

MANASQUAN PLANNING BOARD MEETING AGENDA

OCTOBER 04, 2022 7:00 PM – TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on October 04, 2022 7:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

Join Zoom Meeting

<https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLQS9TRVBIWHVtbUd3Zz09>

OR

Tel – 1-646 876 9923 US (New York)

Meeting ID: 824 329 9920

Passcode: 365120

PUBLIC MEETING

Salute to the Flag

Roll Call

Sunshine Law Announcement

OLD/NEW BUSINESS

1. Approval of Vouchers
2. Regular Meeting Minutes August 2, 2022

RESOLUTION

3. #32-2022 - VFW Lodge 1838 - 30 Ridge Avenue - Block 43 Lot 4.01 - Application #43-2021
4. #33-2022 Henry, James - 85 Morris Avenue - Block 71 Lot 108 - Application #11-2022

APPLICATION

5. #12-2022 Stanley, William - 180 Broad Street - Block 47 Lot 37.01
6. #13-2022 Slivinski, Jeffrey & Jill - 103 1/4 Ocean Avenue - Block 169.04 Lot 11

OTHER BUSINESS

Comments from individual board members

ADJOURNMENT

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

SEP 01 2022

DPW _____ CONST _____
PD _____ OTHER _____

August 30, 2022

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

Re: Boro File No. MSPB-R1900
Variance – Stanley
Block 47, Lot 37.01
180 Broad Street
R-2 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

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

1. Survey Map prepared by Bernard Collins, PLS, of Bernard M. Collins Surveying, Inc., dated February 23, 2022.

The property is located in the R-2 Single-Family Residential Zone with frontage on Broad Street and Blakey Avenue. With this application, the applicant proposes to maintain a second driveway and curb cut on Broad Street in addition to the existing driveway on Blakey Avenue. The application is deemed complete as of August 30, 2022.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-2 Single Family Residential Zone. The existing and proposed residential use is permitted.
2. The following bulk ('c') variances are required as part of this application:
 - a. One driveway and curb cut are permitted, whereas a second driveway and curb cut are proposed on the corner lot.
 - b. A minimum parking space width of 9 feet is required, whereas a driveway width of 8 feet is proposed.
3. The following non-conformities exist on Lot 37.01 and are not proposed to be modified as part of this application:
 - a. A front yard setback of 25 feet is required, whereas a setback of 18.88 feet exists.

Re: Boro File No. MSPB-R1900
Variance – Stanley
Block 47, Lot 37.01

August 30, 2022
Sheet 2

- b. An accessory side yard setback of 3 feet is required, whereas a setback of 1.44 feet exists to the existing shed.
 - c. An accessory rear yard setback of 3 feet is required, whereas a setback of 2.67 feet exists to the existing shed.
4. The proposed driveway meets the required 1 foot setback from the side yard.
 5. Any curb and sidewalk must be replaced as necessary on Broad Street as part of the construction. The proposed driveway apron and public sidewalk must be graded to meet applicable ADA accessible cross slopes and be constructed of 6" thick concrete with wire mesh. A borough street opening permit will be required for this work.

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

Very truly yours,


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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
William Stanley
180 Broad Street, Manasquan, NJ 08736

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: William Stanley

*Applicant's Address: 180 Broad Street, Mansqaun, NJ 08736

*Telephone Number: Home: _____ Cell: (772)-913-0385

*e-mail Address: BillStanley2@Gmail.com

*Property Location: 180 Broad Street, Manasqaun, NJ 08736

*Block: 47 Lot: 37.01

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

*Date of Zoning Officer's Denial Letter: 7-25-22

Attach Zoning Permit Application

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

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? No

*Are the property taxes paid to date? Yes

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

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

(Attach copy)

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

Bill Stanley
Signature of Applicant or Agent

7-25-22
Date

06/2021

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

732-223-0544
Fax 732-223-1300

FRANK F. DiROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

Item 5.

July 19, 2022

William Stanley
180 Broad Street
Manasquan, NJ 08736

Re: Block: 47 Lot: 37.01 Zone: R-2

Dear Sir:


The Code Committee denied your request to install a second curb cut and driveway on the Broad Street side of your property.

You have the option of removing the driveway and curb cut or submitting an application to the Planning Board for a variance.

Your failure to comply with this notice on or before July 27, 2022 will result in a summons will be issued.

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

Borough Of Manasquan
Construction Department
201 E. Main St., Manasquan 08736

Letter of Intent for Zoning Variance

William & Lisa Stanley
180 Broad Street
Manasquan NJ, 08736

RE: Block 47 Lot 37.01 Zone: R-2

Section 35-7.7 of the borough code permits only one curb cut and driveway per property.

Dear Planning & Zoning Members,

We would like to kindly request a variance for a second driveway entrance on the front side of our corner lot to seek relief from a hardship correlated with the unique location and layout of our lot. The borough code permits only one curb cut and driveway per property, so we are eagerly requesting a variance for a second entrance on the adjacent side of the lot.

Living next to the high school and elementary school is a great blessing for our family but parking on our street is prohibited beyond 2 hours during school hours. This is strictly enforced by the Manasquan police department, and we certainly understand the reasoning living next to the schools. COVID has significantly changed my family's lives and work schedules, so we find ourselves needing to remove our vehicle from the street during school hours since we are working from home. This has been very challenging for our family because our corner lot is narrow and can't offer us the parking, we need during school hours.

This issue has been a major burden on our family while trying to take care of our 5-month-old and a 2-year-old and the proposed driveway would provide us the required off-street parking relief since there are limited options with our narrow corner lot. We have spoken to our neighbors, and they are ok supporting this. We have also seen other corner lots in this 2-hour parking vicinity with 2 driveway entrances more than likely solving the same issue.

Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which this property is located. The granting of the variance would have no effect on any adjoining properties as well. The requested variance would be consistent with the Boroughs requirements since we will strictly follow the curb cut guidelines regarding width, intersection setback, property setback, and minimum separation of the curb cuts. The proposed driveway will also have a positive aesthetic impact because we will be replacing the deteriorated and broken street curbing. We will also ensure the driveway will blend with the homes in the neighborhood and will be well within the spirit of the street and community.

