

BOROUGH OF LAKE COMO
1740 MAIN STREET, P.O. BOX 569
LAKE COMO, NJ 07719

PLANNING BOARD AGENDA

OCTOBER 19, 2020
REGULAR MEETING

7:00 PM
LAKE COMO

I. CALL TO ORDER

II. SUNSHINE LAW:

THE NOTICE REQUIREMENTS OF R.S. 10:4-18 OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY THE PUBLICATION OF THE REQUIRED ADVERTISEMENT IN THE COAST STAR ON JANUARY 23, 2020, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A COPY OF THE SAID NOTICE HAS BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE VIRTUAL MEETING WILL ALSO BE POSTED ON THE FRONT DOOR OF BOROUGH HALL AND POSTED ON THE WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

Join with Google Meet

meet.google.com/rze-npgu-krq

Join by phone

+1 505-738-1561 (PIN: 103403418)

**** FLAG SALUTE ****

III. ROLL CALL

IV. COMMUNICATIONS

**1. FALL 2020 MANDATORY TRAINING
COURSE**

**NEW JERSEY
PLANNING OFFICIALS (NJPO)**

V. FORMAL VARIANCE APPLICATION

**ALLISON & MARK LEE
1705 B STREET**

BLK - 2 LOT - 2

VI. INFORMAL APPLICATION

**FREEMAN, KEVIN
1805 GREENWOOD TERRACE**

BLK - 4 LOT - 2

**VII. PLANNING & ZONING DISCUSSION
REDEVELOPMENT COMMITTEE**

**JOE CAVALUZZI/ALAN HILLA
(WILL GIVE UPDATE AS NEEDED)**

**VIII. UPDATES
NONE**

- IX. FUTURE MEETING DISCUSSIONS
STONES IN DRIVEWAYS, GRADING PLAN, AVERAGE FRONT YARD
SETBACK CALCULATION (OWN ZONE)
- X. MINUTES TO BE APPROVED
MINUTES TO BE APPROVED AS TYPEWRITTEN AND/OR E-MAILED.
- XI. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL
BE HELD ON MONDAY, NOVEMBER 9, 2020 AT 7:00 PM. THE LOCATION IS
TENTATIVELY SET FOR THE ACADEMY CHARTER HIGH SCHOOL, 1725 MAIN
STREET, LAKE COMO, NJ 07719. ALL MEETINGS ARE OPEN TO THE PUBLIC.



New Jersey Planning Officials

The Association of Planning Boards and Zoning Boards of Adjustment
P.O. Box 7113 Watchung, NJ 07069 (908) 412-9592 Fax: (908) 753-5123
e-mail registration@njpo.org <http://www.NJPO.org>
An affiliate of the NJ State League of Municipalities since 1939

2020 NJPO Fall Programs *

Planning Boards, Zoning Boards of Adjustment & Combined Boards
Mandatory Training Programs

Mandatory Training Courses

(State Required)

In accordance with State Law, within 18 months of appointment, all members of Planning Boards and Zoning Boards of Adjustment must participate in five hours of mandatory training. All such programs on this agenda are designed according to the standards published by the NJ Department of Community Affairs in the NJ Register, Monday, July 17, 2006 (CITE 38 N.J.R. 3019), Vol. 38, #14, N.J.A.C. 5:87. The curriculum in each session, course outlines and instructors' credentials were submitted to the Department of Community Affairs to ensure that attendees at these training sessions will fulfill mandatory training obligations. Certificates of completion are issued by DCA following successful completion of the five-hour program and a test. NJPO was certified as a training organization for these programs in 2006.

MANDATORY TRAINING:

NJPO Member Mandatory Training Registrants

_____ X \$85 = _____

Non-NJPO Member Mandatory Training Registrants

_____ X \$135 = _____

PUBLICATIONS:

P6 MLUL and Guide to Planning Boards & Zoning Boards of Adjustment Book Bundle (*NJPO Member*) _____ X \$32 = \$ _____

P6 MLUL and Guide to Planning Boards & Zoning Boards of Adjustment Book Bundle (*Non-Member*) _____ X \$38 = \$ _____

>>> ADD <<< Shipping & Handling Fees 1 (Bundle) = \$4.00, 2 = \$6.00, 3-10 = \$15.00 _____ = \$ _____

Books may be purchased separately. Order forms are available on NJPO.org. All publications will be shipped to the municipality.

