appeal is filed challenging the Subdivision Approval, the Subdivision Approval shall be considered final on the forty-fifth (45th) day following the publication of a notice of decision. Other than the costs of preparing the Survey, Bellaran shall be responsible for all costs associated with securing the Subdivision Approval, including but not limited to, attorney's fees, application fees, escrow fees, and publication fees. The Parties shall not perfect the Subdivision Approval with the recording of a plat or the Conforming Deeds until all Conditions Precedent have been fulfilled.
- b. **Removal of Impediments to the Property Line:** Bellaran shall be responsible for, and bear all costs associated with, (i) grinding of the stump currently located on the proposed Boundary Line; and (ii) removing the portion of the outdoor shower wall that is currently located on the property Boundary Line.
- c. **Lender Approval:** With respect to the tract that each Party owns, the Party shall obtain the written consent for the adjustment of the Boundary Line from

any bank, financial institution, or other entity that currently holds a mortgage in that tract (“**Lender's Consent**”).

5. Within sixty (60) days after the fulfillment of the Conditions Precedent (“**Fence Construction Date**”), Passes shall commence construction of a fence in the location specified in the Survey and approved as part of the Subdivision Approval (“**Fence**”). Passes shall be responsible for all costs associated with the construction and completion of the Fence, including the costs associated with obtaining the construction permit. Passes shall choose the design and materials for the Fence in their sole discretion. The Parties acknowledge that the Fence Construction Date will be tolled during the months of November, December, January, and February, as it is generally impracticable to engage in Fence construction during those months due to weather conditions and contractor availability.
6. The Parties acknowledge that they and their respective surveyors, contractors, and other professionals (“**Contractors**”) may need limited access to both Tract I and Tract II near the proposed Boundary Line to fulfill the Conditions Precedent and during construction of the Fence. The Parties agree to retain Contractors that are licensed and carry commercially reasonable insurance and that will perform their work with reasonable diligence and care. Bellaran hereby agrees to and shall indemnify and hold harmless Passes from any and all claims, losses, costs, expenses and liability, including attorneys fees, incurred in connection work performed by Contractors that are retained by Bellaran to meet any Conditions Precedent. Passes hereby agrees to and shall indemnify and hold harmless Bellaran from any and all claims, losses, costs, expenses and liability, including attorneys fees, incurred in

connection with work performed by Contractors retained by Passes to meet any Conditions Precedent or to construct the Fence.

7. If the Conditions Precedent are not fulfilled within two (2) years of the Effective Date, this Agreement shall automatically terminate unless extended in writing by the Parties.
8. The Parties agree and acknowledge that this Agreement is binding upon their successors-in-interest, heirs and assigns while it remains in effect. The Parties agree to notify each other at least sixty (60) days before the sale of their respective properties if such sale is to occur while this Agreement is in effect.
9. The Parties agree that this Agreement shall not be recorded in the Office of the Clerk in the County of Monmouth.

[Signatures on Next Page]



IN WITNESS WHEREOF, and intending to be legally bound, the Parties hereto have made and executed this Agreement as of the date set forth above.

  
\_\_\_\_\_  
JUDITH BELLARAN

\_\_\_\_\_  
PHILIP PASSES

\_\_\_\_\_  
CAROLYN PASSES

STATE OF NEW JERSEY

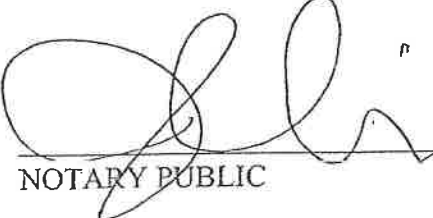
ss.:

COUNTY OF MONMOUTH

I CERTIFY that on Feb 26, 2020, Judy Bellaran, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

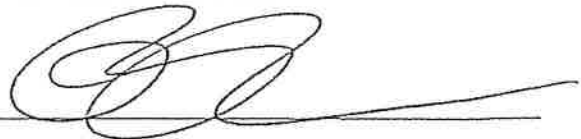
- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as their act and deed.

JODI A. QUERCIA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires April 29, 2021

  
\_\_\_\_\_  
NOTARY PUBLIC

IN WITNESS WHEREOF, and intending to be legally bound, the Parties hereto have made and executed this Agreement as of the date set forth above.

\_\_\_\_\_  
JUDITH BELLARAN



\_\_\_\_\_  
PHILIP PASSES



\_\_\_\_\_  
CAROLYN PASSES

STATE OF NEW JERSEY

ss.:

COUNTY OF MONMOUTH

I CERTIFY that on \_\_\_\_\_, 2020, Judy Bellaran, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as their act and deed.

\_\_\_\_\_  
NOTARY PUBLIC

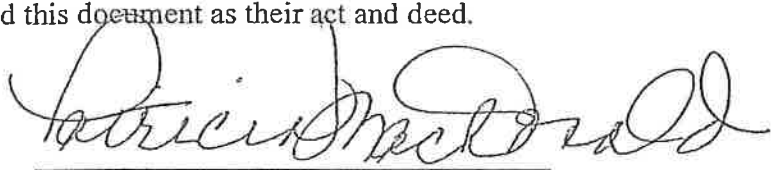
STATE OF NEW JERSEY

ss.:

COUNTY OF

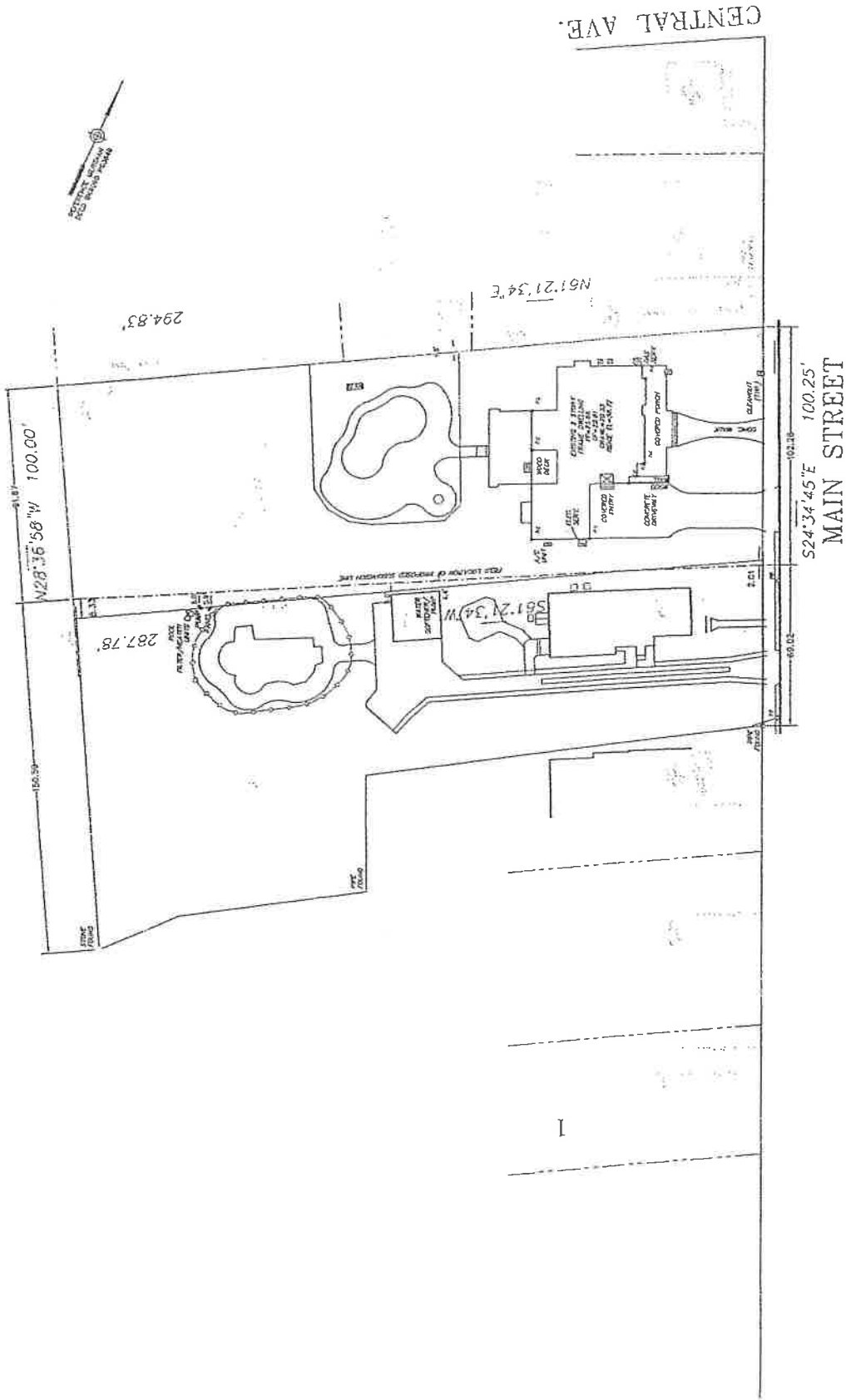
I CERTIFY that on February 15, 2020, Philip Passes and Carolyn Passes, personally came before me and acknowledged under oath, to my satisfaction, that they are the person (or if more than one, each person):

- (c) is named in and personally signed this document; and
- (d) signed, sealed and delivered this document as their act and deed.



NOTARY PUBLIC

PATRICIA ANNE MACDONALD  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 10/15/2023



ALL DIMENSIONS SHOWN ARE REFERENCED TO HANG BE DANDA

NEED DESCRIPTION: PROPERTY IS MOON AND DESIGNATED AS LOT 20 IN BLOCK 27 AS SHOWN ON MAP OF MANASSASQUAN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY, PARTICULARLY INCORPORATED IN OLD BOOK 3008 PAGE 3418 AND RECORDED IN THE MONMOUTH COUNTY CLERK'S OFFICE. ALSO KNOWN AS 10 MAIN STREET, MANASSASQUAN, NJ.

RELY DEVELOPMENT, LLC

I CERTIFY TO THE ABOVE STATEMENTS MADE IN THE PRESENCE OF MY WITNESSES AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW JERSEY. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE ACTUAL CONDITIONS OF THE PROPERTY AS SHOWN ON THE ABOVE MAP. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAVE FOUND THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE ACTUAL CONDITIONS OF THE SURROUNDING AREA.

FINAL SURVEY

LOT 20 BLOCK 27

PREPARED BY  
FRANK B. BRESNANTE, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
MONMOUTH COUNTY, NEW JERSEY  
FRD SURVEYING LLC  
158 GOLFVIEW BOULEVARD  
TONGUE RIVER, NEW JERSEY 08753

DATE: 02/24/18  
SCALE: 1" = 30'  
INS-283 FINAL AS-TEMP

**FRD Surveying, LLC**  
136 Golf View Boulevard  
Toms River, NJ 08753

**June 8, 2020**

**Job No. INS-283**

**DESCRIPTION OF PROPERTY**  
**TAX LOT 20.01, BLOCK 27**  
**SITUATED IN BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ**

**Being** known as Tax Lot 20.01 as shown on a certain plan entitled "Minor Subdivision, Lots 19 and 20, Block 27, Borough of Manasquan, Monmouth County, New Jersey" dated 01/12/2020, prepared by FRD Surveying, LLC.

**BEGINNING** at a point in the westerly line of Main Street where same is intersected by the northerly line of Tax Lot 20.01, Block 27 and being located the following course and distance from the southerly line of Central Avenue;

- a. South 24 degrees 34 minutes 45 seconds East, 124.00 feet to the point of and place of beginning; thence running
  1. Along said line of Main Street, South 24 degrees 34 minutes 45 seconds East, a distance of 102.26 feet to a point in the proposed subdivision line; thence
  2. Along the proposed subdivision line, South 63 degrees 25 minutes 00 seconds West, a distance of 287.82 feet to a point; thence
  3. North 28 degrees 36 minutes 58 seconds West, a distance of 91.67 feet to a point; thence
  4. North 61 degrees 21 minutes 34 seconds East, a distance of 294.84 feet to the point and place of **BEGINNING**.

Prepared By:

**FRD Surveying, LLC**



Frank R. DeSantis  
Professional Land Surveyor  
New Jersey License No. GS42001

**FRD Surveying, LLC**  
136 Golf View Boulevard  
Toms River, NJ 08753

**June 8, 2020**

**Job No. INS-283**

**DESCRIPTION OF PROPERTY**  
**TAX LOT 19.01, BLOCK 27**  
**SITUATED IN BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ**

**Being** known as Tax Lot 19.01 as shown on a certain plan entitled "Minor Subdivision, Lots 19 and 20, Block 27, Borough of Manasquan, Monmouth County, New Jersey" dated 01/12/2020, prepared by FRD Surveying, LLC.

**BEGINNING** at a point in the westerly line of Main Street where same is intersected by the proposed subdivision line of Tax Lot 19.01, and Tax Lot 20.01, Block 27 and being located the following course and distance from the southerly line of Central Avenue;

- a. South 24 degrees 34 minutes 45 seconds East, 226.26 feet to the point of and place of beginning; thence running
  1. Along said line of Main Street, South 24 degrees 34 minutes 45 seconds East, a distance of 69.04 feet to a point; thence
  2. South 24 degrees 50 minutes 09 seconds East, a distance of 50.00 feet to a point; thence
  3. South 58 degrees 54 minutes 51 seconds West, a distance of 78.37 feet to a point; thence
  4. South 43 degrees 39 minutes 25 seconds West, a distance of 36.32 feet to a point; thence
  5. North 28 degrees 36 minutes 58 seconds West, a distance of 150.59 feet to a point in the proposed subdivision line; thence
  6. Along the proposed subdivision line, North 63 degrees 25 minutes 00 seconds East, a distance of 287.82 feet to the point and place of **BEGINNING**.

Prepared By:

**FRD Surveying, LLC**



Frank R. DeSantis  
Professional Land Surveyor  
New Jersey License No. GS42001

July 7, 2020

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

Re: Boro File No. MSPB-R1270  
Minor Subdivision – Bellaran  
Block 27, Lots 19 & 20  
19 & 27 Main 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. Final Survey prepared by Frank DeSantis, PLS, of FRD Surveying LLC, dated February 24, 2018.
2. Survey Analysis prepared by Frank DeSantis, PLS, of FRD Surveying LLC, dated March 4, 2017.
3. Settlement Agreement between the owners of Lots 19 and 20, dated February 26, 2020.

Existing Lots 19 contains approximately 28,965 square feet and lot 20 contain approximately 28,227 square feet, and both lots front on Main Street. With this application, the applicant intends to relocate the existing lot line two feet to the east at the right-of-way and 8.33 feet to the west at the rear property line to resolve a lot line discrepancy between the two lots. Both lots are conforming in the R-2 Residential Zone. The application is deemed complete as of July 7, 2020.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 - Residential Zone, where the existing proposed residential lots are permitted.
2. The following non-conformities exist on Lot 19, however they will be reduced as a result of this application:


Re: Boro File No. MSPB-R1270  
Minor Subdivision – Bellaran  
Block 27, Lots 19 & 20

July 7, 2020  
Sheet 2

- a. A minimum side yard setback of 5 feet is required for detached garages, whereas a setback of approximately 4.4 feet is proposed (approximately 1.3 feet exists).
3. A copy of the current survey for Lot 19 which shows the outbound must be submitted.
4. It appears that the subdivision is to be filed by deed as deed descriptions have been submitted as part of the application. If filed by deed, copies of the deeds must be submitted to our office and the Board Attorney for review. If the subdivision is to be filed by map, a subdivision plat that conforms to the current Map Filing Law requirements must be submitted.
5. New monuments must be set at the new subdivision line locations where they intersect with the existing property outbound. I suggest the monuments be set prior to the subdivision 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. It does not appear that any new construction is proposed or that any trees are to be removed as part of this application.
7. The proposed revised lot numbers should be reviewed and approved by the tax office.
8. 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

cc: George McGill, esq., Planning Board Attorney  
John Rentschler, esq.  
Sonnenblick, Parker & Selvers, 4400 Route 9 South, Freehold, NJ 07728  
Frank DeSantis, PLS  
FRD Surveying, LLC, 136 Golf View Drive, Toms River, NJ 08753

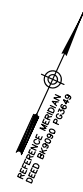
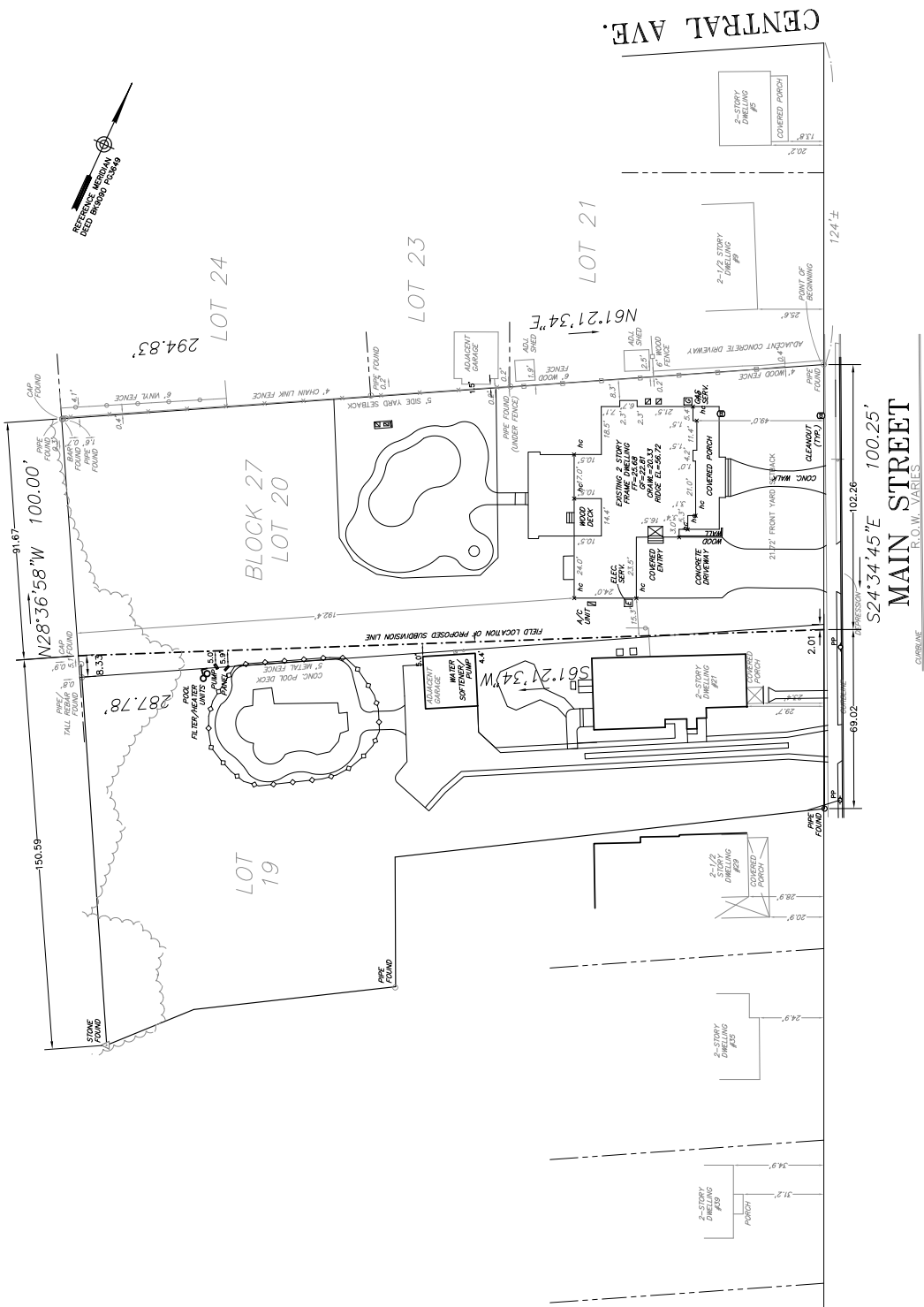




Re: Boro File No. MSPB-R1270  
Minor Subdivision – Bellaran  
Block 27, Lots 19 & 20

July 7, 2020  
Sheet 3

Judith Bellaran  
27 Main Street, Manasquan, NJ 08736



ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 DATUM

DEED DESCRIPTION AND REGENERATED AS LOT 20 IN BLOCK 27 AS SHOWN ON THE CURRENT TAX MAPS OF THE BOROUGH OF MANASSAQUAN, MONMOUTH COUNTY, NEW JERSEY, BEING MORE PARTICULARLY SHOWN ON THE TAX MAPS RECORDED IN THE MONMOUTH COUNTY CLERK'S OFFICE.