Thank you for your consideration,

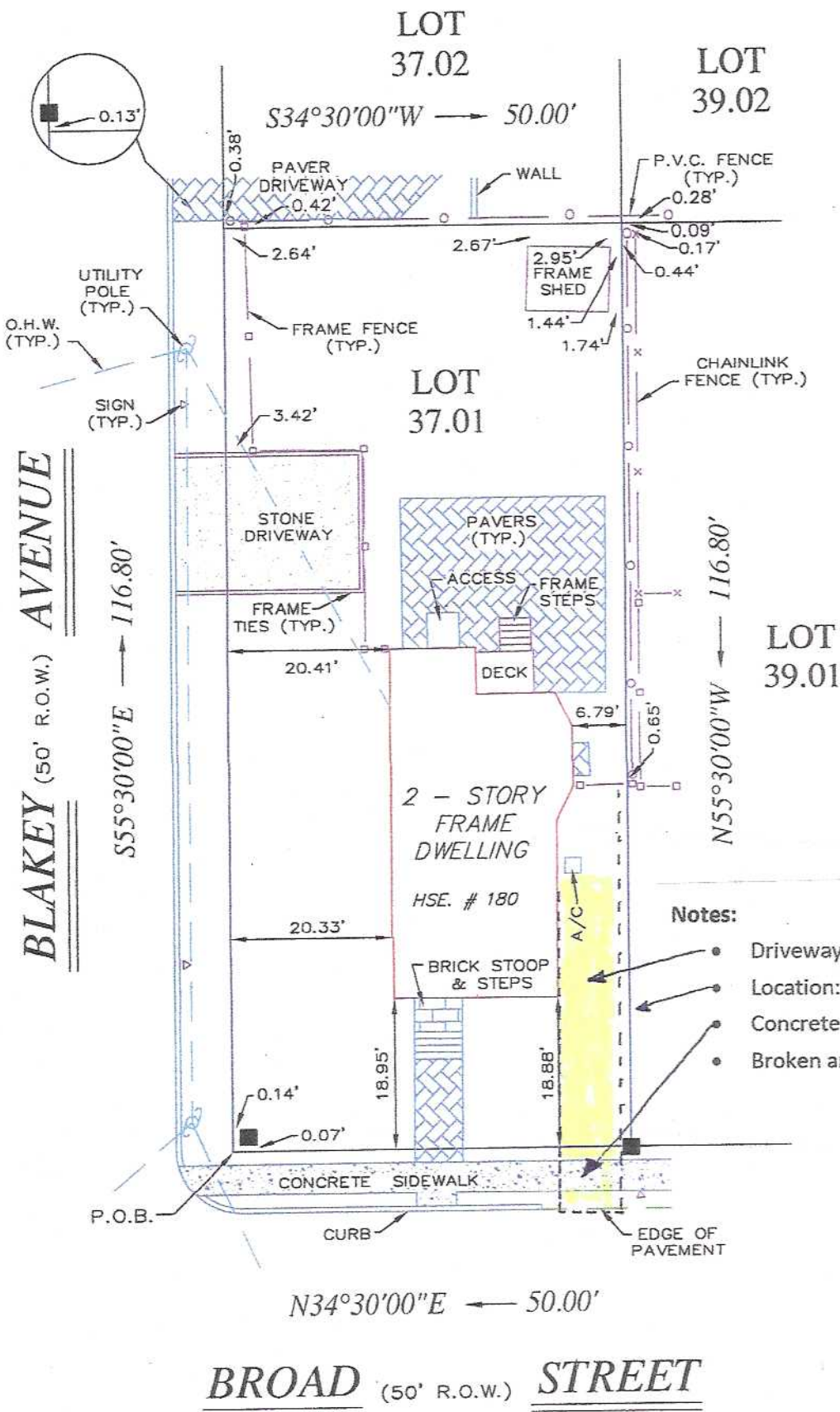
Sincerely,

Property owner



Bill Stanley BillStanley2@gmail.com 772-913-038





Notes:

- Driveway will be 8' wide poured gravel.
- Location: 1' from the property line.
- Concrete driveway apron to be installed.
- Broken and missing street curb to be replaced.

Map of Survey

PAID
BY
DATE

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

SEP 12 2022

DPW _____ CONST _____
PD _____ OTHER _____

September 9, 2022

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

Re: Boro File No. MSPB-R1910
Variance – Slivinski
Block 169.04, Lot 11
103¼ Ocean Avenue
R-5 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

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

1. Outbound and Topographic Survey prepared by Alan Boettger, PLS, of Clearpoint Services, LLC, dated November 16, 2021.
2. Architectural Floorplans and Elevations prepared by William Doran, RA, dated May 24, 2021, last revised March 14, 2022.
3. Plot Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Services, LLC, dated January 14, 2022, last revised July 28, 2022.

The property is located in the R-5 Single-Family Residential Zone with frontage on an access easement off of Ocean Avenue. With this application, the applicant proposes to demolish the existing dwelling and construct a raised two story dwelling and associated site improvements. This application is deemed complete on September 9, 2022.

The following are our comments and recommendations regarding this application:

1. The property is located in the R-5 Single Family Residential Zone. The proposed residential use is permitted in the zone.
2. The following bulk ('c') variances are required as part of this application:
 - a. A minimum rear yard setback of 5 feet is required, whereas a setback of 3 feet is proposed (south).

Re: Boro File No. MSPB-R1910
Variance – Slivinski
Block 169.04, Lot 11

September 9, 2022
Sheet 2

- b. A minimum driveway setback of 1 foot is required, whereas a setback of 0 feet is proposed.
 - c. Generators are prohibited in the side yard, whereas the proposed generator is located in the proposed side yard (east).
3. The following non-conformities exist on Lot 11 and are not proposed to be modified as part of this application:
 - a. A minimum lot frontage of 40 feet is required, whereas a frontage of 0 feet exists (10 feet on the existing easement).
4. The base flood elevation for the property is 10 (Zone AE). The finish first floor of the dwelling is proposed at elevation 14.3.
5. The air conditioning units are proposed to be located on a raised platform above the BFE.
6. The applicant is providing the required 80 square feet of storage space in the garage floor area.
7. Three conforming parking spaces are provided, one in the garage and two in the driveway area, however navigating the spaces and turning around on the lot may be difficult with the proposed configuration.
8. A drainage recharge system in accordance with the Borough's stormwater ordinance is not proposed. The applicant's engineer should be prepared to justify the request for elimination of the system.
9. Construction details for the proposed pavers and any other site improvements should be provided on the plans.
10. The method of stabilizing the lot must be indicated on the plan.
11. A landscaping plan for the property must be provided. No trees will be removed as part of this application.
12. Any new utilities should be located underground if possible. The dwelling is proposed to be serviced by the existing water, sewer and gas underground utilities.
13. Any curb and sidewalk must be replaced along Ocean Avenue as necessary.



Re: Boro File No. MSPB-R1910
Variance – Slivinski
Block 169.04, Lot 11

September 9, 2022
Sheet 3

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Albert Yodakis", written over a horizontal line.

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

ADY:jy

cc: George McGill, esq., Planning Board Attorney
Keith Henderson, esq.
52 Bae Voorhees Drive, PO Box 260, Manasquan, NJ 08736
Joe Kociuba, PE, PP
KBA Engineering Services, LLC, 2517 Route 35,
Building E, Suite 203, Manasquan, NJ 08736
Jeffrey Slivinski
723 Willow Street, Cranford, NJ 07016

BOROUGH HALL
201 EAST MAIN STREET

Incorporated December 30, 1887

732-223-0544
Fax 732-223-1300

EDWARD G. DONOVAN
Mayor

CONSTRUCTION DEPARTMENT

FRANK F. DIROMA
Supervisor of Code Enforcement

THOMAS F. FLARITY
Municipal Administrator

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736

STEVEN J. WINTERS
Construction Official

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Jeffrey and Jill Slivinski

*Applicant's Address: 723 Willow Street, Cranford, NJ 07016

*Telephone Number: Home: _____ Cell: 908-296-9007

*e-mail Address: jslivins1@gmail.com

*Property Location: 103 1/4 Ocean Avenue

*Block: 169.04 Lot: 11

*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: revised Denial Letter dated August 15, 2022
Attach Zoning Permit Application

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

*Is the Applicant the Landowner? yes

*Does the Applicant own any adjoining land? no

*Are the property taxes paid to date? yes

*Have there been any previous applications to the Planning Board concerning this property? yes
(Attach copy) previous zoning application was denied on 4/12/2022

**Are there any Deed Restrictions, Easements, or Covenants affecting this property? Yes. A 10 ft. R.O.W. established by Deed dated November 30, 1966.
(Attach copy)

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


Signature of Applicant or Agent

8/25/22
Date

06/2021

101-DEED - BARGAIN AND SALE COVENANT AGAINST GRANTOR!
REV. TO IND. OR CORP.

COPYRIGHTED THIS BY ALL-STATE OFFICE SUPPLY CO.
49 EDISON PLACE, NEWARK, N. J. 07102

This Indenture,

Made the 29th day of November 1966

Between ALBERT HOLLOWAY and CATHERINE HOLLOWAY, his wife,

residing at Como-Allaire Road
in the Township of Wall in the County of
Monmouth and State of New Jersey herein designated as the Grantors,

And ALBERT HOLLOWAY and CATHERINE HOLLOWAY, his wife,

residing or located at Como-Allaire Road, Box 184, R.D. 1, Belmar
in the Township of Wall in the County of
Monmouth and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of
ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

Amount of
Doc. Rev.
Stamps

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever.

All these tracts or parcels of land and premises, situate, lying and being in the
Borough of Manasquan in the
County of Monmouth and State of New Jersey, more particularly described as follows:

TRACT I Beginning at a point in the southwesterly line of Ocean
Avenue therein distant 1303.38 feet on a course of South 39° 26' 23"
East from the intersection of said southwesterly line of Ocean Avenue
with the southeasterly line of Potter Avenue, running thence (1)
South 50° 33' 37" West 41 feet to a point; thence (2) North 39° 26'
23" West 78.13 feet more or less to a point in the riparian pierhead
and bulkhead line situate at the easterly side of Outlet Creek; thence
(3) again from the beginning point North 39° 26' 23" West and along
the southwesterly line of Ocean Avenue 84.59 feet to a point where
said southwesterly line is intersected by the riparian pierhead and
bulkhead line at the easterly side of Outlet Creek; thence (4) South
41° 36' 37" West and along the riparian pierhead and bulkhead line
aforesaid 41.51 feet more or less to the terminus of the second course
hereinbefore described.

Being Lots 1A and 1B in Block 169D as they appear on the
official Tax Map of the Borough of Manasquan, N.J.

TRACT II Beginning at a point in the southeasterly line of the
entire tract of which this is a part, said point being distant 41 feet
on a course of South 50° 33' 37" West from a monument in the south-
westerly side of Ocean Avenue, which monument is distant 1303.38 feet
on a course of South 39° 26' 23" East from the intersection of said
southwesterly line of Ocean Avenue with the southeasterly line of
Potter Avenue and running thence (1) South 50° 33' 37" West and along
the tract line aforesaid 44 feet to an iron pipe therein; thence (2)
North 39° 26' 23" West 71.20 feet to a point in the riparian pierhead
and bulkhead line situated at the easterly side of Outlet Creek;
thence (3) again from the beginning North 39° 26' 23" West and along
the southwesterly line of the first tract hereinbefore described 78.13
feet to a point in the riparian pierhead and bulkhead line aforesaid;
thence (4) South 41° 36' 37" West and along said riparian pierhead
and bulkhead line 44.54 feet more or less to the terminus of the
second course hereinbefore described.

DEED 3499 & 746

11-30-66

Being Lots 2A and 2B in Block 169D as they appear on the official Tax Map of the Borough of Manasquan, N.J.

TRACT III Beginning at an iron pipe located in the southeasterly line of the entire tract of which this Lot is a part distant 85 feet on a course of South 50° 33' 37" West from a monument in the southwesterly line of Ocean Avenue, which monument is distant 1303.38 feet on a course of South 39° 26' 23" East from the intersection of said southwesterly line of Ocean Avenue with the southeasterly line of Potter Avenue and running thence (1) South 50° 33' 37" West and along the tract line aforesaid 40 feet to a monument; thence (2) North 39° 26' 23" West 64.90 feet to a point in the riparian pierhead and bulkhead line situated at the easterly side of Outlet Creek; thence (3) again from the beginning point North 39° 26' 23" West and along the southwesterly line of the second tract hereinbefore described 71.20 feet to a point in the riparian pierhead and bulkhead line aforesaid; thence (4) South 41° 36' 37" West and along said riparian pierhead and bulkhead line 40.48 feet to the terminus of the second course hereinbefore described.

Being Lot 11 in Block 169D as it appears on the official Tax Map of the Borough of Manasquan, N.J.

The first and second tracts hereinbefore described are expressly subject to a right-of-way 10 feet in width along the most southeasterly 10 feet of said tracts, for the purpose of providing ingress and egress between the southwesterly line of Ocean Avenue and the third tract hereinbefore described.

The descriptions of the three tracts which are the subject of this deed were taken from a survey made by Wilson M. Hopkins, C.E., dated November 11, 1966 and entitled "Property comprising former Lots 1, 2A and 2B, Block 169D Tax Map, Borough of Manasquan-Monmouth Co., N.J.- prepared for - Albert Holloway."

The lands which are the subject of this deed were conveyed to Albert Holloway by deed of the Borough of Manasquan, dated November 17, 1952 and recorded on November 20, 1952 in the Monmouth County Clerk's Office in Book 2388 of Deeds for Monmouth County, page 243 etc. Division of said lands into the three tracts hereinbefore described was approved as a minor subdivision of the Planning Board of the Borough of Manasquan on October 20, 1966.

BOOK 3499 PAGE 747

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversions and reversion, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number, as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Albert Holloway (L.S.)
ALBERT HOLLOWAY

O.B.P.
Owen B. Pearce

Catherine Holloway (L.S.)
CATHERINE HOLLOWAY

032390

RECORDED MONMOUTH COUNTY CLERK'S OFFICE
NOV 30 10 49 AM '66
3490 REC 748
Owen B. Pearce

No revenue stamps required.

State of New Jersey, County of MONMOUTH
Do hereby Remember that on this 29th day of November 1966, before me, the subscriber, An Attorney at law of New Jersey

personally appeared ALBERT HOLLOWAY and CATHERINE HOLLOWAY, his wife,

who, I am satisfied, are the persons named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

Owen B. Pearce
Owen B. Pearce
200 6th Avenue Plaza
New Brunswick

O.B.P.
Owen B. Pearce
An Attorney at Law of New Jersey
BOX 3490 REC 748
END OF DOCUMENT

103-PL 2. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR)
PFD. TO IND. OR CORP.

N O M

ALL-STATE OFFICE SUPPLY CO.
49 EDISON PLACE, NEWARK 2, N. J.

This Indenture,

Made the 26th day of May, in the year of our Lord
One Thousand Nine Hundred and Sixty Nine

Between
ALBERT HOLLOWAY and CATHERINE HOLLOWAY, his wife,

COUNTY OF MONMOUTH
CONSIDERATION \$14,000.00
REALTY TRANSFER TAX \$1.12
DATE 6/17/69 BY F.R.

residing at Como-Allaire Road, Box 184, R. D. 1, Belmar
in the Township of Wall in the County of
Monmouth and State of New Jersey party of the first part;

SUB EDWARD MACKO and HELEN MACKO, his wife, of 34 Second St.,
Raritan, Somerset County, New Jersey;
CHESTER B. MACHALA and LILLIAN E. MACHALA, his wife, of
510 W. Second Street, Somerset County, Bound Brook, New Jersey; and
MICHAEL KORNAS and JUDITH KORNAS, his wife, of
21 Steele Avenue,
in the Borough of Somerville in the County of
Somerset and State of New Jersey party of the second part;

Witnesseth, that the said party of the first part, for and in consideration of
FOURTEEN THOUSAND - - - - - (\$14,000.00) - - - - - DOLLARS
lawful money of the United States of America, and other good and valuable
consideration to them in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
herby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, he gives, granted, bargained, sold, aliened, released, enforced, conveyed and confirmed, and
by these presents do give, grant, bargain, sell, alien, release, enforce, convey and confirm unto the
said party of the second part, and to their heirs and assigns, forever,

THAT certain lot,
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Borough of Manasquan of Monmouth
in the County of Monmouth and State of New Jersey, more partic-
ularly described as follows:

BEGINNING at an iron pipe located in the southeasterly line of
the entire tract of which this Lot is a part distant 85 feet on a
course of South 50° 33' 37" West from a monument in the southwesterly
line of Ocean Avenue, which monument is distant 1303.38 feet on a
course of South 39° 26' 23" East from the intersection of said south-
westerly line of Ocean Avenue with the southeasterly line of Potter
Avenue and running thence (1) South 50° 33' 37" West along the tract
line aforesaid 40 feet to a monument; thence (2) North 39° 26' 23"
West 64.90 feet to a point in the riparian pierhead and bulkhead
line situated at the easterly side of Outlet Creek; thence (3) again
from the beginning point North 39° 26' 23" West and along the south-
westerly line of the second tract hereinbefore described (D.B. 3499 -
746) 71.20 feet to a point in the riparian pierhead and bulkhead line
aforesaid; thence (4) South 41° 36' 37" West and along said riparian

1/2
1/2

BOOK 3638 PAGE 505

DB 3638-595
6-2-69

pierhead and bulkhead line 40.49 feet to the terminus of the second course hereinbefore described.

BEING Lot 11 in Block 169 D as it appears on the official Tax Map of the Borough of Manasquan, New Jersey.