ALSO KNOWN AS 19 MAIN STREET, MANASSAQUAN, N.J.

**KELLY DEVELOPMENT, LLC**  
 I HEREBY, TO THE ABOVE PARTIES THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS A RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF NEW JERSEY.  
 THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE SURFACE OF THE GROUND AND NOT BELOW THE SURFACE OF THE GROUND AND NOT VISIBLE.

FINAL SURVEY

LOT 20 BLOCK 27

SITUATED IN THE BOROUGH OF MANASSAQUAN, MONMOUTH COUNTY, NEW JERSEY

FRD SURVEYING LLC  
 136 GOLFVIEW BOULEVARD  
 TOMS RIVER, NEW JERSEY 08753

FRANK R. DESANTIS, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 N.J. Lic. No. 42001

DATE: 02/24/18 SCALE: 1"=30'

INS-283 FINAL AB-TEMP

**FRD Surveying, LLC**  
136 Golf View Boulevard  
Toms River, NJ 08753

**June 8, 2020**

**Job No. INS-283**

**DESCRIPTION OF PROPERTY TO BE CONVEYED  
FROM TAX LOT 20, BLOCK 27 TO TAX LOT 19, BLOCK 27  
SITUATED IN BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ**

**Being** a portion of land as shown on a certain plan entitled "Minor Subdivision, Lots 19 and 20, Block 27, Borough of Manasquan, Monmouth County, New Jersey" dated 01/12/2020, prepared by FRD Surveying, LLC.

**BEGINNING** at a point in the easterly line of Lot 12 Block 27 where same is intersected by the southerly line of Tax Lot 20, Block 27 and being located the following courses and distances from the southerly line of Central Avenue;

- a. South 24 degrees 34 minutes 45 seconds East, a distance of 224.25 feet to a point; thence
  - b. South 61 degrees 21 minutes 34 seconds West, a distance of 287.78 feet to the point and place of beginning; thence running
1. Along said line of Tax Lot 12, Block 27, North 28 degrees 36 minutes 58 seconds West, a distance of 8.33 feet to a point in the proposed subdivision line between Lots 19 and 20, Block 27; thence
  2. Along the proposed subdivision line, North 63 degrees 25 minutes 00 seconds East, a distance of 232.11 feet to a point in the southerly line of Tax Lot 20, Block 27; thence
  3. Along said line of Tax Lot 20, Block 27, South 61 degrees 28 minutes 51 seconds West, a distance of 231.96 feet to the point and place of **BEGINNING**.

Prepared By:

**FRD Surveying, LLC**



Frank R. DeSantis  
Professional Land Surveyor  
New Jersey License No. GS42001

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

RECEIVED

MAY 18 2020

SONNENBLICK PARKER & SELVERS  
PC

May 13, 2020

John Rentschler  
Sonnenblick, Parker & Selvers  
Freehold Executive Center  
4400 Route 9 South  
Freehold, NJ 07728

Re: Block: 27 Lots: 19, 20 Zone: R-2  
Bellaran – 27 Main Street – Block: 27, Lot: 19  
Passes – 19 Main Street – Block: 27, Lot 20

Dear Sir:

On this date we reviewed your application to re-subdivide Block: 27, Lots: 19, 20 into two fully conforming lots in the R-2 Zone.

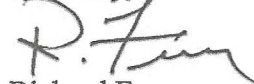
Survey prepared by Frank DeSantis on March 4, 2017. Minor subdivision survey prepared by Frank DeSantis on February 24, 2018. Settlement agreement between Bellaran and Passes dated February 26, 2020.

**Application denied for the following reason(s):**

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

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

Sincerely,



Richard Furey  
Zoning Officer

**FRD Surveying, LLC**  
136 Golf View Boulevard  
Toms River, NJ 08753

**June 8, 2020**

**Job No. INS-283**

**DESCRIPTION OF PROPERTY TO BE CONVEYED  
FROM TAX LOT 19, BLOCK 27 TO TAX LOT 20, BLOCK 27  
SITUATED IN BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NJ**

**Being** a portion of land as shown on a certain plan entitled "Minor Subdivision, Lots 19 and 20, Block 27, Borough of Manasquan, Monmouth County, New Jersey" dated 01/12/2020, prepared by FRD Surveying, LLC.

**BEGINNING** at a point in the westerly line of Main Street where same is intersected by the northerly line of Tax Lot 19, Block 27 and being located the following course and distance from the southerly line of Central Avenue;

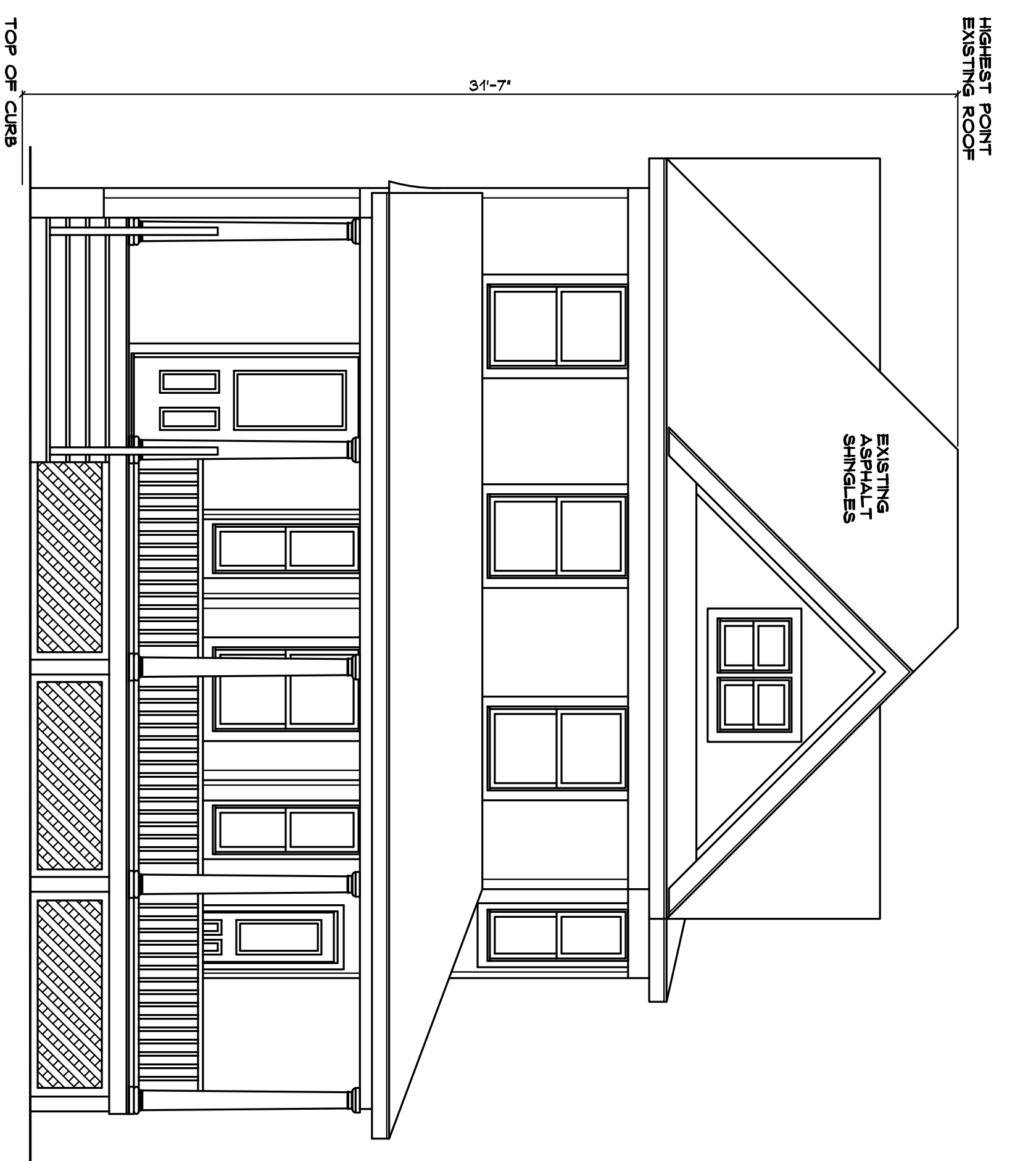
- a. South 24 degrees 34 minutes 45 seconds East, 219.94 feet to the point of and place of beginning; thence running
  1. Along said line of Main Street, South 24 degrees 34 minutes 45 seconds East, a distance of 6.32 feet to a point in the proposed subdivision line between Lots 19 and 20, Block 27; thence
  2. Along the proposed subdivision line, South 63 degrees 25 minutes 00 seconds West, a distance of 186.66 feet to a point in the northerly line of Tax Lot 19, Block 27; thence
  3. Along said line of Tax Lot 19, Block 27, North 61 degrees 28 minutes 51 seconds East, a distance of 186.98 feet to the point and place of **BEGINNING**.

Prepared By:

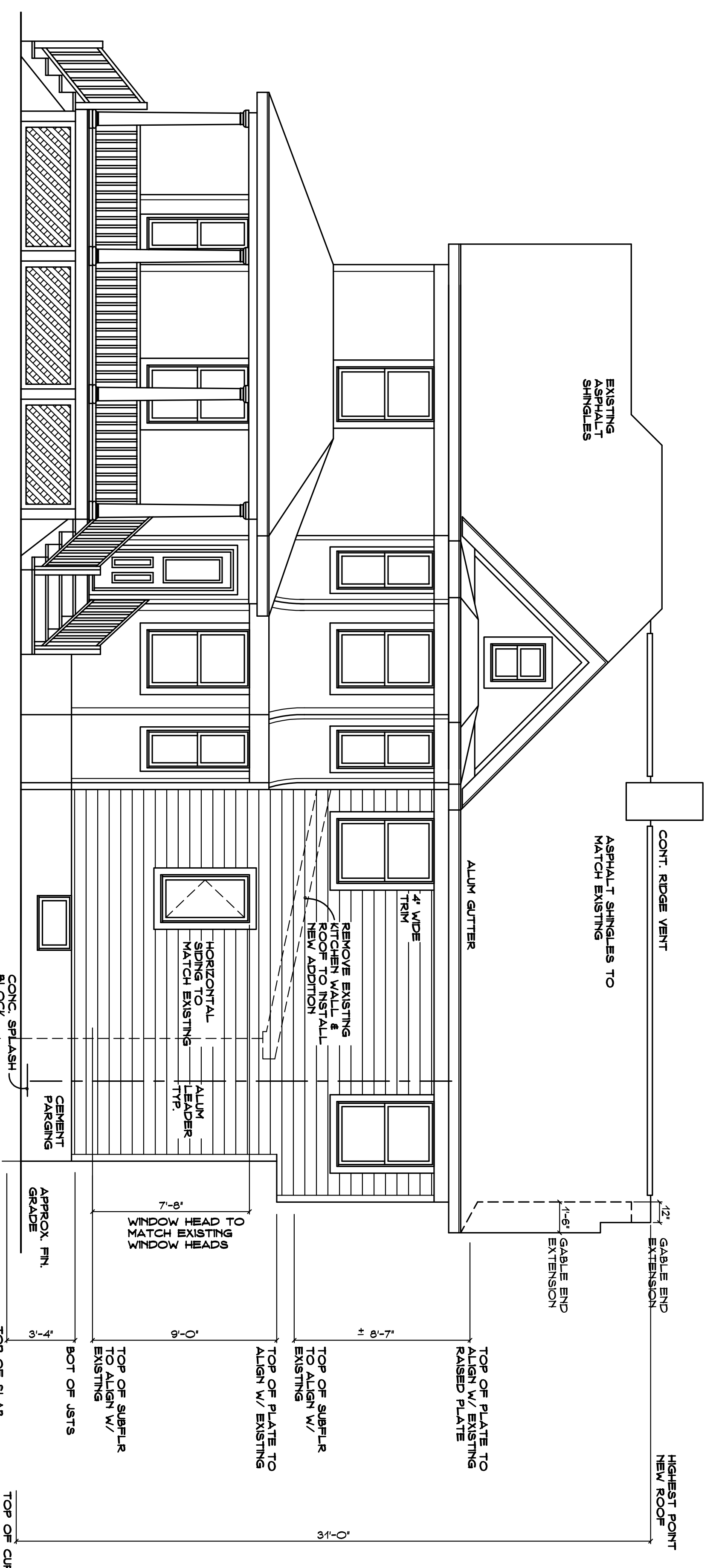
**FRD Surveying, LLC**



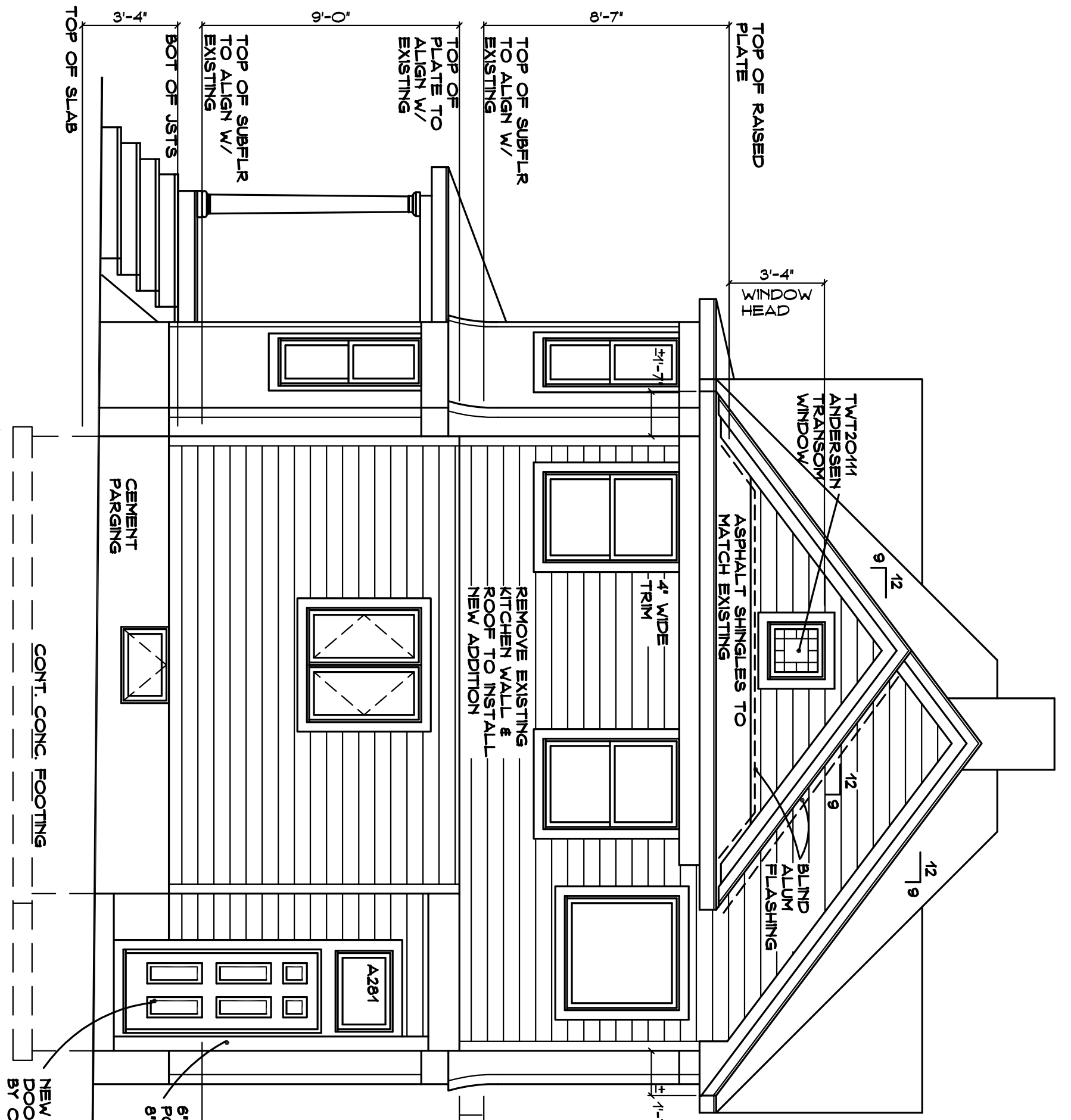
Frank R. DeSantis  
Professional Land Surveyor  
New Jersey License No. GS42001