Together with a right of way over other lands of Albert Holloway and Catherine Holloway, his wife, 10 feet in width along the most southeasterly 10 feet of the whole tract of which this is a part for the purpose of providing ingress and egress between the southwesterly line of Ocean Avenue and the premises herein described and for tracts 1 and 2 as described in deed recorded in the Monmouth County Clerk's Office November 30, 1966 in Book 3499 page 746, and for the installation and maintenance of utilities servicing Tracts 1, 2, and 3 as described in said deed, which said easements shall be in common with other owners of said tracts, and which easement is more particularly described as follows:

BEGINNING at the iron pipe which is the beginning point of the tract of land above described and running thence (1) North 50° 33' 37" East 85 feet to a monument located in the southwesterly sideline of Ocean Avenue, and running thence (2) along the said sideline of Ocean Avenue North 39° 26' 23" West 10 feet to a point, and thence running (3) parallel to the first course South 50° 33' 37" East (passing through an iron pipe at a distance of 41 feet) a distance of 85 feet to a point in the northeasterly sideline of the above described premises, and running thence (4) South 39° 26' 23" East 10 feet to the iron pipe marking the point or place of beginning.

Together with all the furnishings and fixtures contained in the dwelling erected upon said premises.

SUBJECT to covenants, conditions and restrictions, if any, and such state of facts as an accurate survey would disclose.

BEING a part of the same premises conveyed to the parties of the first part by deed recorded in the Monmouth County Clerk's Office in Book 3499 page 746.

Chg. 9- RTF TX-P
Lloyer's Title Insurance Corporation
P. O. BOX 72
FRENCHTOWN, NEW JERSEY

BOOK 3638 PAGE 596

Return
Allgair King & Kalkbrenner
239 Main St
Somerville, N.J. 08876

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

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

To have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever:

REC'D - 1969 JUN 23 11:00 AM '69
BOOK 3638 PAGE 597
011185

And the said parties of the first part

for their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs and assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Albert Holloway (L.S.)
ALBERT HOLLOWAY

Signed, Sealed and Delivered in the Presence of

Catherine Holloway (L.S.)
CATHERINE HOLLOWAY

Paul R. Crammer
Paul R. Crammer
Attorney at Law of New Jersey

THIS INSTRUMENT PREPARED BY PAUL R. CRAMMER

State of New Jersey
County of Monmouth

ss.:

We do Remembered, that on this 26th day of May 1969, before me, the subscriber, an Attorney at Law of New Jersey

personally appeared Albert Holloway and Catherine Holloway

who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$14,000.00

Paul R. Crammer
Paul R. Crammer
Attorney at Law of New Jersey

BOOK 3638 PAGE 597

END OF DOCUMENT

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

April 12, 2022

Jeffrey Slivinski
723 Willow Street
Cranford, NJ 07016

Re: Block: 169.04 Lot: 11 Zone: R-5 Flood Zone: AE BFE: 10ft. DFE: 11ft.
103 1/4 Ocean Avenue

Dear Sir:

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

Remove all of the existing buildings and structures on the property and construct a new two story single family dwelling.

Plot plan prepared by Joseph Kociuba on January 14, 2022. Conceptual plans prepared by William Doran on May 24, 2021.

Application denied for the following reason(s):

Section 35-9.4 – Lot Frontage – 40ft. Required
10ft. Existing

“ - Rear Setback – 20ft. Required
3ft. Proposed

“ - Building Height – 33ft. Permitted
33.67ft. Proposed

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

“ - Patio in front yard – Front Setback – 10ft. Required
.0ft. Proposed

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

Sincerely,



Richard Furey
Zoning/Code Enforcement Officer

BOROUGH HALL
201 EAST MAIN STREET

EDWARD G. DONOVAN
Mayor

THOMAS F. FLARITY
Municipal Administrator

Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN
COUNTY OF MONMOUTH
NEW JERSEY 08736



732-223-0544
Fax 732-223-1300

FRANK F. DIROMA
Supervisor of Code Enforcement

STEVEN J. WINTERS
Construction Official

Item 6.

August 15, 2022

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

Re: Block: 169.04 Lot: 11 Zone: R-5 Flood Zone: AE BFE: 10ft. DFE: 11ft.
Slivinski -103 ¼ Ocean Avenue

Dear Sir:

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

Remove all of the structures on the property and construct a new two story single family dwelling.

Survey prepared by Alan Boettger on November 16, 2021. Revised plot plan prepared by Joseph Kociuba on July 28, 2022. Revised conceptual plans prepared by William Doran on March 14, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Lot Frontage – 40ft. Required
10ft. Existing

“ - Rear Setback – 20ft. Required
3ft. Proposed

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

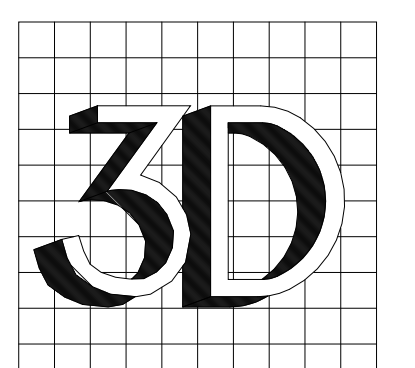
Section 35-11.8 – Prohibits locating a standby generator in the side yard.

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

Sincerely,

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

Richard Furey
Zoning/Code Enforcement Officer



ARCHITECTURE
 WILLIAM J. DORAN
 ARCHITECT
 26 DUNDEE ROAD
 KENDALL PARK, N.J.
 08824
 732-207-8467
 fax
 732-207-8477

William J. Doran

NJ LIC. #AI-00506
 PA LIC. #RA-016007

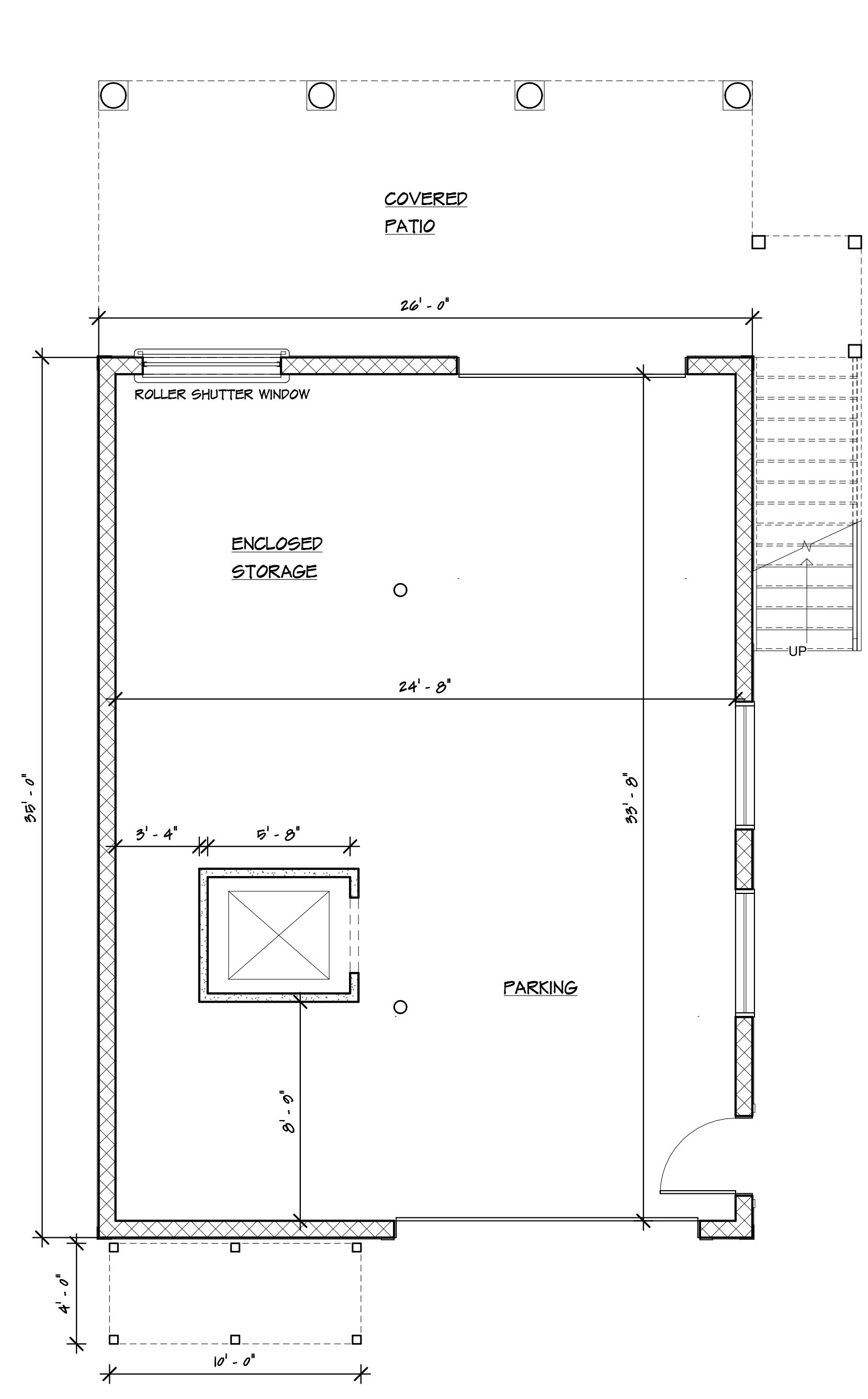
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New Residence
Mr. & Mrs. Slivinski
103 1/4 Ocean Ave.
Manasquan, New Jersey

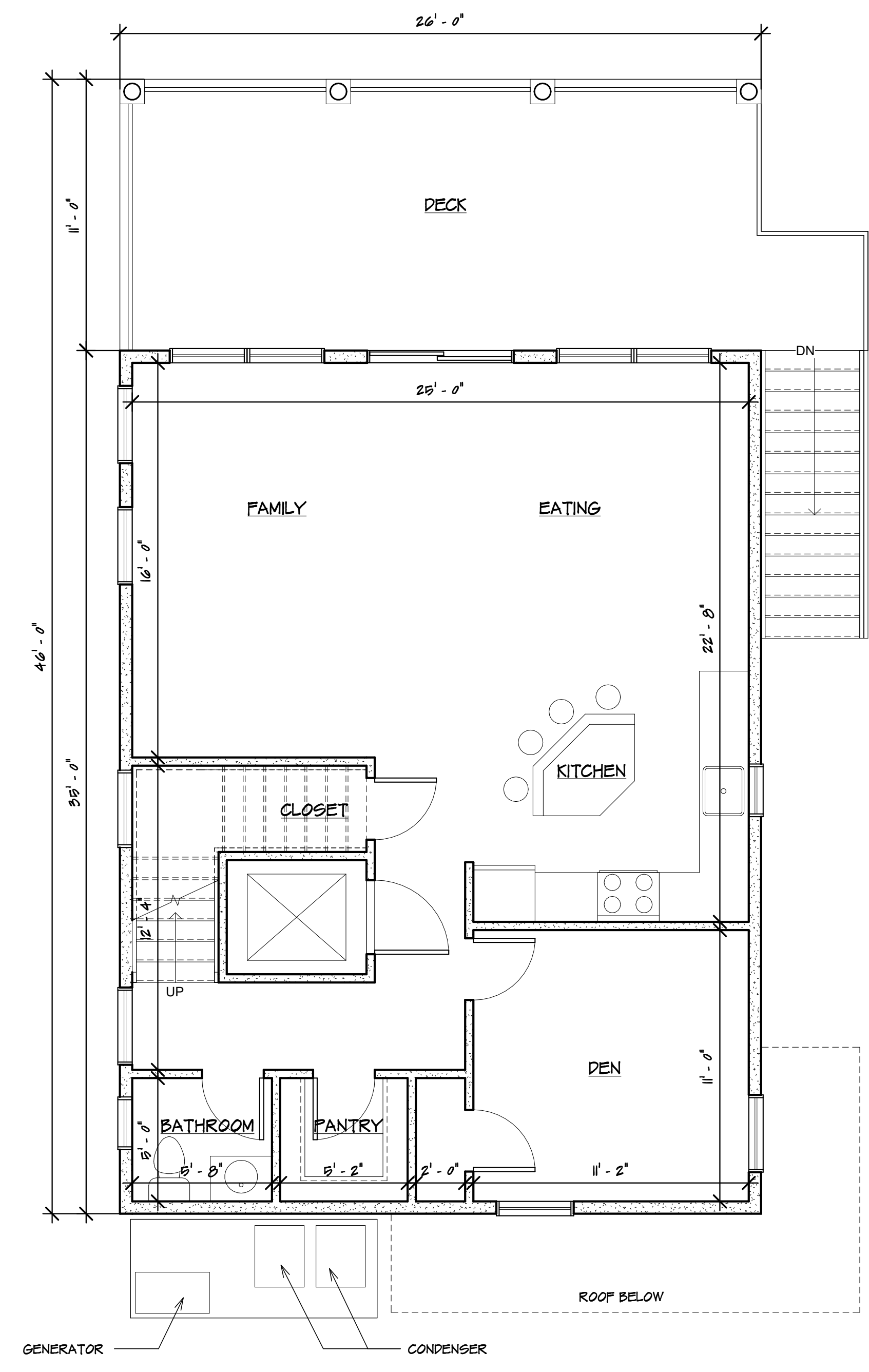
ISSUED FOR ZONING BOARD APPROVAL 3/14/22