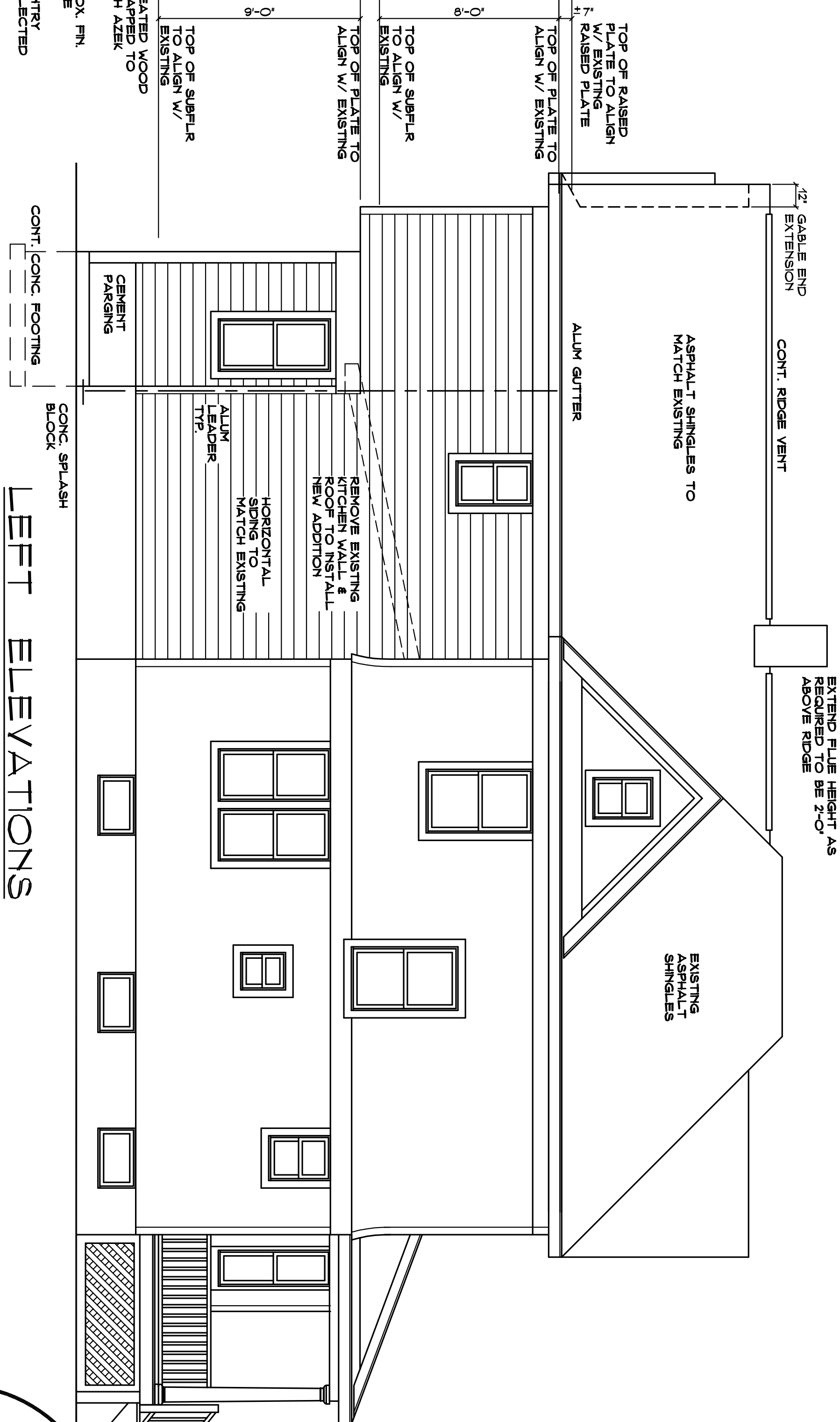
FRONT ELEVATIONS  
SCALE 1/4" = 1'-0"



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



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



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

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

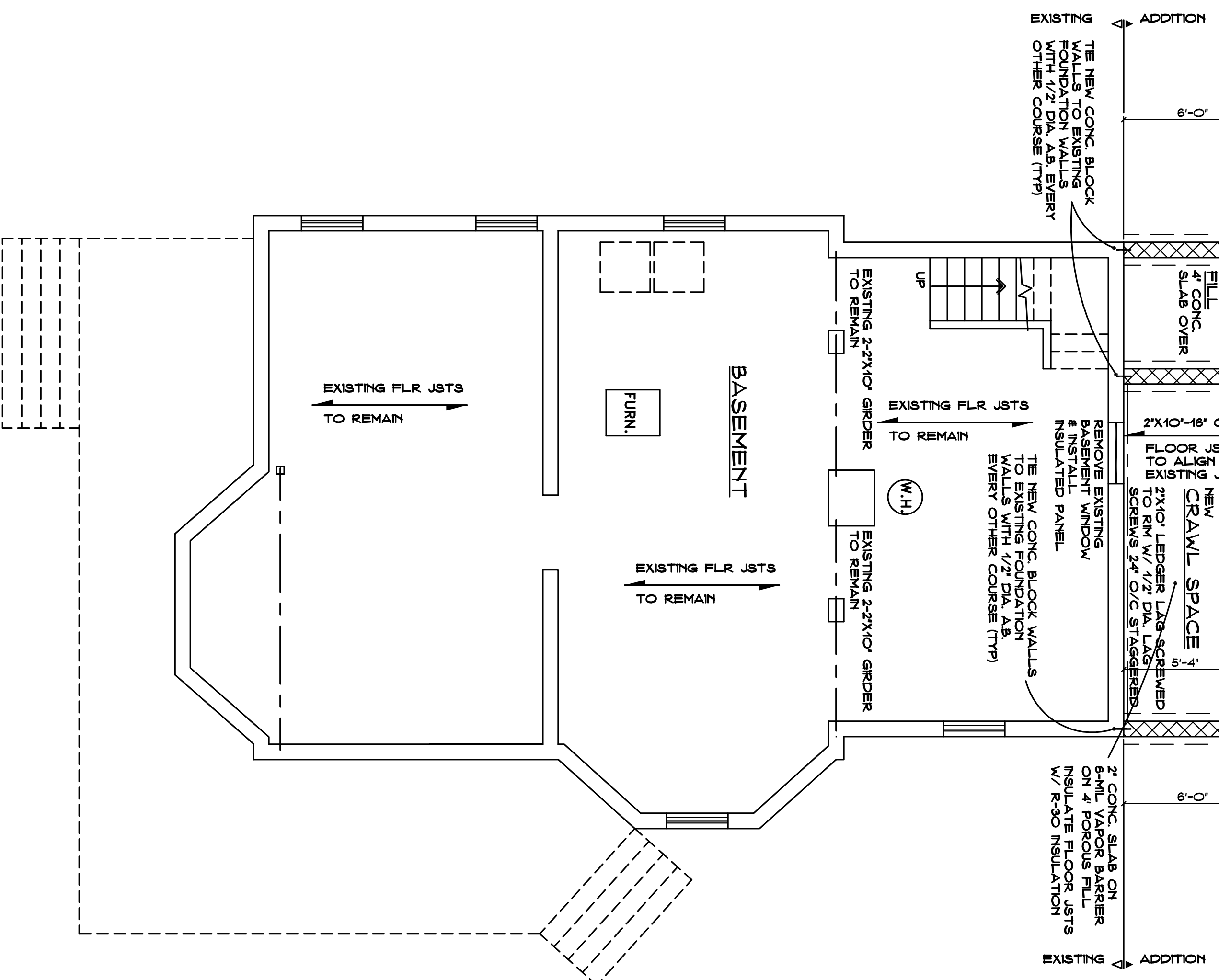
- NOTES:
- ALL GRADES ARE APPROXIMATE - ADJUST TO SUIT ACTUAL SITE CONDITIONS.
  - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE GRADED TO A MINIMUM SURFACE VERTICAL AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL MINIMUM OF 6" WITHIN THE FIRST 10 FEET, (AS PER CODE).
  - WHEN EXTERIOR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

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

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

**LEGEND**

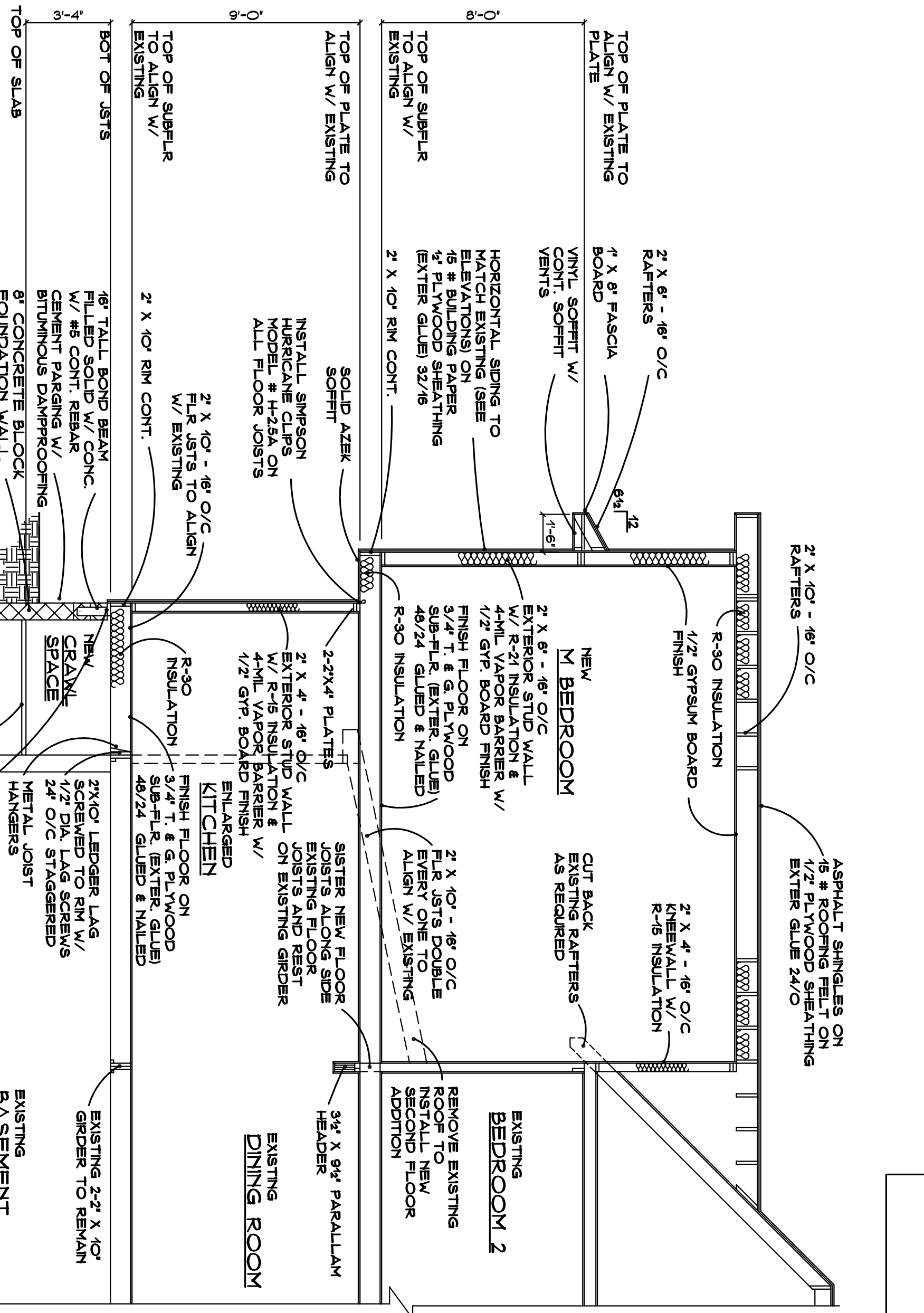
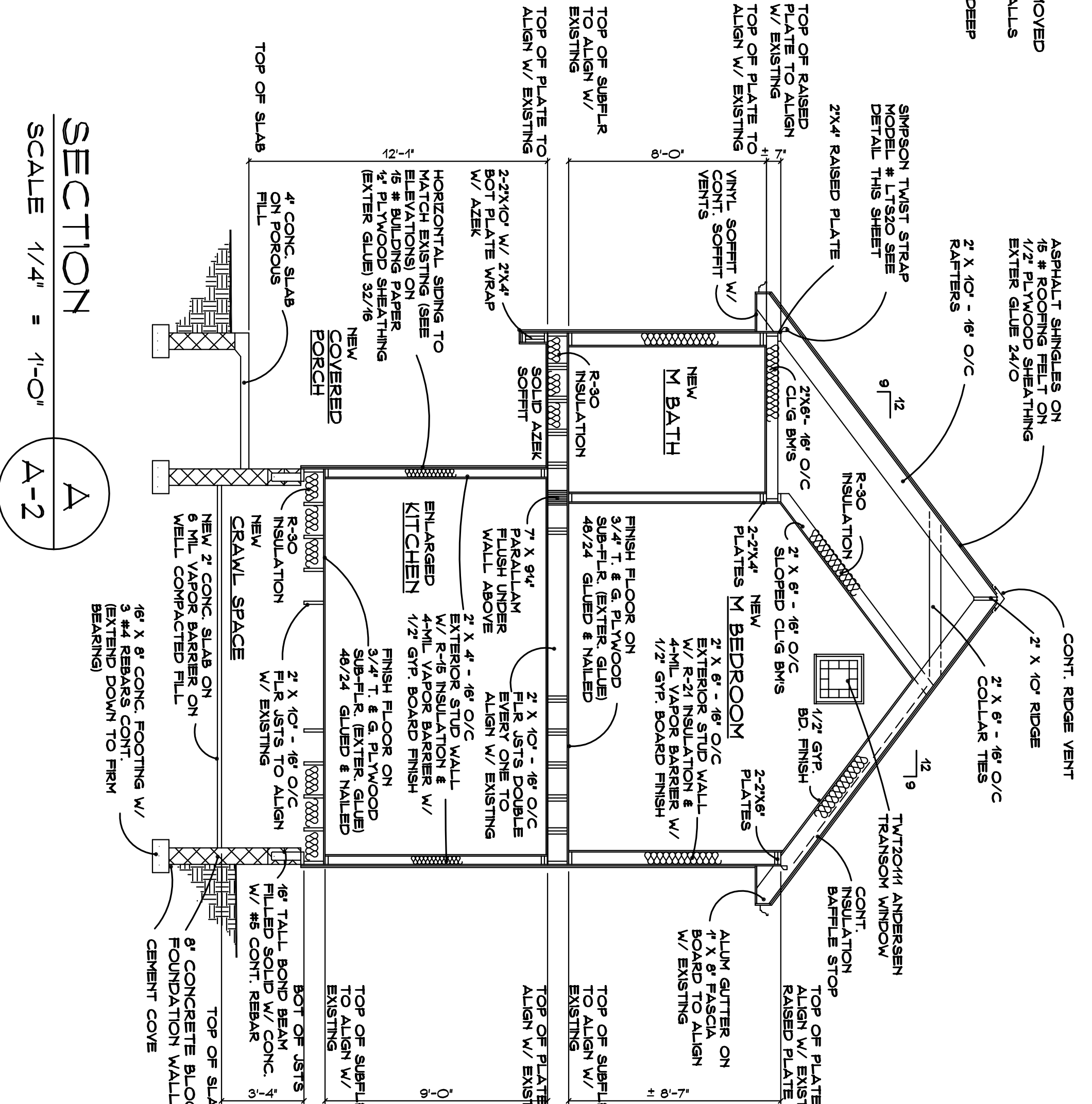
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- 8" CONC. BLOCK FOUNDATION WALLS
- 4" CONC. BLOCK FOUNDATION WALLS
- 4" CONTINUOUS REBAR ON 4" X 8" DEEP
- CONT. CONC. FOOTINGS
- W/ 3 # 4 REBAR CONT.
- MIN. 30" BELOW GRADE



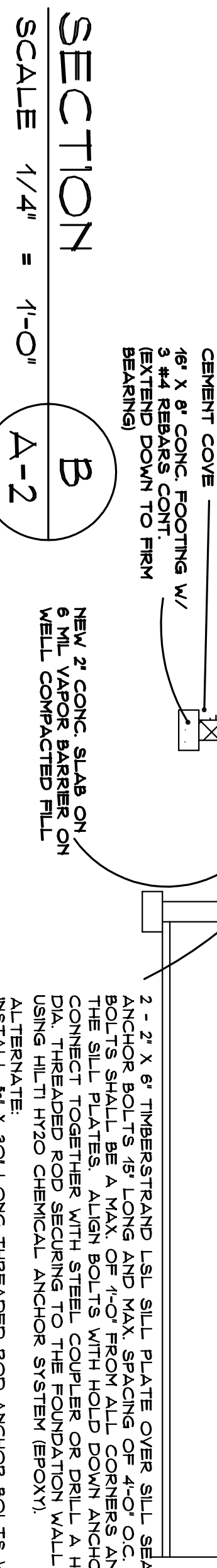
**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"