DESCRIPTION
DATE: 05/24/21
DRAWN BY: S.T.
CHK'D BY: W.J.D.
SCALE: AS NOTED
SHEET 1 OF 2
SHEET

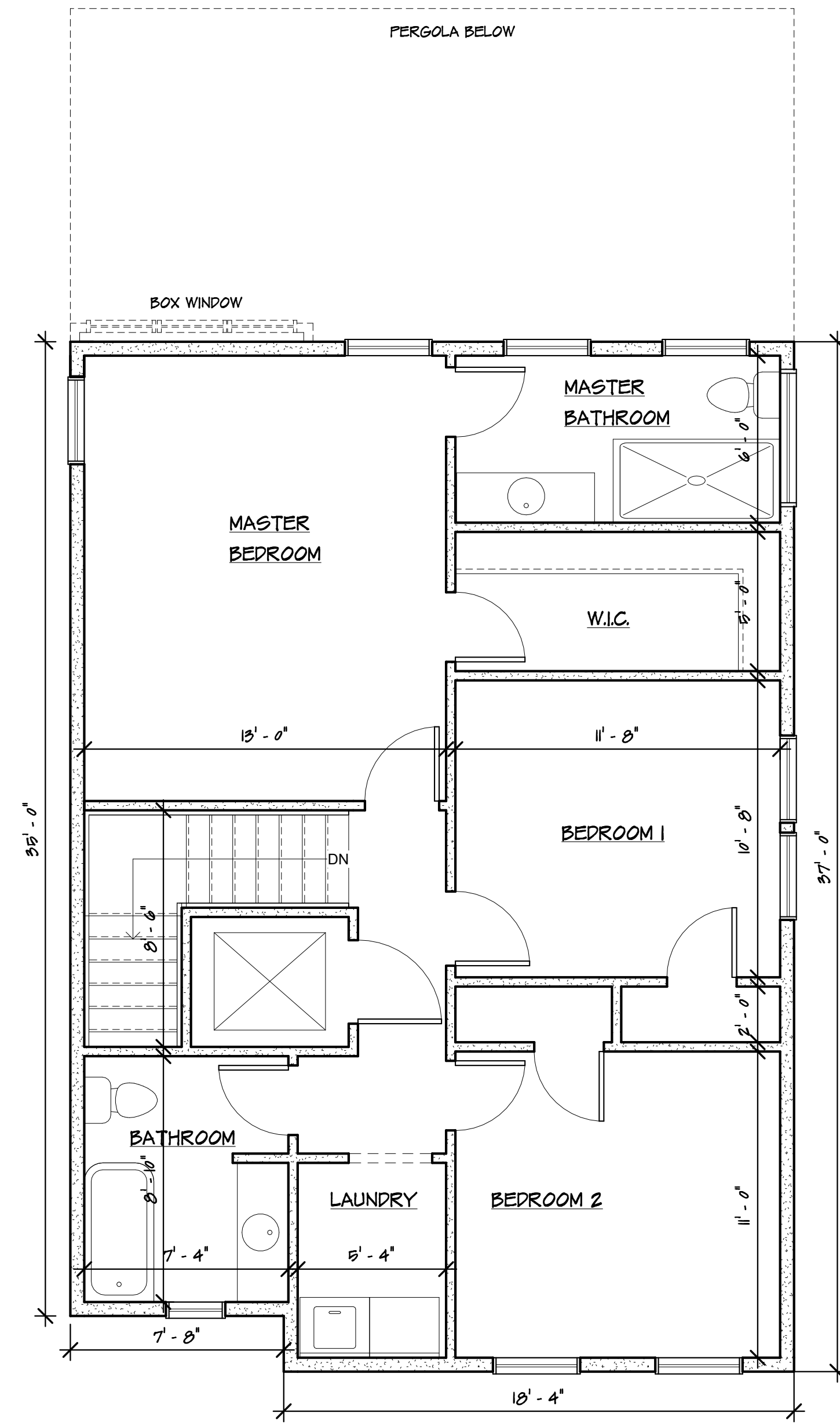
A-1



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



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



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



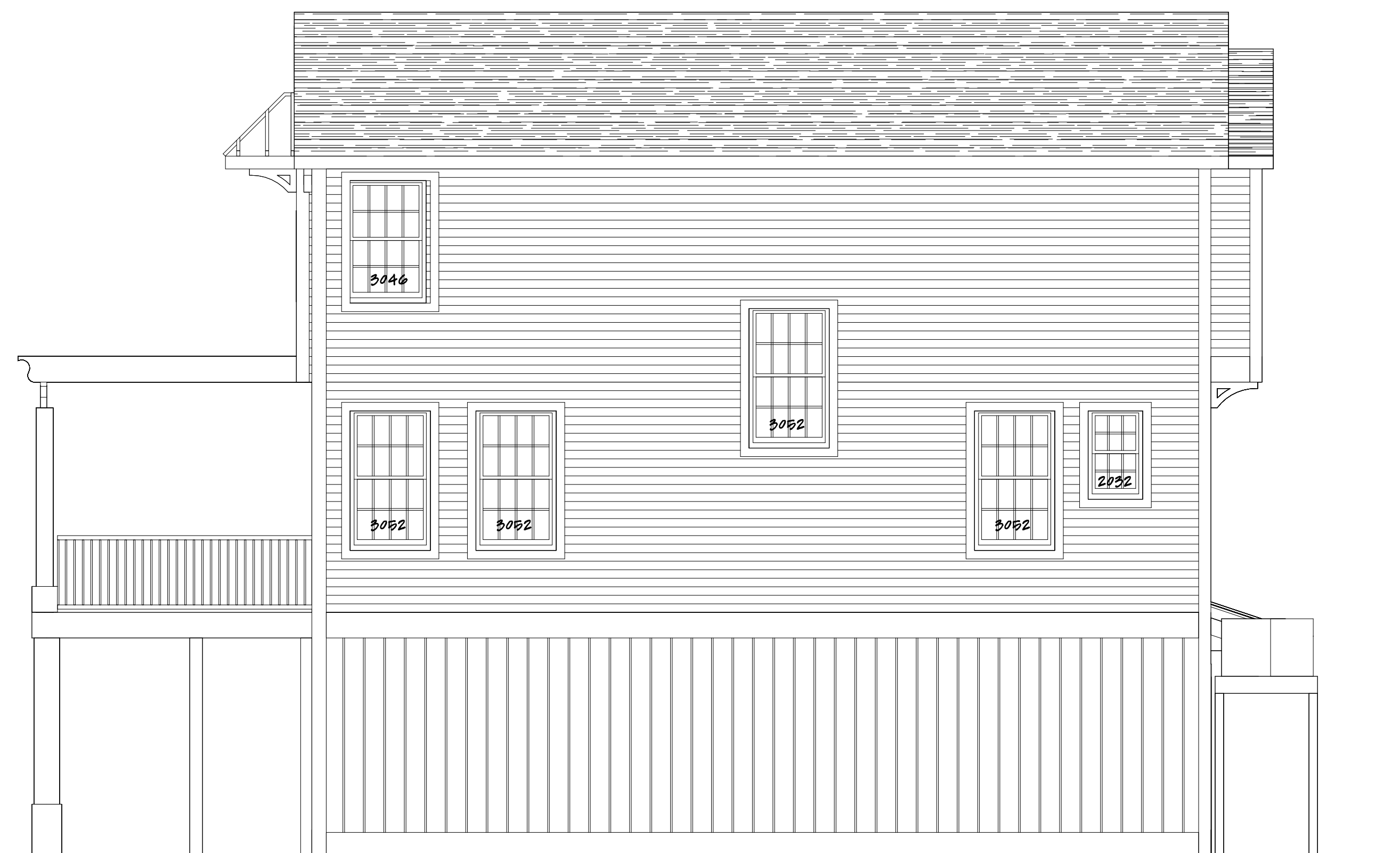
RIGHT ELEVATION

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



REAR ELEVATION

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



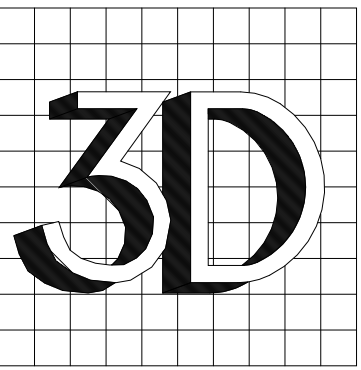
LEFT ELEVATION

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



FRONT ELEVATION

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



ARCHITECTURE

WILLIAM J. DORAN
ARCHITECT

26 DUNDEE ROAD
KENDALL PARK, N.J.
08824

732-207-8467

fax

732-207-8477

NJ LIC. #AI-00506
PA LIC. #RA-016507

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written authorization.

New Residence
Mr. & Mrs. Slivinski
103 1/4 Ocean Ave.
Manasquan, New Jersey

ISSUED FOR ZONING BOARD APPROVAL 3/14/22

DESCRIPTION

DATE: 05/24/21

DRAWN BY: S.T.

CHK'D BY: W.J.D.

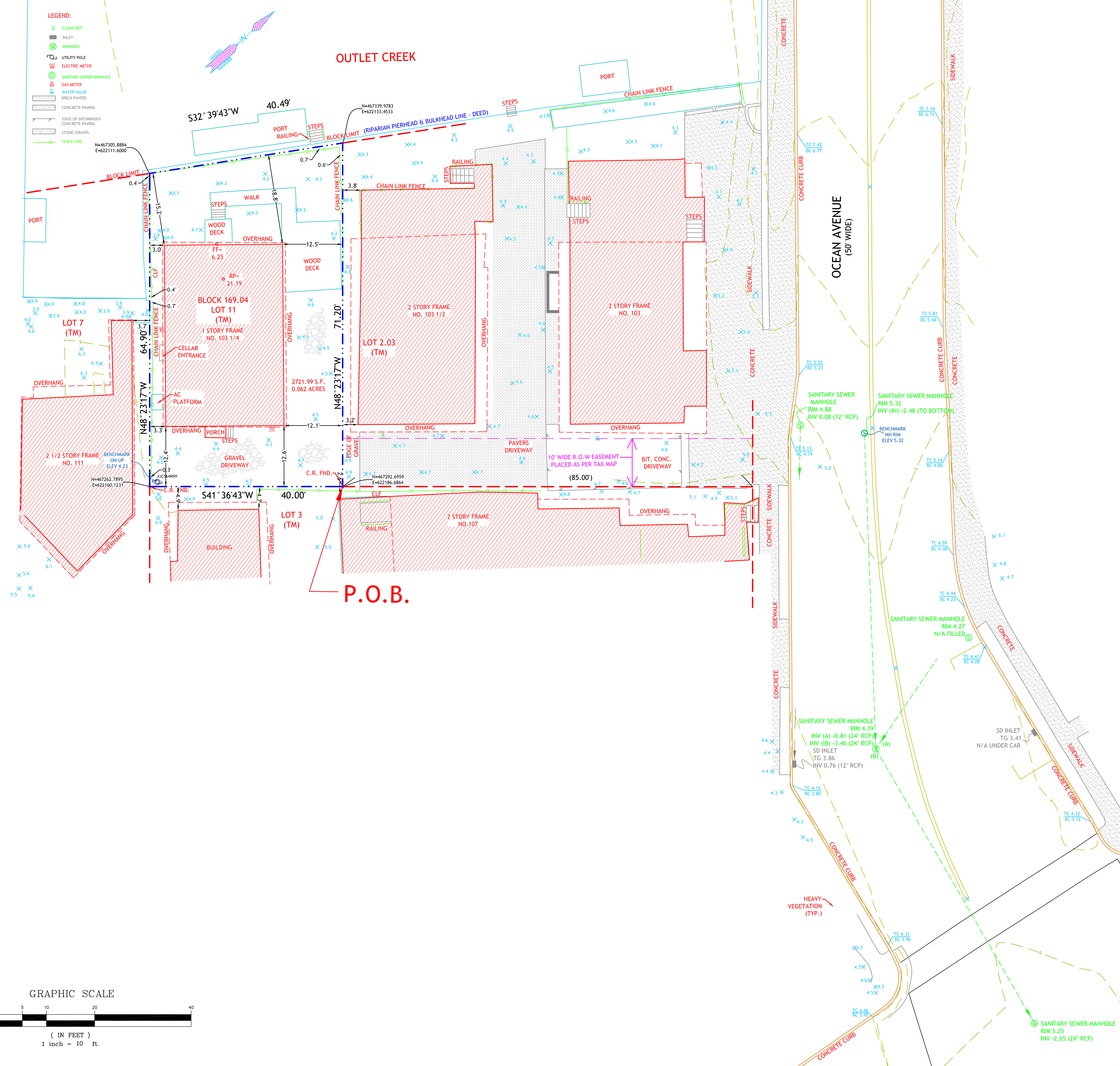
SCALE: AS NOTED

SHEET 2 OF 2

SHEET

A-2

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



- LEGEND:**
- CLEAN OUT
 - INLET
 - MANHOLE
 - UTILITY POLE
 - ELECTRIC METER
 - SANITARY SEWER MANHOLE
 - GAS METER
 - WATER VALVE
 - BRICK PAVINGS
 - ▨ CONCRETE PAVING
 - ▨ EDGE OF BITUMINOUS CONCRETE PAVING
 - ▨ STONE/GRAVEL
 - FENCE LINE

OUTLET CREEK

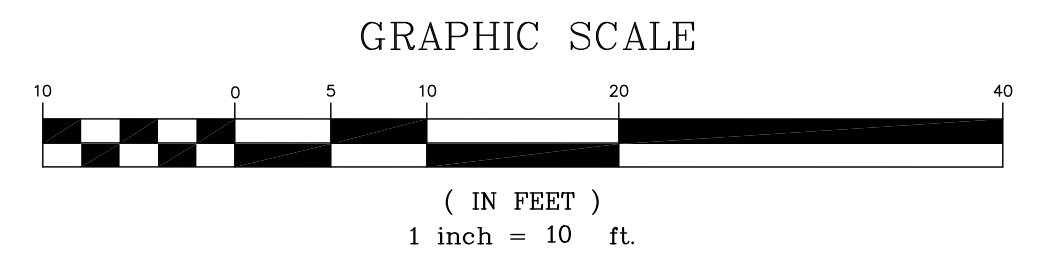
OCEAN AVENUE (50' WIDE)

P.O.B.

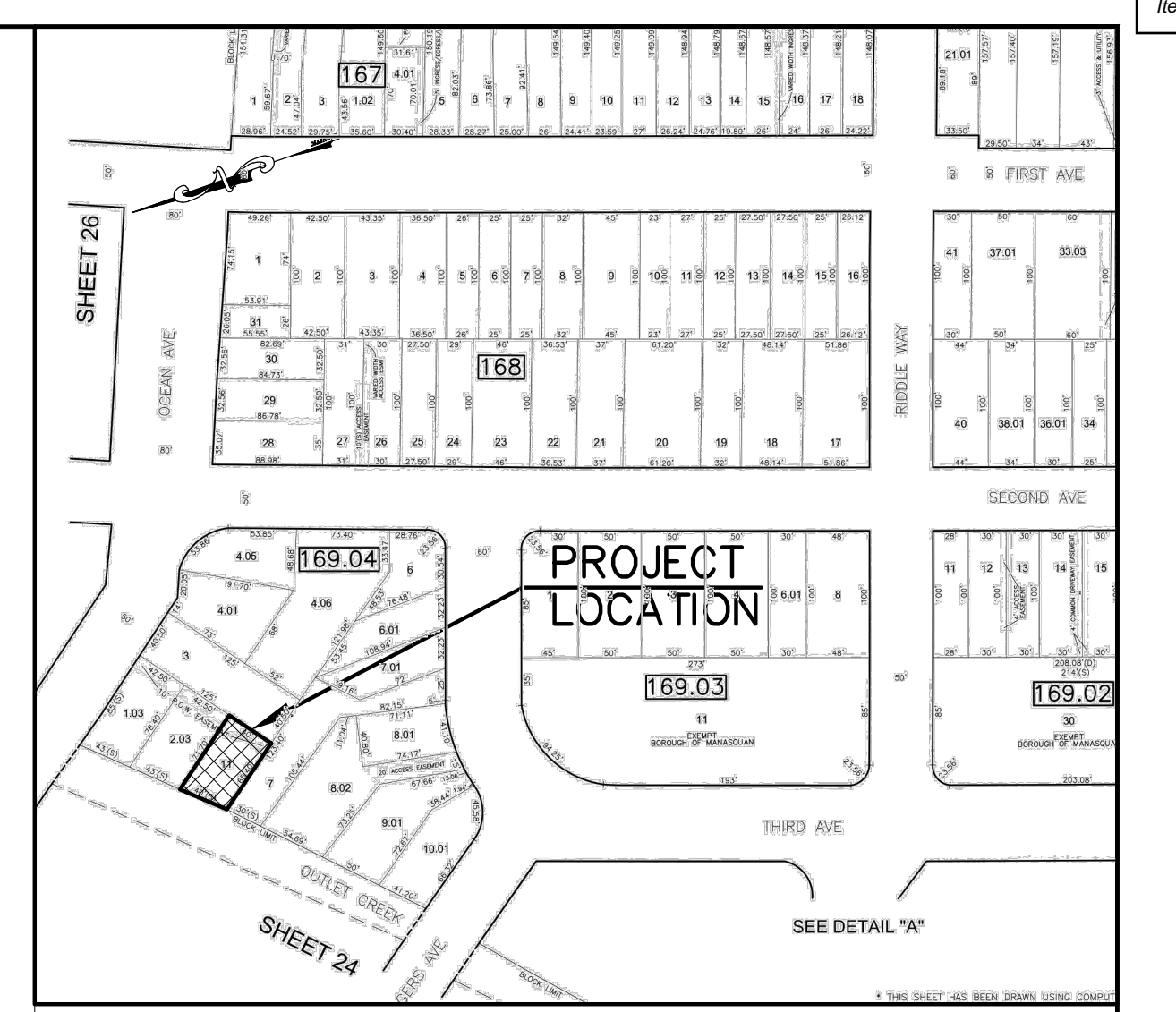
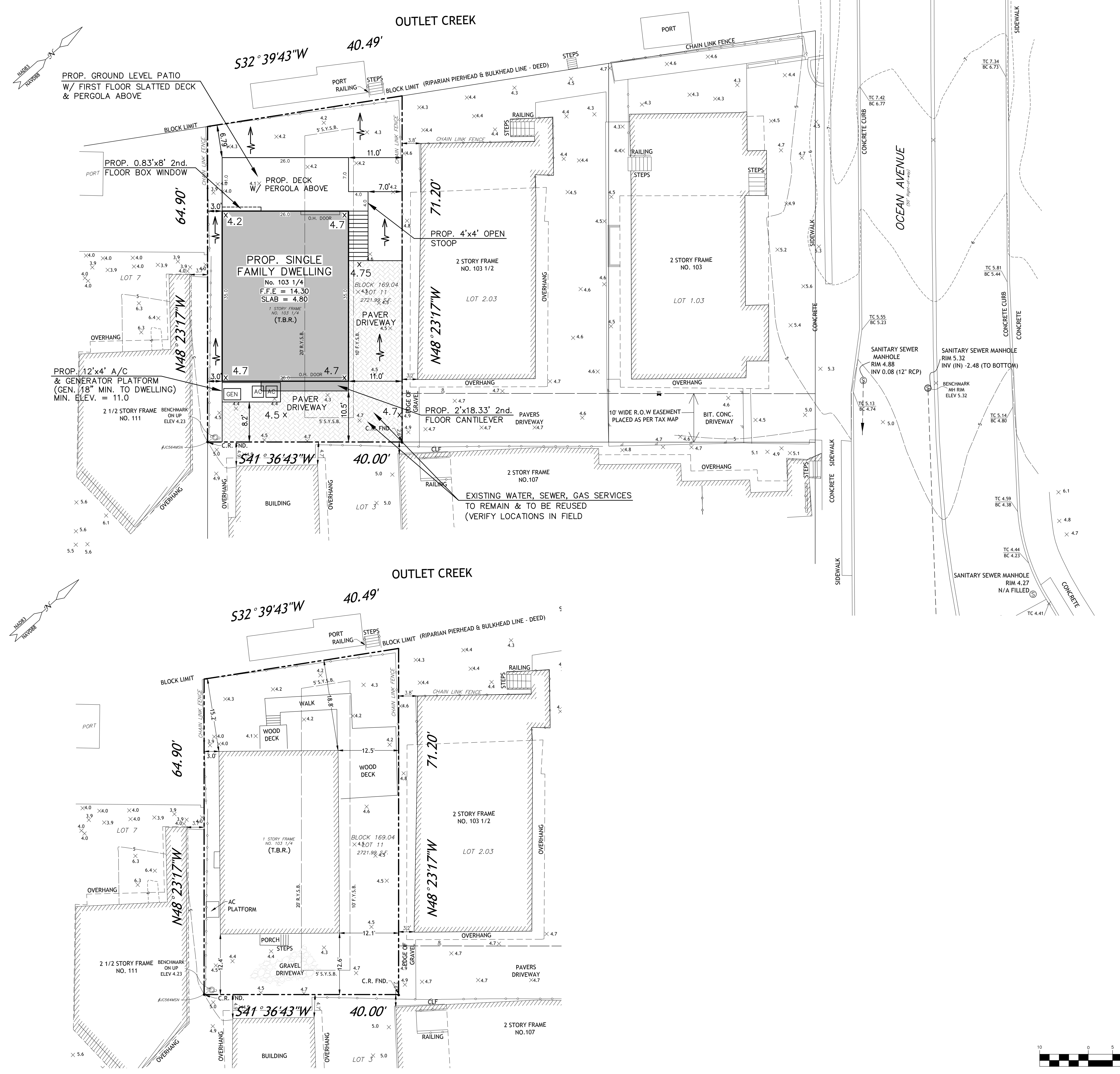
DESCRIPTION:
BEING KNOWN AS LOT 11 IN BLOCK 169.04 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BORO OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