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

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



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



**NAILING SCHEDULE FOR STRUCTURAL MEMBERS** WFCM TABLE 3.1

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

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

**RV ARCHITECT**  
**RICHARD WILLANO LLC AIA**

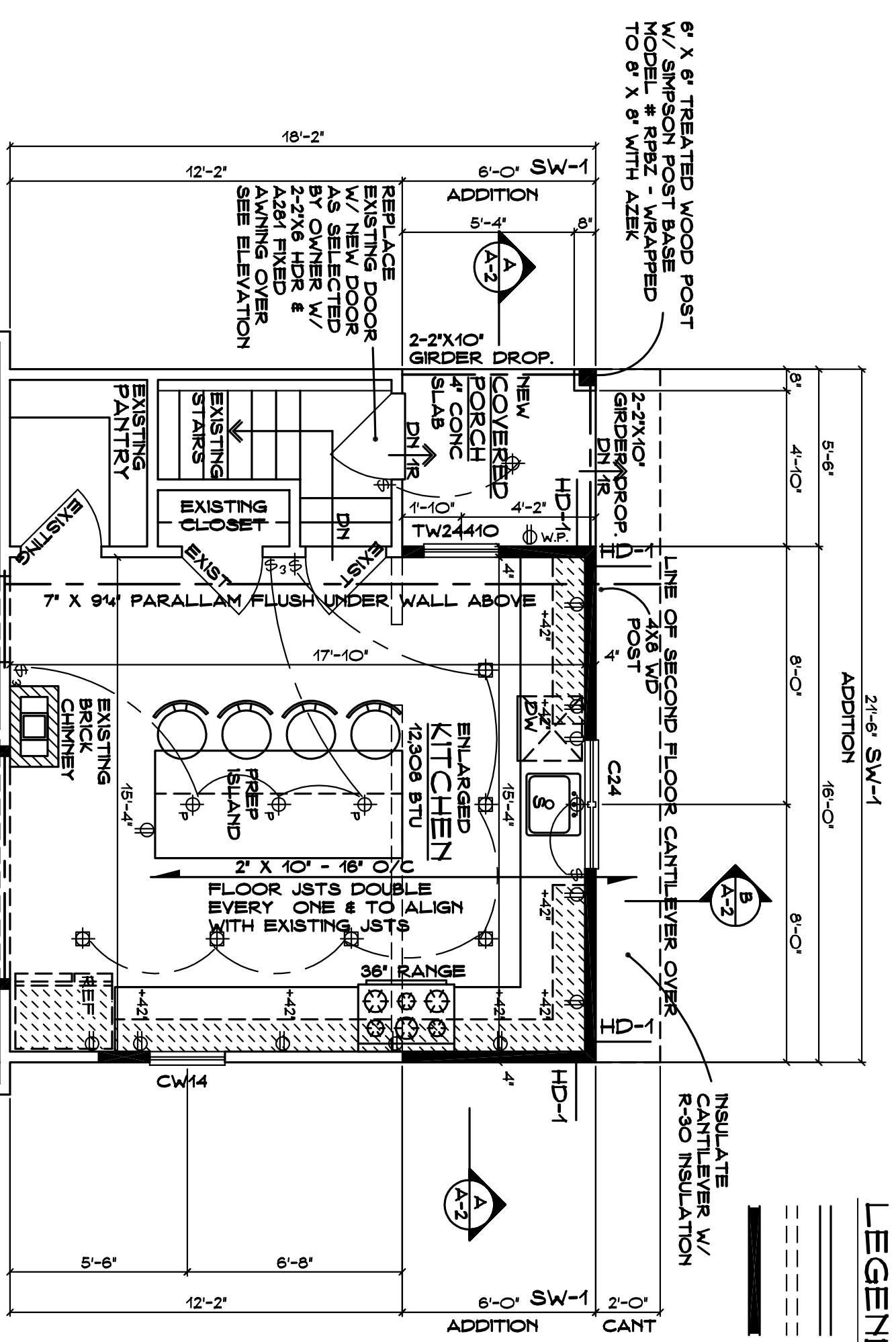
2006 State Hwy 71, Summit Hill, PA 17251  
Tel: 717-282-9900 Fax: 717-282-9901  
WEB: ARCHITECTRICHARDWILLANO.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12-2-2019	FOUNDATION PLAN / SECTIONS
2	12-2-2019	ADDITION / ALTERATION TO THE MARAZITI RESIDENCE LOT 54.01, BLOCK 62 22 PARKER AVENUE MANASQUAN NEW JERSEY

SCALE AS NOTED

**A-2**

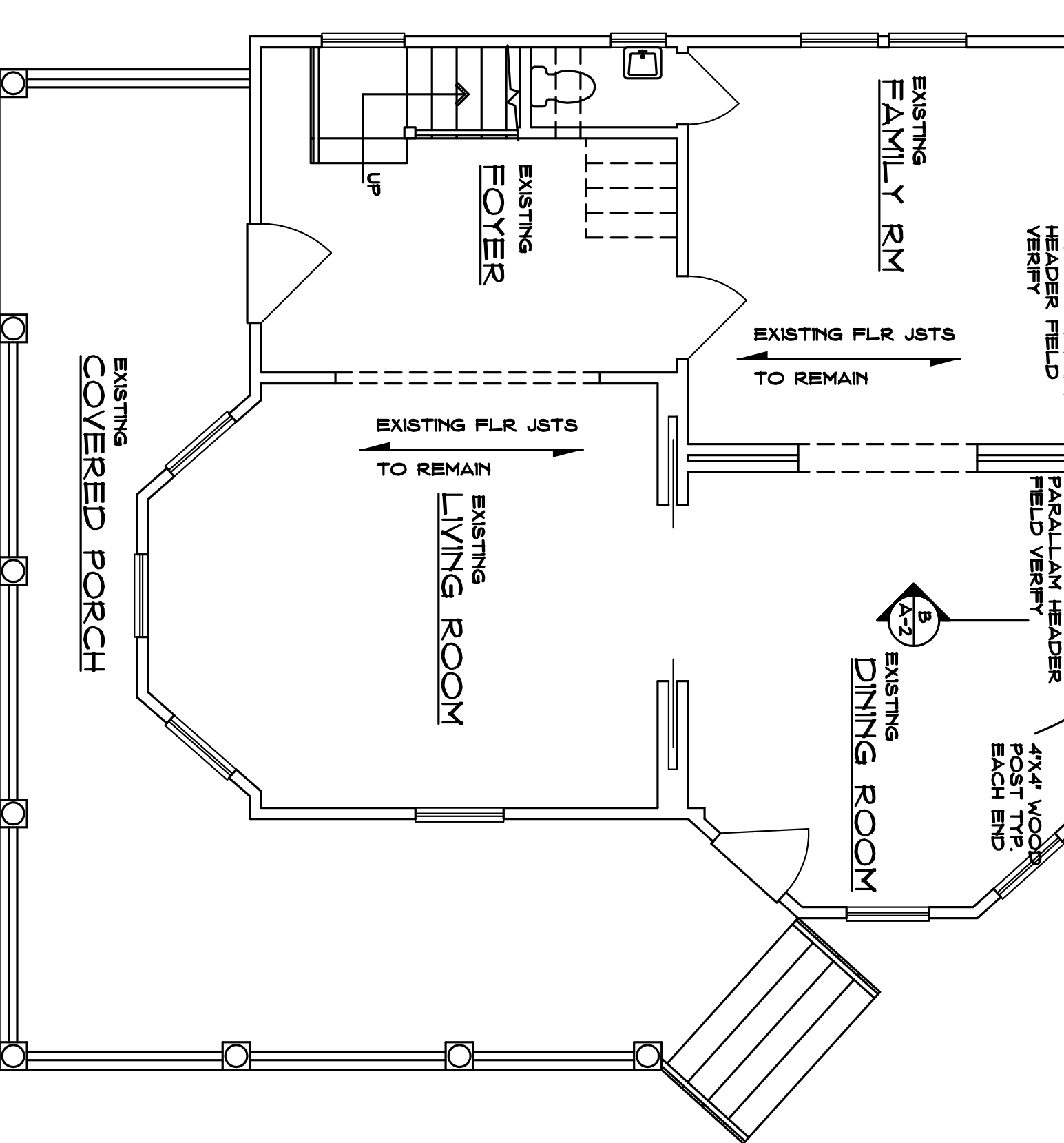


**LEGEND**

----- EXISTING WALLS TO REMAIN

----- EXISTING WALLS TO BE REMOVED

===== NEW 2 X 4 - 6" O/C STUD PARTITIONS



**FIRST FLOOR PLAN**

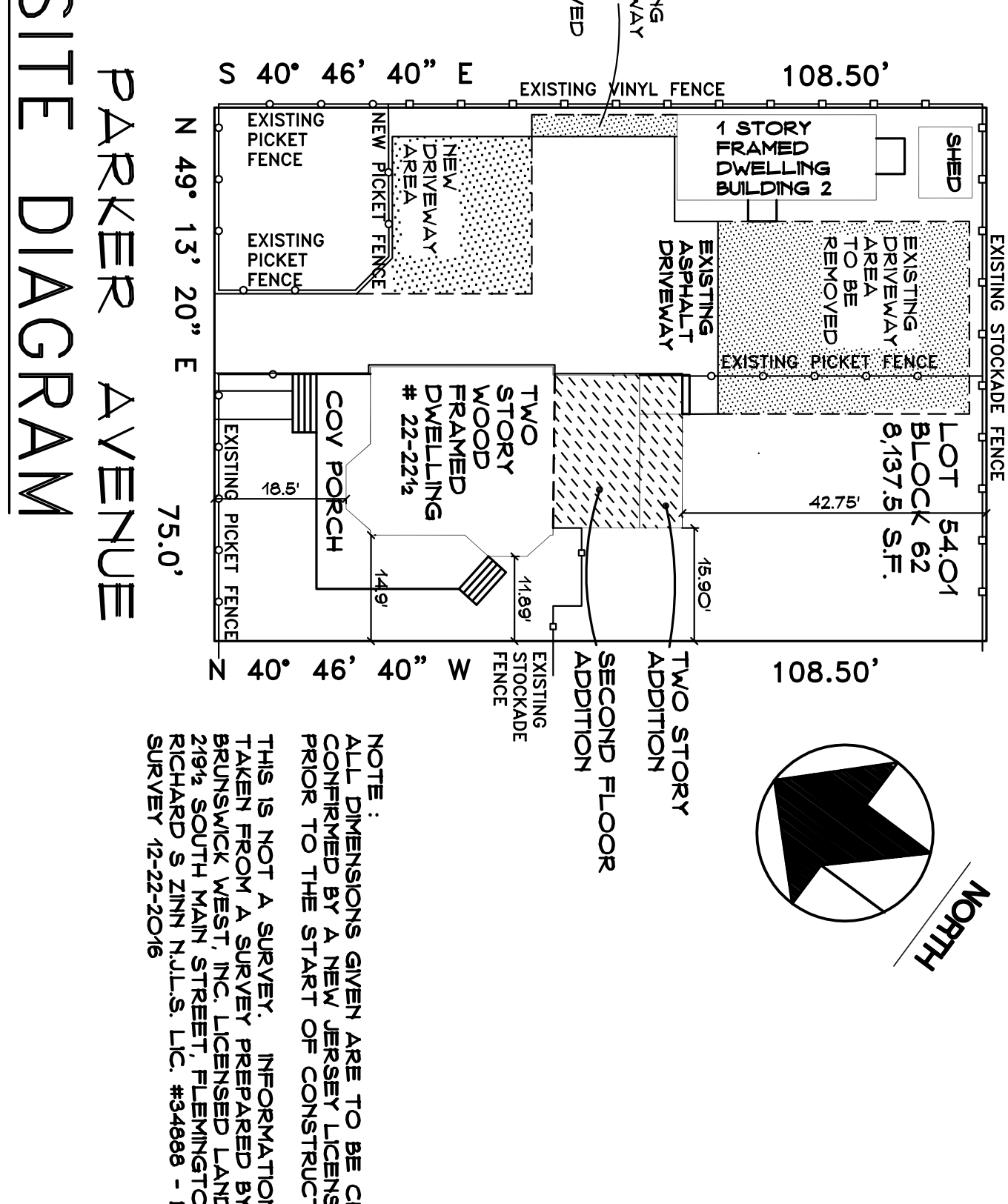
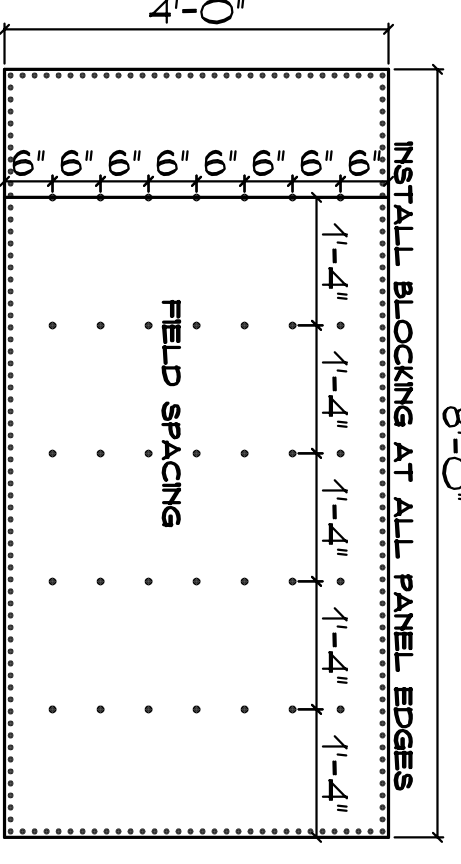
SCALE 1/4" = 1'-0"

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO THE ROUGH STUD UNLESS OTHERWISE NOTED
  - INSTALL SOLID WOOD BLOCKING UNDER ALL WOOD POSTS FROM ABOVE
  - ALL STAIRWAY HANDRAIL ENDS SHALL BE RETURNED INTO A WALL OR POST
  - THE MAXIMUM RISER HEIGHT FOR ALL STAIRWAYS SHALL BE 6 1/2". THE MINIMUM TREAD DEPTH SHALL BE 9" WITH A ONE INCH NOSING. ALL STAIRS SHALL BE FINISHED WITH A ONE INCH NOSING
  - ALL WINDOWS TO BE UNDERSEEN 400 SERIES WITH SMALLATED DOUBLE LIGHT GLASS AND LOW E4 GLAZING WITH HEATLOCK COATING AND HAVE A DESIGN PRESSURE RATING OF 40 OR BETTER UNLESS OTHERWISE NOTED. INSTALL AIRGONS AND SILLS ON ALL WINDOWS
  - INSTALL 1/4" TIMBERSTRAND RM BOARDS AT ALL NEW FLOORS
  - ALL ENGINEERED 11/4" T1-230 FLOOR JOISTS SHALL BE MANUFACTURED BY TRUS JOIST. A MEMBER/USER COMPANY AND SHALL HAVE A MAXIMUM RESISTANCE MOMENT OF 425 LB-FT. THE GENERAL CONTRACTOR SHALL INSTALL ALL JOISTS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS
  - WHEN CUTTING HOLES IN THE ENGINEERED FLOOR JOISTS FOR HVAC, PLUMBING OR ELECTRICAL WORK, THE GENERAL CONTRACTOR IS TO FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR LOCATION AND SIZE OF THE HOLES
  - ALL FLOOR JOIST SPANS UNDER 20'-0" AND AT THIRD POINTS OVER 20'-0" WITH MAXIMUM SPAN 8'-0"
  - ALL SIMPSON WOOD CONSTRUCTION CONNECTORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. ALL CONNECTORS SHALL BE SECURED WITH THE CORRECT NUMBER AND SIZE FASTENERS AS SPECIFIED BY THE MANUFACTURER
  - THE SQUARE FOOTAGE OF THE ADDITION EXCEEDS THE 25% OF THE LARGEST FLOOR AREA AS APPLICABLE SHALL BE INSTALLED THROUGHOUT THE ADDITION AND THE EXISTING DWELLING. (NAC 523-4.32 (n) 2 ADDITIONS)
  - ALL SMOKE DETECTORS SHALL BE HARD WIRED INTER-CONNECTED AND HAVE A BATTERY BACK-UP. SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM ON EACH FLOOR AND ONE SHALL BE INSTALLED IN THE HALLWAY TO THE BEDROOMS WITH TEN FEET OF THE CORNERS TO THE BEDROOMS.

**HOLD DOWN AND SHEAR WALL SCHEDULE**

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

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



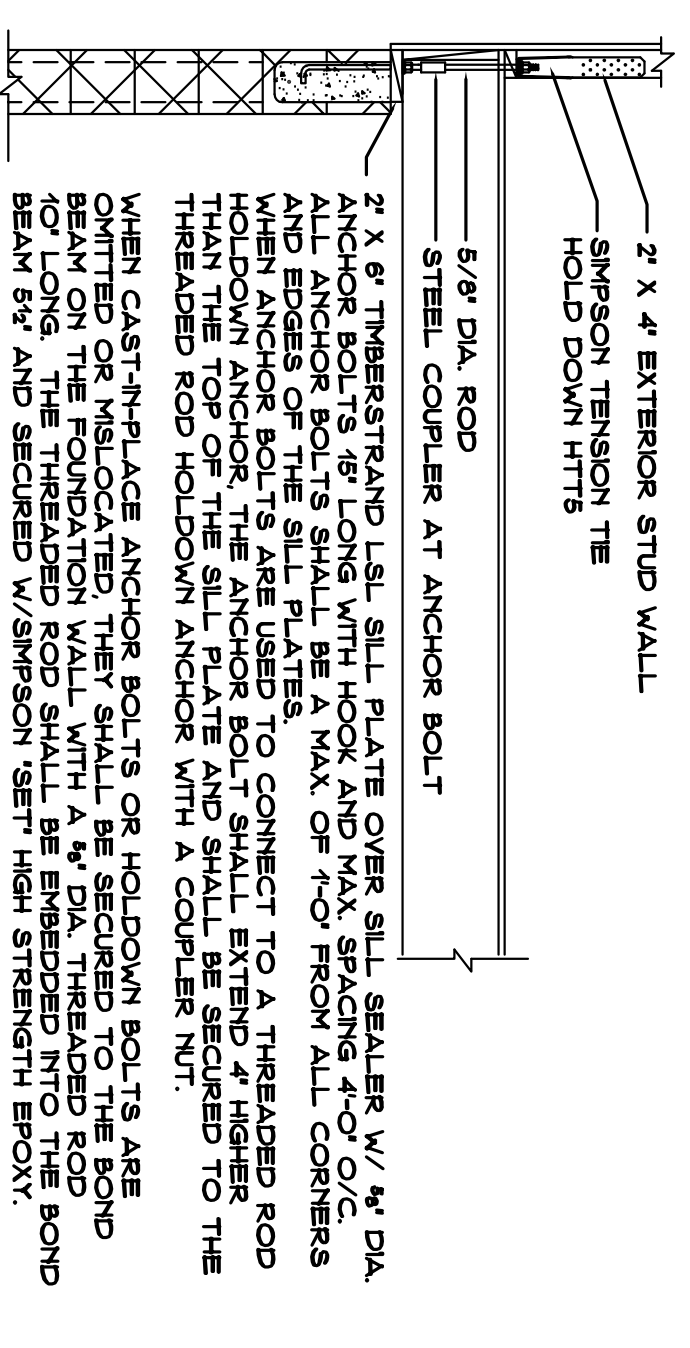
**PARKER AVENUE SITE DIAGRAM**

SCALE 1" = 20'

**ZONE REQUIREMENTS ZONE DISTRICT R-2**

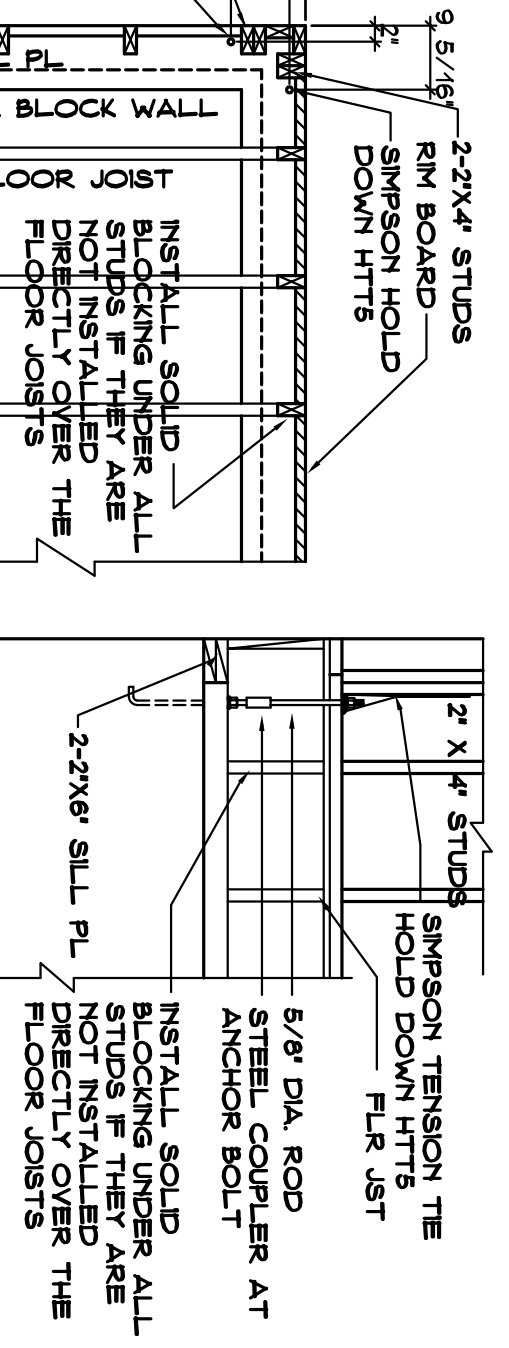
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMPLIANT
MIN. LOT AREA	8000 S.F.	78	N/A	YES
MIN. LOT FRONTAGE	80	78	N/A	YES
MIN. REAR YARD	28'	16.5'	N/A	NO
MIN. SIDE YARD	8' EX. SIDE	11.89'	16.50'	YES
REAR YARD	20'	42.75'	42.75'	YES
BUILDING HEIGHT	38' - 25 STY	34'-7"	34'-0"	YES
MAX. BUILDING COVERAGE	50%	1879 S.F. = 20.83%	1808 S.F. = 22.2%	YES
MAX. LOT COV.	45%	407 S.F. = 48.35%	3805 S.F. = 44.3%	YES

EXISTING	PROPOSED
<b>LOT SIZE</b>	<b>LOT SIZE</b>
HOUSE 1,238 S.F. = 15.18%	HOUSE 1,565 S.F. = 18.77%
BUILDING 2 368 S.F. = 4.52%	HOUSE 368 S.F. = 4.52%
SHED 75 S.F. = 0.92%	SHED 75 S.F. = 0.92%
<b>ALL BUILDINGS</b>	<b>ALL BUILDINGS</b>
1,679 S.F. = 20.63%	1,808 S.F. = 22.21%
<b>WALK &amp; FRONT STEP</b>	<b>WALK &amp; FRONT STEP</b>
70 S.F. = 0.88%	70 S.F. = 0.88%
<b>DRIVEWAY</b>	<b>DRIVEWAY</b>
2,269 S.F. = 27.87%	1,740 S.F. = 21.39%
<b>GRAND TOTAL</b>	<b>GRAND TOTAL</b>
4,077 S.F. = 49.36%	3,919 S.F. = 44.46%



**SECTION / ELEVATION**

SCALE 1/2" = 1'-0"



**SECTION / ELEVATION**

SCALE 1/2" = 1'-0"

**HD-1 HOLDOWN DETAILS**

SCALE 1/2" = 1'-0"

**GENERAL NOTES**

- THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL ALL SURFACES AS MAY BE REQUIRED FOR THIS CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL WATERPROOF AND FLASH ALL ROOFING AND PENETRATIONS IN EXTERIOR WALLS AS MAY BE REQUIRED TO PREVENT WATER PENETRATION.
- THE GENERAL CONTRACTOR SHALL TAKE CARE TO PROTECT AREAS OF THE EXISTING BUILDING ADJACENT TO THE WORK AREA OR THROUGH WHICH MATERIALS MUST PASS TO PREVENT DAMAGE FROM CONSTRUCTION OR MATERIAL HANDLING.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENINGS OF ALL NEW AND REPLACEMENT WINDOWS AND DOORS PRIOR TO ORDERING PERMANENT BUILDING CODES, REPAIRMENTS AND CONNECTIONS AND CONNELY WITH SUCH.
- ALL WORK SHALL CONFORM WITH ALL UTILITY CO. REQUIREMENTS AND WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE.
- THE WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS FOR JOB SAFETY.
- ALL EXISTING MATERIALS SHALL BE DONE IN A VEGET & ORDERLY MANNER. EXISTING ITEMS SHALL BE RESTORED TO PERFECT CONDITION WHERE DISTURBED.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROPER EXECUTION OF THE WORK. OWNER SHALL PAY FEES OTHERWISE DIRECTED BY OWNER.
- ALL CONCRETE FOOTINGS DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 P.S.F.
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - BASEMENT WALLS - 2500 PSI
- FOUNDATIONS & OTHER CONC. NOT EXPOSED TO THE WEATHER - 3000 PSI
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - BASEMENT SLABS AND OTHER CONC. EXPOSED TO THE WEATHER - 3000 PSI
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - BASEMENT FLOOR SLABS - 2500 PSI
- MIN. CONTINUOUS STRENGTH OF CONCRETE - EXTERIOR VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER - 3000 PSI
- MIN. COMPRESSIVE STRENGTH OF CONCRETE - PORCHES CARPORT SLABS CARRY ALL FOOTINGS DOWN TO FIRM BEARING A MINIMUM OF 3'-0"
- FOOTING PROJECTIONS UNDER ALL PERS. TO BE 6" MINIMUM.
- THE MASON CONTRACTOR IS TO PROVIDE ALL SCREENING DEVICES FOR THE PROPER INSTALLATION OF ALL REINFORCING.
- ALL FRAMING LUMBER TO BE DOUGLAS FIR #2 CONSTRUCTION GRADE F = 950 PSI.
- ALL JOISTS FRAMING INTO HEADERS AND TRIMMERS SHALL BE HUNG FROM METAL JOIST HANGERS.
- INSTALL WOOD POSTS OR DOUBLE STUDS UNDER ALL HEADERS, LINTELS OR DOUBLE FRAMING MEMBERS.
- DOUBLE ALL JOISTS UNDER ALL PARTITIONS PARALLEL TO FLOOR JOISTS. MEMBERS UNDER ALL OPENINGS.
- JOISTS UNDER TO BE (2) 2 X 10S W/ 2 X 4 BOTTOM LAYER UNLESS OTHERWISE NOTED.
- ALL CLOSETS TO HAVE ONE SHELF AND ONE CLOTHES POLE UNLESS OTHERWISE NOTED. LINTEN CLOSETTS TO HAVE FIVE (5) SHELVES.
- BE INSTALLED WITH FABRIC FLASHING.
- USE 1/2" GYPSUM BOARD - WATER RESISTANT IN ALL BATHS.
- EXTEND EXISTING HVAC SYSTEM AS REQUIRED.
- HEATING SYSTEM IS TO BE DESIGNED TO MAINTAIN 70° INDOOR TEMPERATURE WHEN 0° OUTDOORS WITH 15 MPH WINDS.

**APPLICABLE CODE**

2016 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION

**DESIGN STANDARD FOR HIGH WIND REGION**

WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS

**USE GROUP CLASSIFICATION**

RES

**CONSTRUCTION TYPE**

5B

**MAXIMUM LIVE LOAD ALL FLOORS**

40 PSF

**MAXIMUM LIVE LOAD ALL CEILING**

10 PSF

**MAXIMUM LIVE LOAD ALL ROOFS**

30 PSF

**MAXIMUM WIND SPEED (ASCE 7-10)**

123 MPH

**TOTAL VOLUME OF ADDITION**

4560 CU. FT.

**SQUARE FOOTAGE TOTALS**

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

**REVISIONS**

NO.	DESCRIPTION	DATE
3		
4		

**PROJECT**

FIRST FLOOR PLAN - NOTES

ADDITION / ALTERATION TO THE MARAZITI RESIDENCE

LOT 5401, BLOCK 62

22 PARKER AVENUE

MANSQUAN NEW JERSEY

**Richard Villano ARCHITECT**

2006 State Hwy 71, Summit, NJ 07960 Tel: 732-282-9900 Fax: 732-282-9901

WEB: ARCHITECTRICHARDVILLANO.COM

Richard Villano NEW JERSEY LICENSE # N.J. A089312

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

DATE: 12-2-2019

SCALE AS NOTED

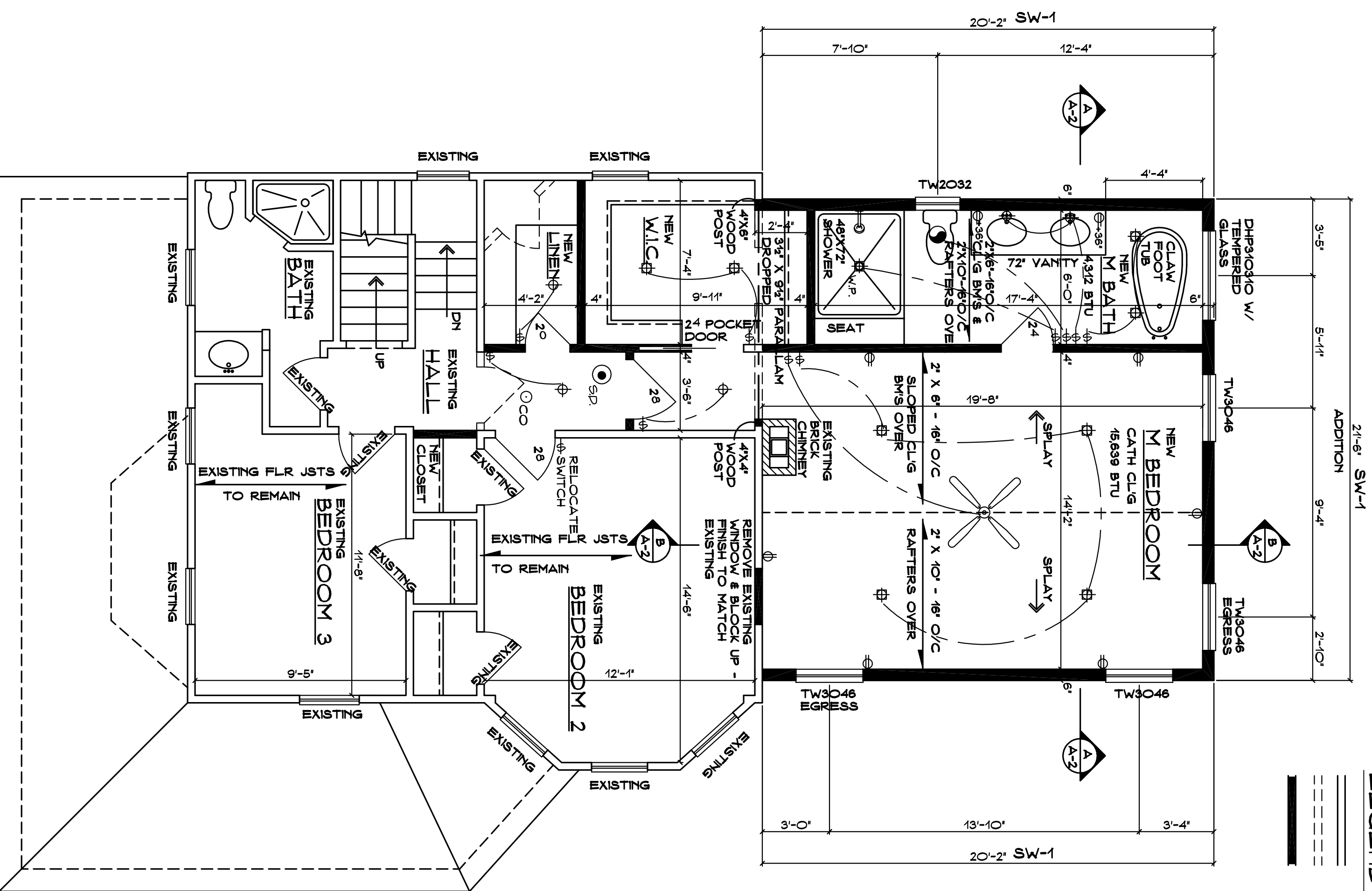
3 OF 4

**A-3**

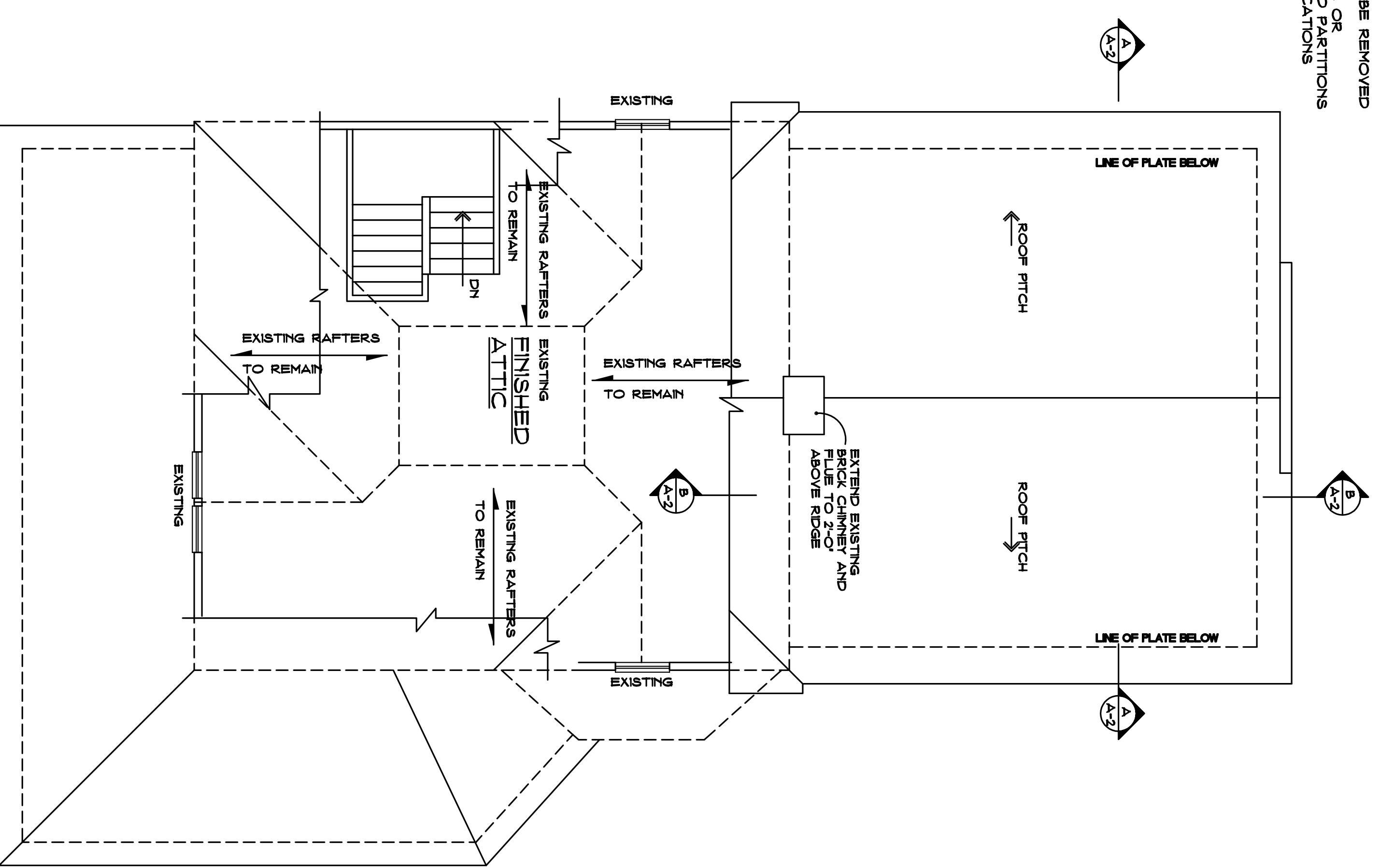


**LEGEND**

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



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



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

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO THE ROUGH STUD UNLESS OTHERWISE NOTED
  - INSTALL SOLID WOOD BLOCKING UNDER ALL WOOD POSTS FROM ABOVE
  - ALL STAIRWAY HANDRAIL ENDS SHALL BE RETURNED INTO A WALL OR POST
  - THE MAINWAY RISER HEIGHT FOR ALL NEW STAIRWAYS SHALL BE 8 1/4"
  - TREAD DEPTH SHALL BE 9" WITH A ONE INCH NOSING
  - ALL WINDOWS TO BE ADVISORIAL SERIES WITH SHALATED TYPED LIGHT GLASS AND INSULATED GLAZING UNITS WITH 1/2" ALUMINUM FINISH
  - ALL WINDOWS SHALL BE 40 OR BETTER UNLESS OTHERWISE NOTED. INSTALL APRONS AND SILLS ON ALL WINDOWS.
  - ALL SIMPSON WOOD CONSTRUCTION CONNECTORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. ALL CONNECTORS SHALL BE SECURED WITH THE CORRECT NUMBER AND SIZE FASTENERS AS SPECIFIED BY THE MANUFACTURER.