CERTIFIED TO:
KBA ENGINEERING SERVICES, LLC.

- NOTES:**
1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
 2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
 3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
 4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY;
 5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
 6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
 7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
 8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.;
 9. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY;
 10. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 .



ALAN R. BOETTGER PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 41997	CLEARPOINT SERVICES LLC Professional Land Surveyors <small>Headquarters 145 Herman Road Suite 1 Asbury Park, NJ 07707 New York Office 225 Ocean Avenue Suite 201 Asbury Park, NJ 07705 Phone Office 848 466-8888 Fax Office 848 466-8888 www.clearpoint-services.com</small>	OUTBOUND AND TOPOGRAPHIC SURVEY PREPARED FOR 103 1/4 OCEAN AVENUE -LOT 11 - BLOCK 169.04- SITUATED IN THE BORO OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY		
		JOB NO. 21-33966	SCALE 1"=10'	DATE: 11-16-2021



TAX MAP
SCALE 1" = 200'±

GENERAL NOTES
PROPERTY ID KNOWN AS BLOCK 169.04, LOT 11 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-5 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.062± ACRES (2,721.99 S.F.)
OWNER/APPLICANT: JEFFREY & JILL SLIVINSKI
723 WILLOW STREET
CRANFORD, N.J. 07016
APPLICANT PROPOSES TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE

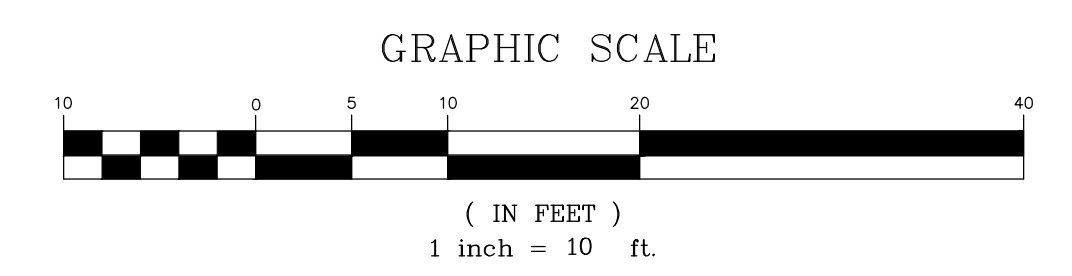
DESCRIPTION	ZONE R-5		
	REQUIRED /PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	2,700 S.F.	2,721.99 S.F.	2,721.99 S.F.
MIN. LOT FRONTAGE	40 FT.	40.0 FT.	40.0 FT.
FRONT YARD SETBACK	10 FT.	12.1 FT.	11.00 FT.
SIDE YARD SETBACK	5 FT.	12.4 FT. & 15.2 FT.	6.79 FT. & 8.2 FT.
REAR YARD SETBACK	20 FT.	* 3.0 FT.	** 3.00 FT.
PRINCIPAL BUILDING COVERAGE	35 %	33.83 % (921 SF)	34.75 % (946 SF)
MAX. TOTAL IMPERVIOUS	50 %	34.49 % (939 SF)	36.08 % (982 SF)
MAX. BLDG. HEIGHT (NON-CONFORMING BLDG)	33 FT.	N/A	32.67 FT.
MIN. STORAGE	80 S.F.	* N/A	910 S.F.
MIN. DECK	80 S.F. or 10% 1st. FLOOR	* 26 S.F.	286 S.F.

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

BUILDING HEIGHT CALCULATIONS	PROP. DWELLING CALCULATIONS	PROP. IMPERVIOUS CALCULATIONS
SLAB ELEV. = 4.80	PROP. DWELLING = 910 S.F.	PROP. DWELLING = 946 S.F.
RIDGE HEIGHT = 33.0	PROP. 2'x8.33' CANTILEVER = 36 S.F.	PROP. PAVER DRIVEWAY = EXEMPT
- AVG. CURB = 5.13	TOTAL = 946 S.F. (34.75 %)	PROP. A/C & GENERATOR PLATFORM = 36 S.F.
HOUSE HEIGHT = 32.67		PROP. OPEN DECK/STEPS (SLATED) = EXEMPT
		TOTAL = 982 S.F. S.F. (36.08 %)

- PLAN NOTES**
- EXISTING SEWER AND WATER SERVICES TO REMAIN AND TO BE REUSED.
 - ELEVATIONS BASED ON NAVD 88 DATUM.
 - PROPERTY IS LOCATED IN ZONE 'AE' - ELEV. 10.0 PER FEMA PRELIMINARY FIRM PANEL No. 34025C0456G
 - AVERAGE TOP CURB ELEVATION ALONG ACCESS DRIVE AT OCEAN AVENUE = 5.13
 - BUILDING HEIGHT MEASURED FROM TOP OF CURB TO PEAK OF DWELLING.

BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEARPOINT SERVICES L.L.C. DATED 11/16/2021.



2.	7/28/22	REVISED BUILDING FOOTPRINT & COVERAGE CALCS PER CLIENT.
1.	6/2/2022	REVISED BUILDING FOOTPRINT PER CLIENT.
REV. NO.	DATE	DESCRIPTION

PLOT PLAN
103.25 OCEAN AVENUE
BLOCK 169.04 - LOT 11
FOR JEFFREY & JILL SLIVINSKI
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC Engineering Planning	2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732) 722-8555 F: (732) 722-8557 KBAEngineers.com Plans@KBAEngineers.com Certificate of Authority No.: 24GA2822000
	DRN SW CHK JJK PROJECT NO. 2020-332 SCALE AS SHOWN DATE 1/14/2022 SHEET 1 OF 1

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