**RV ARCHITECT**  
**RICHARD VILLANO LLC AIA**

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

SHEET TITLE <b>SECOND &amp; ATTIC FLOOR PLAN</b>	DRAWING NO. 2019R001
PROJECT ADDITION / ALTERATION TO THE MARAZITI RESIDENCE LOT 54.01, BLOCK 62 22 PARKER AVENUE MANASQUAN, NEW JERSEY	DATE 12-2-2019
DESIGNER RV	SCALE AS NOTED
DRAWING NO. <b>A-4</b>	REVISIONS SHEET: 4 OF 4

RICHARD VILLANO, NEW JERSEY LICENSE # N.J. A108312  
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND  
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

BOROUGH HALL  
201 EAST MAIN STREET

EDWARD G. DONOVAN  
Mayor

THOMAS F. FLARITY  
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

  
BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

732-223-0544  
Fax 732-223-1300

FRANK F. DIROMA  
Supervisor of Code Enforcement

ALBERT "SANDY" RATZ  
Construction Official

January 7, 2020

Rhonda Marazitti  
22 Parker Avenue  
Manasquan, NJ 08736

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

Dear Ms. Marazitti:

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

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

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

**Application denied for the following reason(s):**

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

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

**22 Parker Avenue:**

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

**22 ½ Parker Avenue:**

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

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

Additional required documentation:

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

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

Sincerely,



Richard Furey  
Zoning/Code Enforcement Officer

**PLANNING BOARD APPLICATION  
MANASQUAN, NEW JERSEY**

**I. APPLICANT:** Rhonda Maraziti

Address: 22 Parker Avenue  
Manasquan, NJ 08736

Phone: 908-812-2355

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

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

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

**Section 35-9.4**

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

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

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

**22 ½ Parker Avenue**

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

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

**III. SITE INFORMATION:**

Street Address: 22 & 22 ½ Parker Avenue

Block 62 Lot 54.01

Zoning Districts: R-2

Present Use: Two Single Family Residential Dwellings

Proposed Use: Two Single Family Residential Dwellings

**VI. ZONE REQUIREMENTS: R-2 Zone**

Min. Lot Area: 5,000 sq ft

Min Lot Frontage: 50 ft

Front Yard Setback: 25 ft

Side Setback: 5 ft

Rear Setback: 20 ft

Max. Bldg. Height: 35 ft

Max Stories: 2 ½

Max. Bldg. Coverage: 30%

Max. Lot Coverage: 45%

**V. MISCELLANEOUS:**


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

**VI. COMMENT:**

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

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

6/10/20  
Date

  
\_\_\_\_\_  
C. KEITH HENDERSON, ESQ  
Attorney for Applicant

MANASQUAN, NEW JERSEY  
August 4, 2020

**BOROUGH OF MANASQUAN PLANNING BOARD**

TO: PROPERTY OWNER

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

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

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

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

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

RHONDA MARAZITI  
Applicant

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

July 1, 2020

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

Re: Boro File No. MSPB-R1260  
Variance – Maraziti  
Block 62, Lot 54.01  
22 Parker Avenue  
R-2 Single-Family Residential Zone  
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Salerno:

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

1. Plan of Topographic Survey prepared by Richard Zinn, PLS, of Brunswick West, Inc., dated December 22, 2016.
2. Architectural Floor Plans, Elevations, and Site Diagram prepared by Richard Villano, AIA, dated December 2, 2019.

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

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone
2. The following use ('d') variance is required as part of this application:
  - a. Only one single family detached residential dwelling per lot is permitted, whereas two dwellings exist and are proposed. The proposed improvements constitute an expansion of an existing non-conforming use.
3. The following non-conformities exist on Lot 54.01 and are not proposed to be modified as part of this application:
  - a. A minimum front yard setback of 25 feet is required, whereas a setback of approximately 14.25 feet exists to the front dwelling.



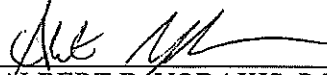
Re: Boro File No. MSPB-R1260  
Variance – Maraziti  
Block 62, Lot 54.01

July 1, 2020  
Sheet 2

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

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

Very truly yours,

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

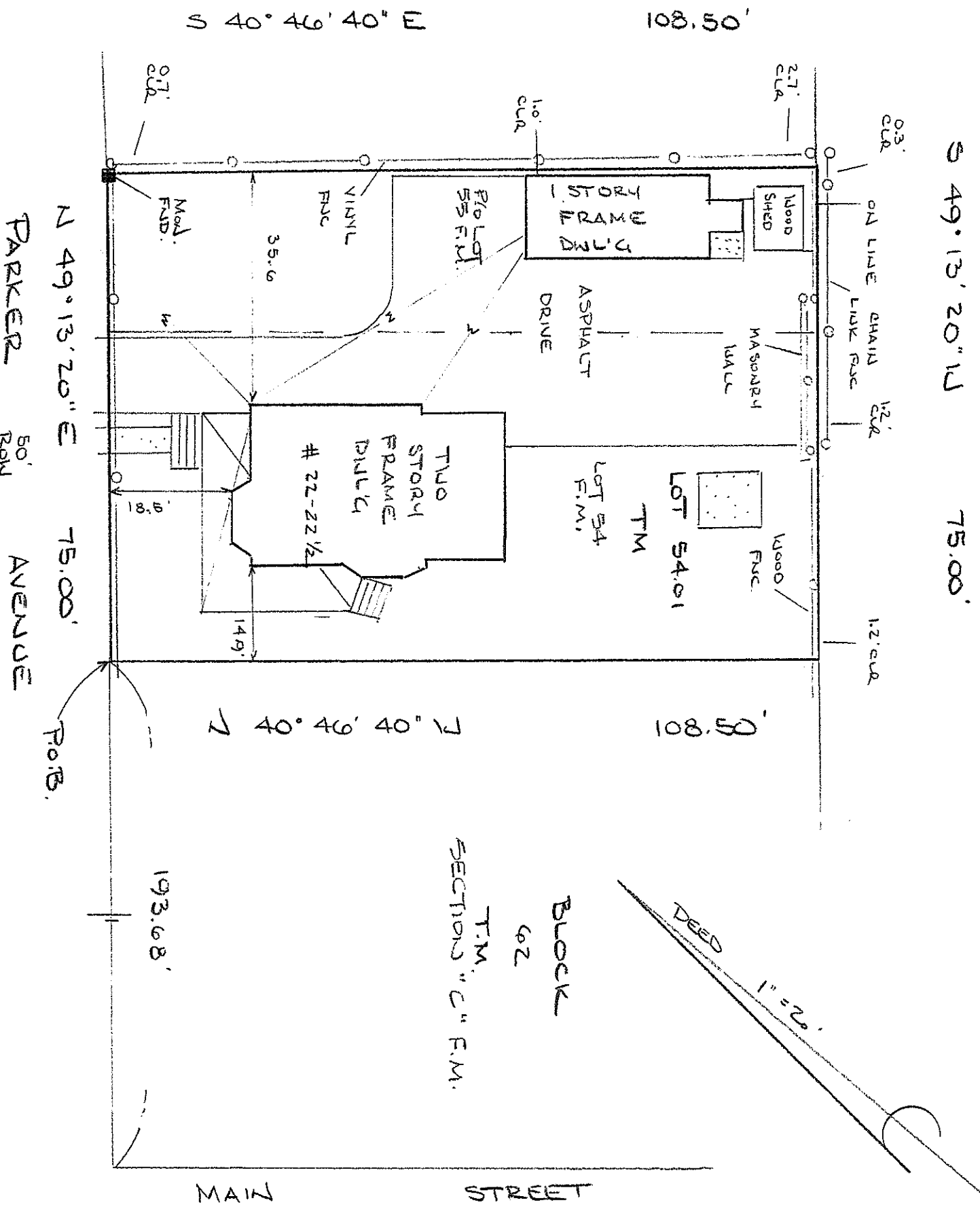
ADY:jy



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

July 1, 2020  
Sheet 3

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



# REFERENCES:

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

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

## BRUNSWICK WEST, INC.

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

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

C.A. #246A28022700

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

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



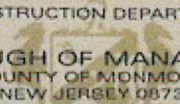
TITLE #VTS-100568

Drawn by SAC Job No. 16.2766 Date 12/22/2016  
 Checked by HP Drawing No. Scale 1"=20'

BOROUGH HALL  
207 EAST MAIN STREET  
EDWARD G. DONOVAN  
Mayor

THOMAS F. FLARITY  
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT  
  
BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

732-223-0544  
Fax 732-223-1300

FRANK F. DIROMA  
Supervisor of Code Enforcement

STEVEN J. WINTERS  
Construction Official

May 27, 2020

Michael Brown  
123 McLean Avenue  
Manasquan, NJ 08736

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

Dear Sir:

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

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

**Application denied for the following reason(s):**

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

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

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

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

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

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

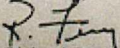
" " " - Side Setback (Right) - 3ft. Required  
0.7ft. Existing

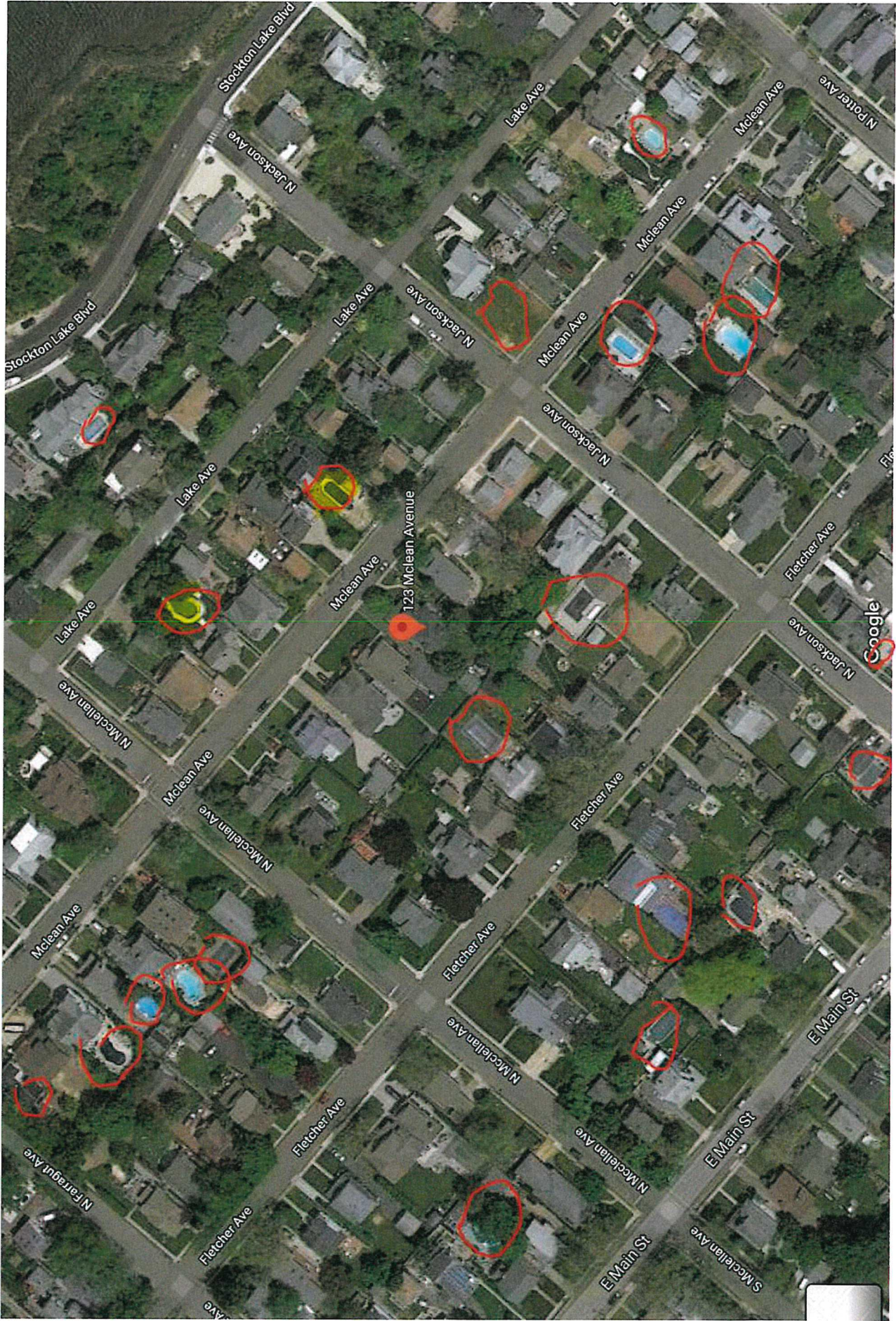
Additional required documentation:

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

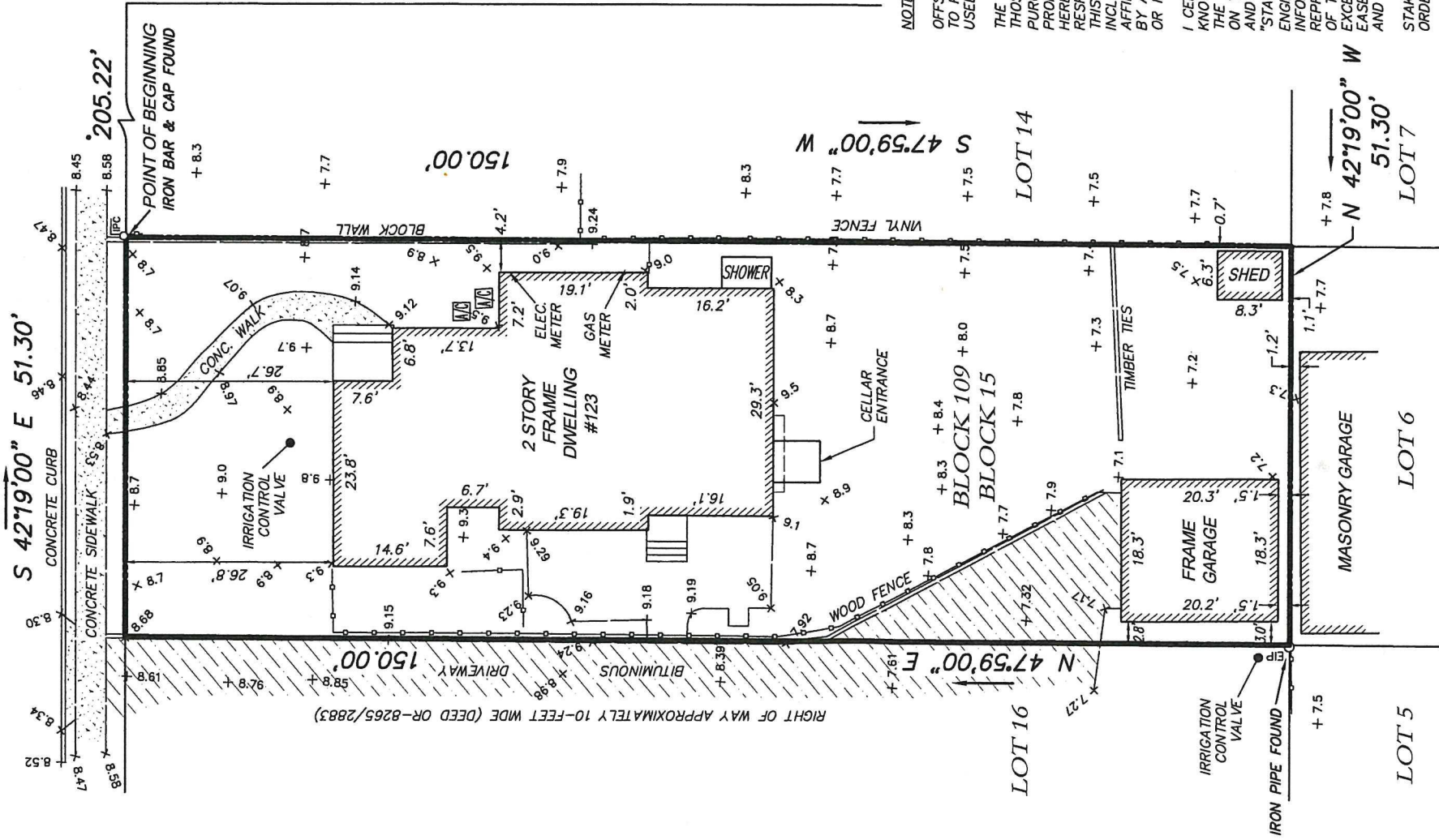
If you have any questions, please call me at 732- 223 - 0544 ext. 256.

Sincerely,

  
Richard Furey  
Zoning Officer



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



NORTH JACKSON AVENUE  
(50' RIGHT OF WAY)

**NOTES:**

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

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

STAKES WERE NOT SET AS PER JOB ORDER.

ELEVATIONS ARE IN NAVD 1988.

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

**EDWARDS SURVEYING**  
PROFESSIONAL LAND SURVEYORS

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

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

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

Scale: 1"=20'

Date: MARCH 7, 2020

Drawn by: SME

Job No.: 2017-018

Chk'd by: GWE

*George W. Edwards*

**GEORGE W. EDWARDS, P.L.S.**  
New Jersey License Number: 24GS01900200

**APPLICATION TO THE PLANNING BOARD**

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

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

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

**Date of Zoning Officer's Denial Letter:** May 27, 2020  
**Zoning Permit Application Attached.**

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

**Is the Applicant the Landowner?** Yes  
**Does the Applicant own any adjoining land?** No  
**Are the property Taxes paid to date?** Yes

**Have there been any previous applications to the Planning Board concerning this Property?** Yes  
(Attach copies)

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

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

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

**Signature of Applicant or Agent** Michael J. Brown

**Date** 6/30/2020



## CHECKLIST FOR APPLICATIONS FOR A VARIANCE

1. Twenty (20) sets of the application must be submitted. Set includes: 2 page application, letter of denial from the Zoning Officer, copy of the survey showing the existing layout of the property and dotted lines indicating the new addition/changes as well as any new setback footages. A floor plan and elevation views (architectural plans) are requested as they help the Board in their determination. Of the 20 sets two (2) must be full-size plans, the other (18) copies should be reduced to approximately 11 X 18", legible but not too large as to create too much noise at the microphones on the dais.
2. Two checks made out to the Borough of Manasquan. The application fee and the Escrow fee. If other money is needed either for the Tax Map update fee or the Fire Marshall you will be informed by mail regarding that request.
3. Affidavit of Service — a list of property owners within 200-feet of your property which you can receive from the Tax Office with a fee of \$10.00. A copy of the notice that was served must be attached to your application. This notice **MUST** state the Statutes that need the variance relief as well as an explanation of what is being proposed. If the notice is hand served, the name and address of the receiver must be listed on the Affidavit of Service. If there are two names on the Tax list both parties must sign. If the notice is not hand served they must be sent by Certified Mail and the Tax List along with the certified receipts must be given to the Board Secretary at least ten (10) days before the hearing.
4. Affidavit of Publication must be furnished by the newspaper (either the Coast Star or the Asbury Park Press) The Notice **MUST** be advertised at least ten (10) days before the scheduled hearing.
5. Certification of Taxes Paid — something from the Tax Collector that indicates that the taxes and water/sewer charges on the property are paid through the date of the requested hearing.
6. Deadline for applications — all applications and plans must be filed at least five (5) weeks before the requested hearing date. The Secretary will give you a hearing date when the complete application is filed and the fees are paid. The application and plans **MUST** be filed before any notice is given. The Board hears a maximum of three (3) hearings per meeting. If the agenda is filled when you file your application, you will be placed on the agenda of the first free meeting. The Planning Board usually meets on the First and Third Tuesday of the month. The first meeting is at 7PM and the Second meeting is at 4PM. Applications are put on the agenda in the order they come in completed.
7. Any plans submitted with the application **MUST BE FOLDED**, rolled plans will be rejected. If you have any questions you may reach Mary Salerno at 732-223-0544, extension 245.

**NOTICE TO APPLICANT FOR PLANNING BOARD HEARING**

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

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

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

Michael J. Bo Applicant

123 McLELAN AVE MANASQUAN Address

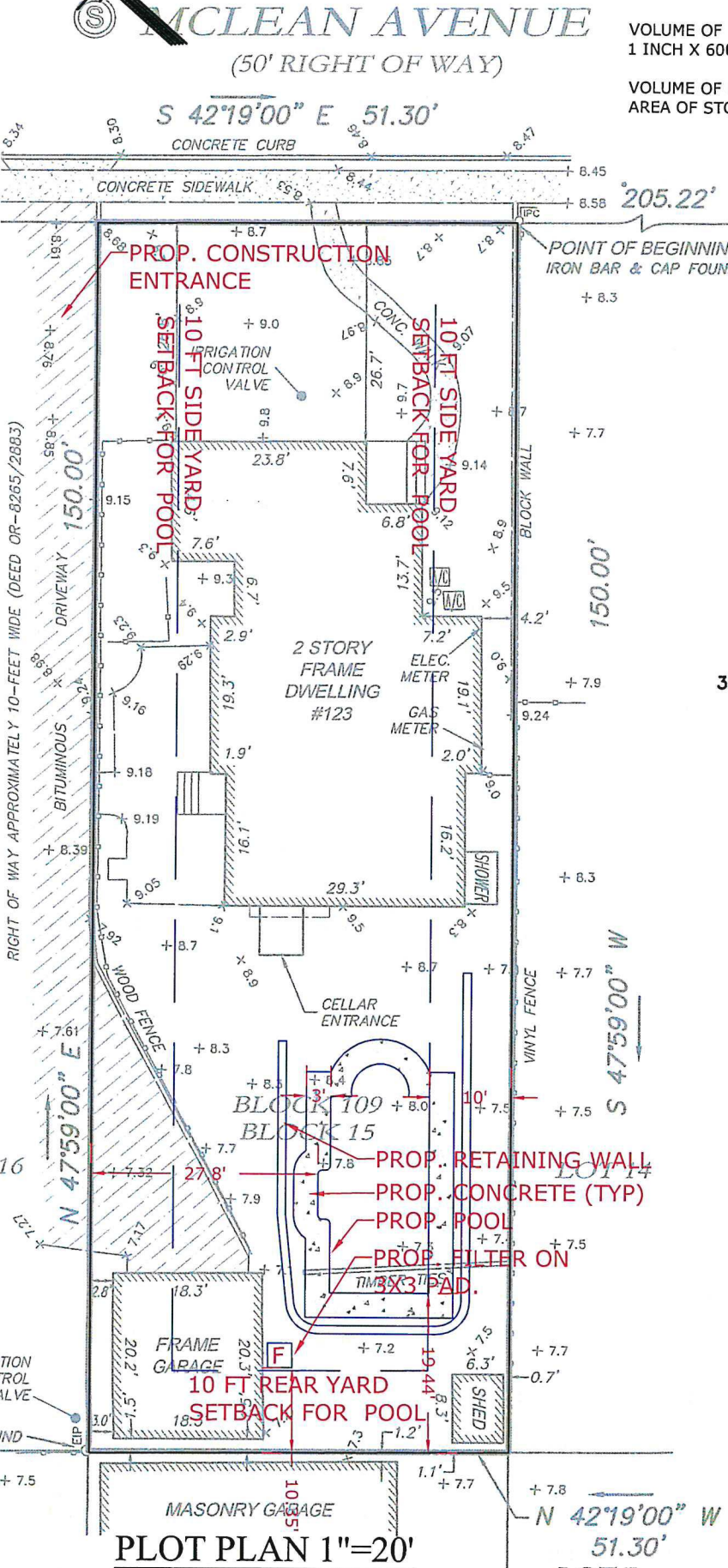
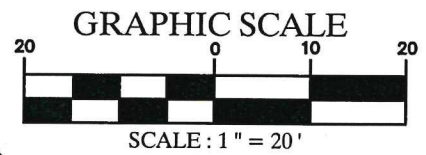
6/30/2020 Date

### **SPECIAL NOTICE TO APPLICANTS**

- 1. All correspondence from the Planning Board Office will be mailed to the address You provide on the application.**
- 2. Section V — Item (5) on the application must be answered and the appropriate Documents provided should deed restrictions or easements apply to the property.**
- 3. Please be advised that any request to encroach on Borough of Manasquan Properties with a structure will be rejected.**

**GENERAL NOTES:**

- THIS PLOT PLAN REFERENCES A "SURVEY OF BLOCK 109 - LOT 15, TAX MAP - SHEET 20, BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY GEORGE W. EDWARDS, DATED MARCH 7, 2020. THIS DOCUMENT WAS PROVIDED BY THE HOMEOWNER TO POOLTOWN INC. HOMEOWNER WILL HOLD POOL TOWN, INC. AND GREENSITE ENGINEERING & CONSULTING, LLC AND THEIR CONSULTANTS AND SUBCONSULTANTS HARMLESS FOR ANY DAMAGES ARISING FROM INACCURACIES IN THE ORIGINAL SURVEY. HOMEOWNER ASSUMES ALL RESPONSIBILITY FOR CURING ANY INACCURACIES IN THE SURVEY PROVIDED.
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- CONTRACTOR SHALL COMPLY WITH ALL NOTES, DETAILS, AND SPECIFICATIONS CONTAINED WITHIN DRAWING SETS AND THE DOCUMENTS REFERENCED BELOW. ALL CONSTRUCTION AND INCIDENTAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
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- REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES. MAINTAIN AND CLEAN ADJACENT STREETS AND PROPERTIES OF CONSTRUCTION DEBRIS AND DUST DURING THE CONSTRUCTION PROJECT. REVIEW ALL PLANS AND IDENTIFY ANY CONSTRUCTION ISSUES PRIOR TO INITIATING CONSTRUCTION. THEN NOTIFY ENGINEER IN WRITING OF ANY CONSTRUCTION ISSUES AND WORK TO RESOLVE THOSE ISSUES. NOTIFY ENGINEER IN WRITING OF ANY PLAN MODIFICATIONS THAT WILL BE REQUIRED BASED ON SUBMITTALS OR ANY OTHER REASON. DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. DEBRIS SHALL NOT BE BURIED ON-SITE AND SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION OR CONSTRUCTION. STOCKPILING OF DEBRIS IS PROHIBITED.
- CONCRETE SHALL HAVE A MIN SLOPE OF 0.50%. MAX CROSS SLOPE OF 2% FOR SIDEWALKS.
- VEGETATIVE COVER SHALL HAVE A MIN SLOPE OF 1.00% AND MAX SLOPE OF 3 TO 1.
- GRADE FINISHED SURFACES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS DRAINAGE FEATURES WITH A POSITIVE OUTLET OR AN APPROVED RETENTION SYSTEM.
- UTILITIES - CONTRACTOR SHALL COMMENCE CONSTRUCTION AT THE LOWEST INVERT AND/OR POINT OF CONNECTION TO STREET AND PROGRESS UP GRADIENT. INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES. PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY. ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY, MUNICIPAL, COUNTY AND/OR NJDOT DETAILS. CONSTRUCT ALL NEW UTILITIES/SERVICES UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
- THESE CONSTRUCTION DOCUMENTS ARE BASED ON INFORMATION PROVIDED AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CURRENT SITE CONDITIONS VARY FROM CONSTRUCTION DOCUMENTS OR PROPOSED WORK CONFLICTS WITH ANY SITE FEATURES.
- ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THE CONSTRUCTION DOCUMENTS NOR FOR ANY REVISIONS RESULTING FROM SEQUENCING.



**STORMWATER CALCULATIONS**

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

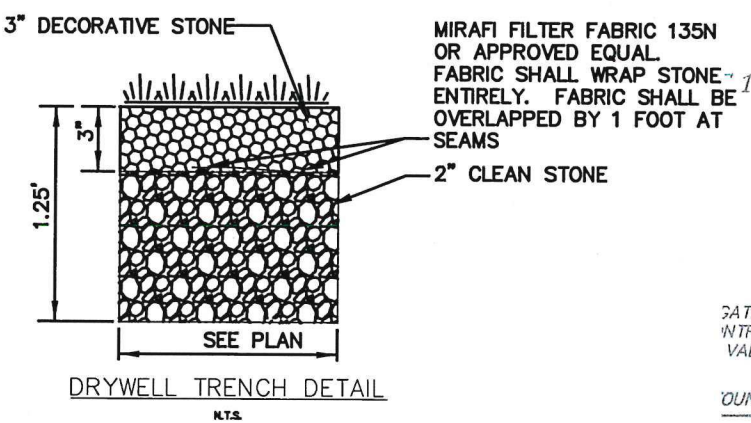
INCREASE IN IMPERVIOUS SURFACE = PROPOSED LOT COVERAGE - EXISTING LOT COVERAGE = 3,321 SF - 2,721 SF = 600 SF

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

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

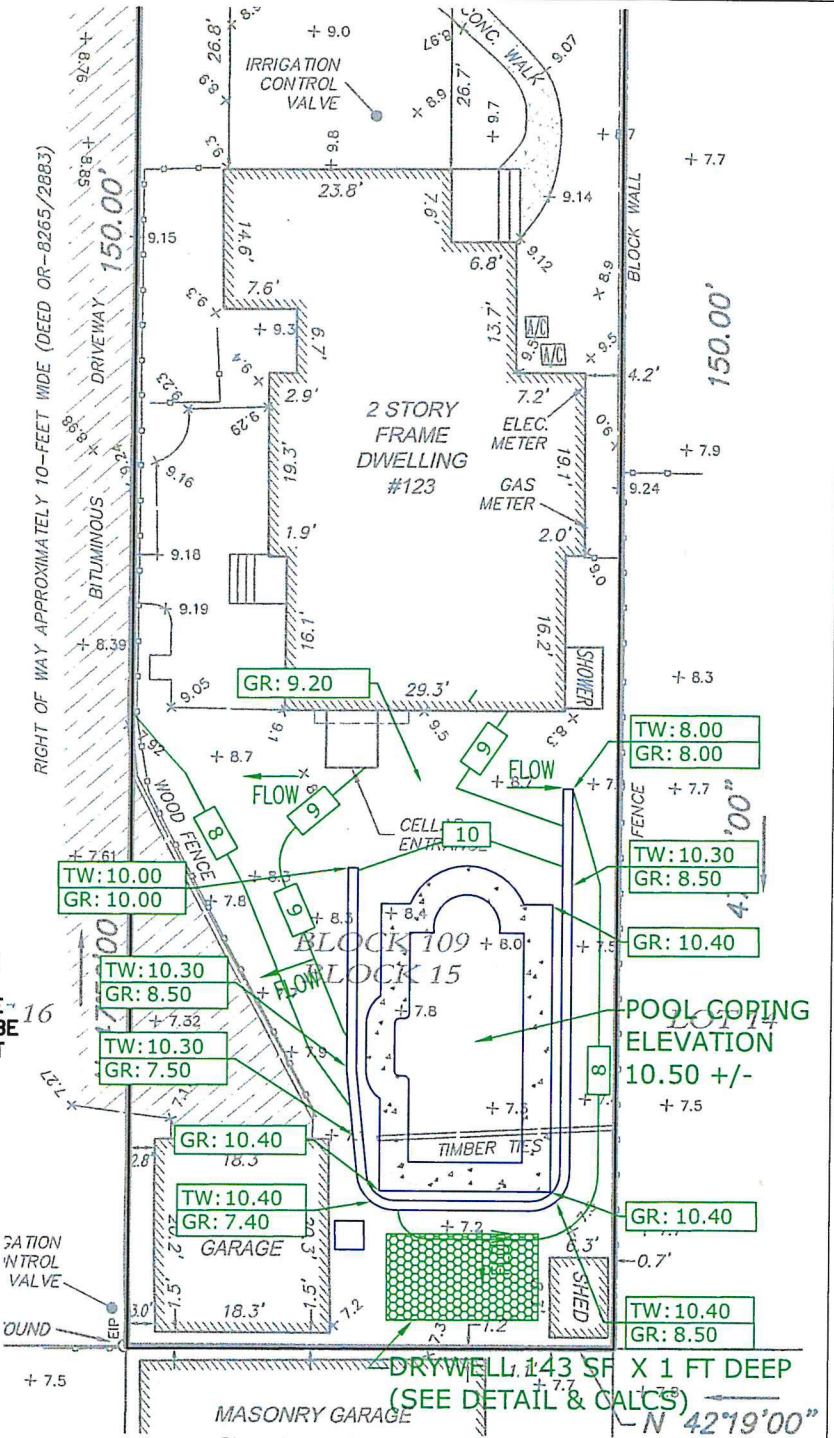
LOT AREA:	7,695	+/- SF
MAX. LOT COVERAGE	35% (2,693 +/- SF)	
EXISTING LOT COVERAGE		
HOUSE	1,694	+/-SF
DRIVEWAY	382	+/-SF
GARAGE	368	+/-SF
SHED	52	+/-SF
SIDE STAIRS	30	+/-SF
FRONT WALK	185	+/-SF
AC UNITS	10	+/-SF
TOTAL	2,721	+/-SF
	(35.3%)	

PROPOSED LOT COVERAGE		
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POOL WATER & CONCRETE	588	+/-SF
POOL FILTER	12	+/-SF
TOTAL	3,321	+/-SF
	(43.2%)	



**POOL INFORMATION**

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



**GRADING PLAN 1"=20'**

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

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

LAURENCE G. MURPHY  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE # 44495

AUTHORIZATION BY: LGM SCALE: PLAN

**PLOT PLAN/  
GRADING PLAN**

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

**APPLICATION TO THE PLANNING BOARD**

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

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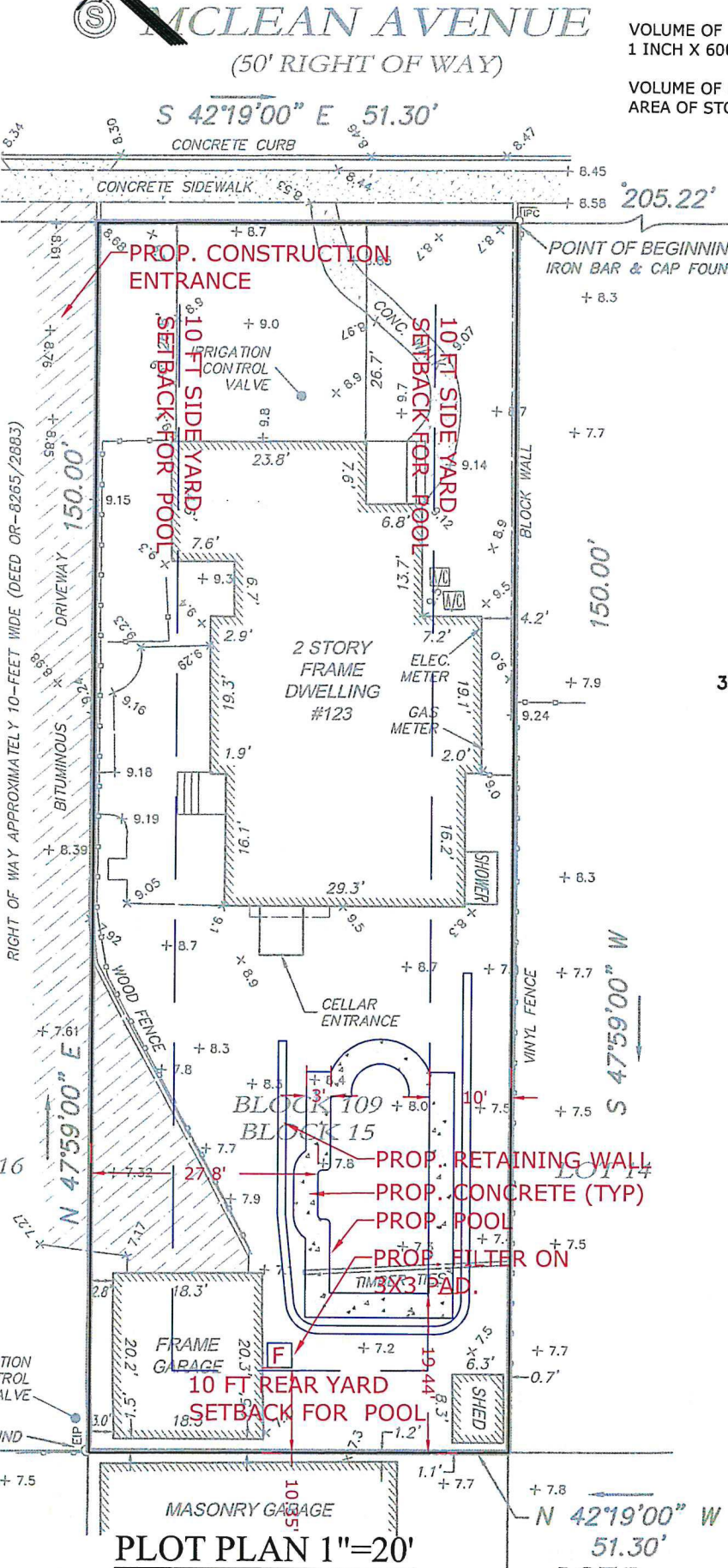
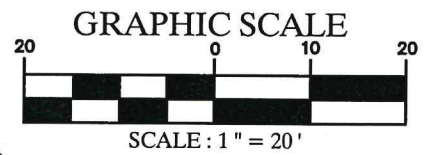
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- REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES, MAINTAIN AND CLEAN ADJACENT STREETS AND PROPERTIES OF CONSTRUCTION DEBRIS AND DUST DURING THE CONSTRUCTION PROJECT. REVIEW ALL PLANS AND IDENTIFY ANY CONSTRUCTION ISSUES PRIOR TO INITIATING CONSTRUCTION. THEN NOTIFY ENGINEER IN WRITING OF ANY CONSTRUCTION ISSUES AND WORK TO RESOLVE THOSE ISSUES. NOTIFY ENGINEER IN WRITING OF ANY PLAN MODIFICATIONS THAT WILL BE REQUIRED BASED ON SUBMITTALS OR ANY OTHER REASON, DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. DEBRIS SHALL NOT BE BURIED ON-SITE AND SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION OR CONSTRUCTION. STOCKPILING OF DEBRIS IS PROHIBITED.
- CONCRETE SHALL HAVE A MIN SLOPE OF 0.50%. MAX CROSS SLOPE OF 2% FOR SIDEWALKS.
- VEGETATIVE COVER SHALL HAVE A MIN SLOPE OF 1.00% AND MAX SLOPE OF 3 TO 1.
- GRADE FINISHED SURFACES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS DRAINAGE FEATURES WITH A POSITIVE OUTLET OR AN APPROVED RETENTION SYSTEM.
- UTILITIES - CONTRACTOR SHALL COMMENCE CONSTRUCTION AT THE LOWEST INVERT AND/OR POINT OF CONNECTION TO STREET AND PROGRESS UP GRADIENT. INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES, PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY. ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY, MUNICIPAL, COUNTY AND/OR NJDOT DETAILS, CONSTRUCT ALL NEW UTILITIES/SERVICES UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
- THESE CONSTRUCTION DOCUMENTS ARE BASED ON INFORMATION PROVIDED AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CURRENT SITE CONDITIONS VARY FROM CONSTRUCTION DOCUMENTS OR PROPOSED WORK CONFLICTS WITH ANY SITE FEATURES.
- ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THE CONSTRUCTION DOCUMENTS NOR FOR ANY REVISIONS RESULTING FROM SEQUENCING.



**STORMWATER CALCULATIONS**

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

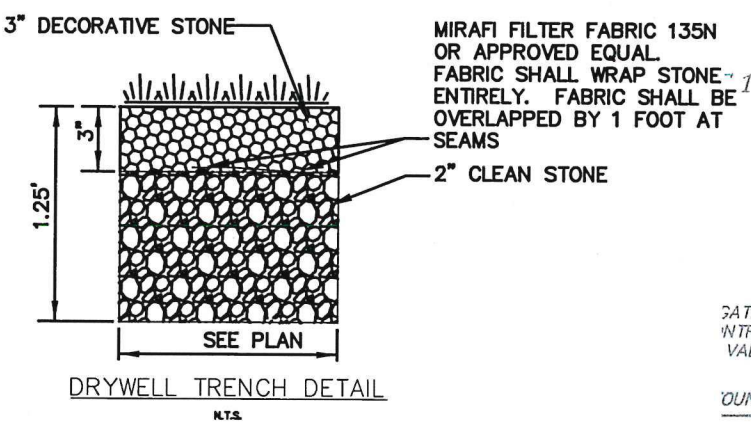
INCREASE IN IMPERVIOUS SURFACE = PROPOSED LOT COVERAGE - EXISTING LOT COVERAGE = 3,321 SF - 2,721 SF = 600 SF

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

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

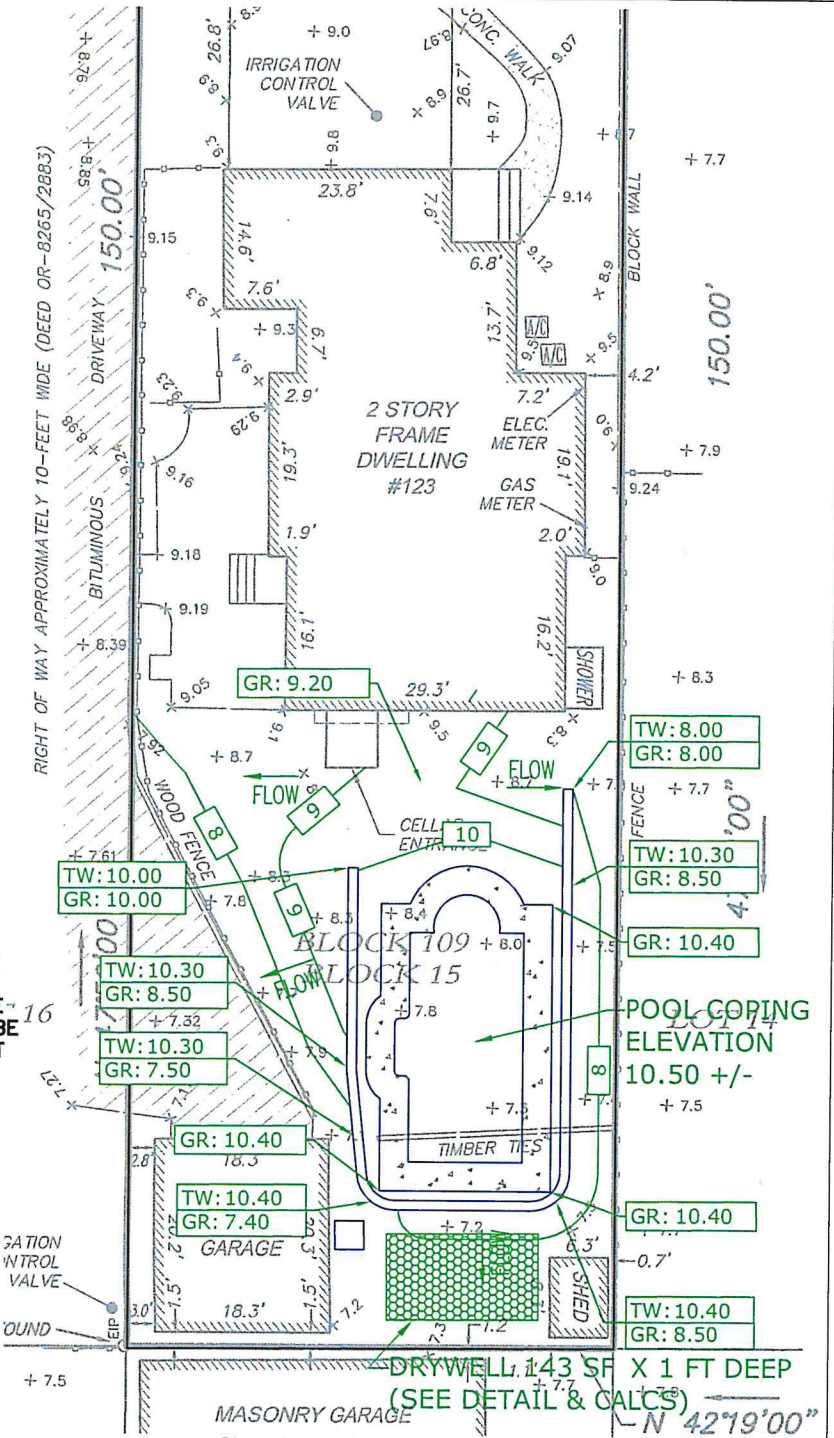
LOT AREA:	7,695	+/- SF
MAX. LOT COVERAGE	35% (2,693 +/- SF)	
EXISTING LOT COVERAGE		
HOUSE	1,694	+/-SF
DRIVEWAY	382	+/-SF
GARAGE	368	+/-SF
SHED	52	+/-SF
SIDE STAIRS	30	+/-SF
FRONT WALK	185	+/-SF
AC UNITS	10	+/-SF
TOTAL	2,721	+/-SF
	(35.3%)	

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



**POOL INFORMATION**

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



**GRADING PLAN 1"=20'**

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

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

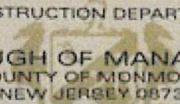
LAURENCE G. MURPHY  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE # 44495

AUTHORIZATION BY: LGM SCALE: PLAN  
**PLOT PLAN/  
GRADING PLAN**  
PREPARED FOR  
LOT 15, BLOCK 109  
#123 MCLEAN AVENUE  
BOROUGH OF MANASQUAN  
MONMOUTH COUNTY, NJ

BOROUGH HALL  
207 EAST MAIN STREET  
EDWARD G. DONOVAN  
Mayor

THOMAS F. FLARITY  
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT  
  
BOROUGH OF MANASQUAN  
COUNTY OF MONMOUTH  
NEW JERSEY 08736

732-223-0544  
Fax 732-223-1300

FRANK F. DIROMA  
Supervisor of Code Enforcement

STEVEN J. WINTERS  
Construction Official

May 27, 2020

Michael Brown  
123 McLean Avenue  
Manasquan, NJ 08736

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

Dear Sir:

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

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

**Application denied for the following reason(s):**

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

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

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

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

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

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



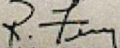
" " " - Side Setback (Right) - 3ft. Required  
0.7ft. Existing

Additional required documentation:

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

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

Sincerely,

  
Richard Furey  
Zoning Officer

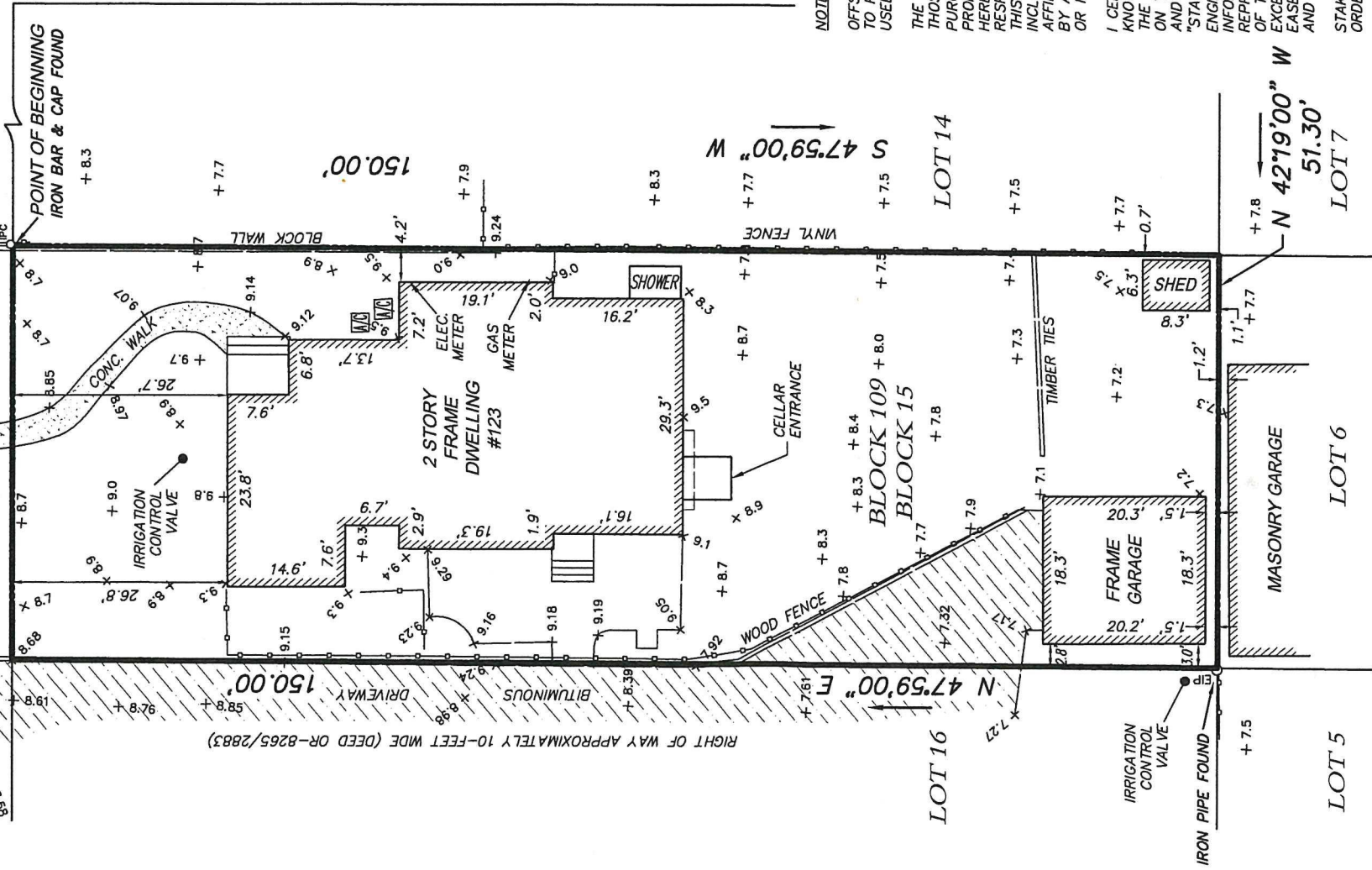
© **MCLEAN AVENUE**

(50' RIGHT OF WAY)

S 42°19'00" E 51.30'



205.22'



NORTH JACKSON AVENUE  
(50' RIGHT OF WAY)

**NOTES:**

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

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

STAKES WERE NOT SET AS PER JOB ORDER.

ELEVATIONS ARE IN NAVD 1988.

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

**EDWARDS SURVEYING**  
PROFESSIONAL LAND SURVEYORS

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

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

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

Scale: 1"=20'

Date: MARCH 7, 2020

Drawn by: SME

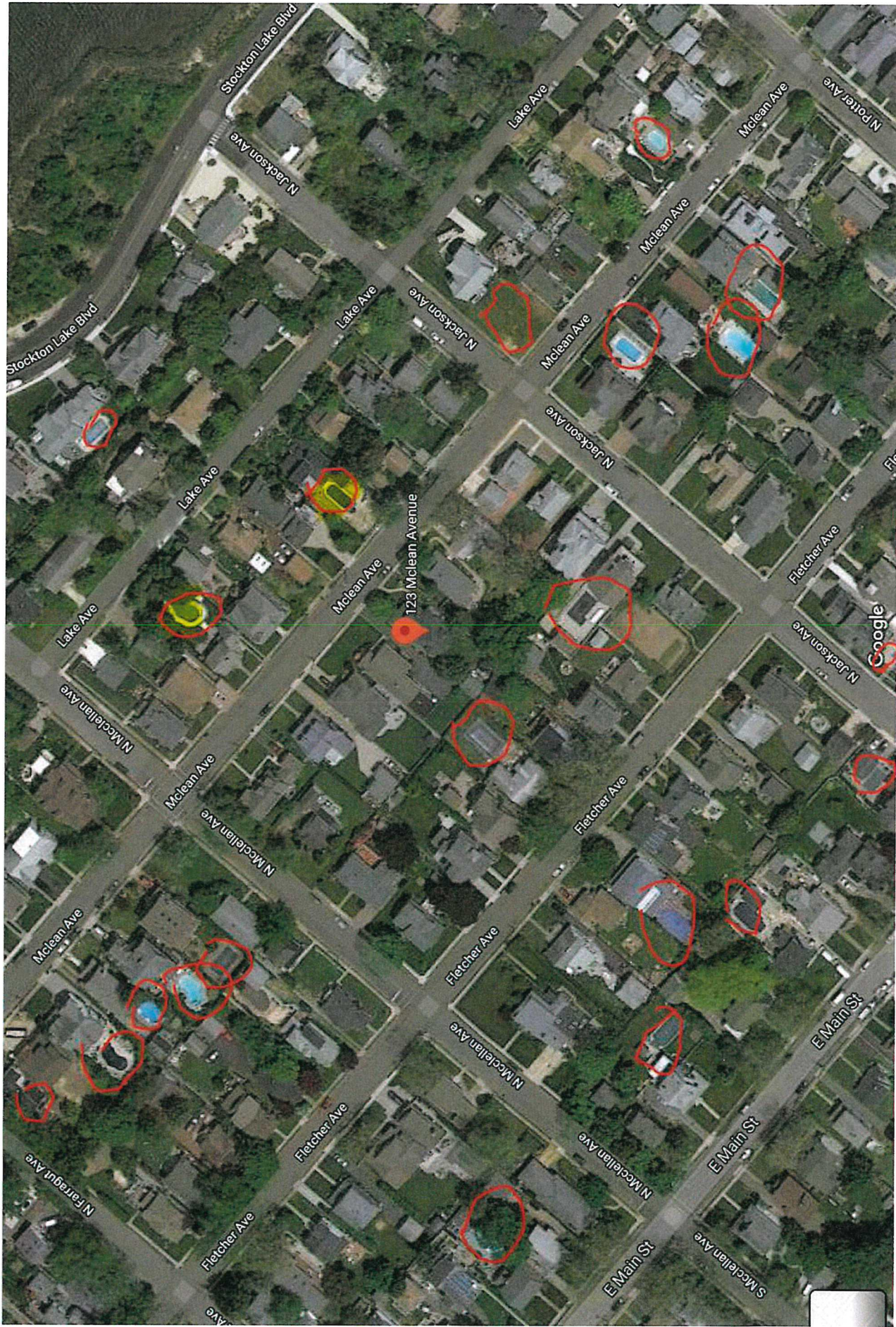
Job No.: 2017-018

Chk'd by: GWE

*George W. Edwards*

**GEORGE W. EDWARDS, P.L.S.**

New Jersey License Number: 24GS01900200



July 21, 2020

Borough of Manasquan Planning Board  
201 East Main Street  
Manasquan, NJ 08736

RE: Block: 191 Lot: 12 Zone: R-5  
539 Brielle Road

Dear Members of the Board,

My name is Evan Shadlun and I am the property owner at 539 Brielle Road. As advised by Richard Furey, my variance (Planning Board Resolution 11-2019) will require a nine month extension. I kindly ask that you grant this extension so I can move forward with the construction of my home.

All the Best,

A handwritten signature in black ink, appearing to read 'Evan Shadlun', written in a cursive style.

Evan Shadlun  
732-674-8116

RECEIVED JUL 21 2020