Person to contact regarding this form:

Amount Due:

Municipality: _____	Zip Code: _____	Registrations _____
		\$ _____
Street Address: _____		Publications _____
		\$ _____
Contact Name/Title: _____		TOTAL _____
		\$ _____
Phone: _____	Fax: _____	Voucher/PO# _____
E-mail: _____		Check # _____

ATLANTIC CITY REGISTRATIONS CANNOT BE ACCEPTED ON THIS FORM
e-mail to registration@njpo.org

REGISTRATION FOR:

Municipality _____

ZIP _____

**NJPO 2020 FALL
MANDATORY TRAINING PROGRAMS ***

Date	Day	Course #	Time	Location
9/12/20	Sat	Mandatory - 1	8:15 a.m. – 1:15 p.m.	Hunterdon County - Voorhees High School, Glen Gardner
9/13/20	Sun	Mandatory - 2	9:15 a.m. – 2:15 p.m.	Ocean County - Fire Academy, Waretown (ONLINE)
9/26/20	Sat	Mandatory - 3	8:15 a.m. – 1:15 p.m.	Burlington County - Burlington Township Municipal Building
10/3/20	Sat	Mandatory - 4	8:15 a.m. – 1:15 p.m.	Somerset County - Hillsborough Twp. Municipal Complex, Hillsborough
10/10/20	Sat	Mandatory - 5	8:15 a.m. – 1:15 p.m.	Monmouth County – Marlboro High School
10/24/20	Sat	Mandatory - 6	8:15 a.m. – 1:15 p.m.	Essex County – Kessler Institute
11/8/20	Sun	Mandatory - 7	9:30 a.m. – 2:30 p.m.	Bergen County – ONLINE EVENT

INSTRUCTIONS: Type/ Print Clearly -
Certification to DCA is based on provided information.

- Step 1** Fill in Registrant Name, Email, and Board
Step 2: Enter Course Number (please use one form per program)
Step 3: All registrants **MUST** attend same program!
Step 4: Complete information on this page and send form along with payment to NJPO

Morning sessions – Sign in & continental breakfast at
 7:45 a.m. for Saturday; 8:45 for Sunday programs.

>>> ONLINE EVENTS start at 8:30 a.m. <<<
 Except Sunday Online starts at 9:30

*** In the event that we cannot hold an in person class, these classes will become online webinars via ZOOM!**

REGISTRANT NAME (PRINT CLEARLY)	REGISTRANT EMAIL (Used for cancellation notification and/or ZOOM registration)	BOARD PB, COMBINED, ZBA	Course #

- **Vouchers, purchase orders or checks on all registrations and orders MUST be received no later than 7 days before the event**
- Make checks payable to NJPO
- **NO registration changes within 3 days prior to a program.** If you cannot attend, NJPO will attempt to reschedule you with a \$20 rescheduling fee.
- Program registrants can only be rescheduled within the same calendar year.
- **NO-show registrants** will be charged the entire tuition fee if NJPO is not notified by the end of the second business day following the scheduled program. If notification is provided then a \$20 rescheduling fee will be added to your invoice.
- Board secretaries are responsible for communicating the **NO-show** policy to their registrant(s).
- Non registered attendees will be charged for the class plus a \$20 late fee and will encounter delays processing tests and certificates.
- Forms may be mailed, e-mailed to njpo@njpo.org or faxed, 908-753-5123.

For directions & more, visit us at www.njpo.org

**ATLANTIC CITY REGISTRATIONS CANNOT BE ACCEPTED ON THIS FORM
 e-mail to registration@njpo.org**

To Whom It May Concern:

You are receiving this letter because you own property within 200 feet of a proposed building project in the borough of Lake Como, NJ 07719. This letter is not the legal notice. Rather the Lake Como Planning Board has decided that under today's extraordinary conditions, it is appropriate to make extra effort to inform and encourage the public to participate in any way that they can.

Because there will be no physical meeting at the Borough Hall, The Board is making its best efforts to encourage participation in a variety of remote methods. Should you have questions or comments, you may address them via email or writing to Viveca Graham, Board Secretary at Borough Hall.

Please take notice that the undersigned has requested approval from the Lake Como Planning Board for their property located at 1705-B Street, Block-2; Lot-2, for the purpose of changing their existing one-story home, which is located on an undersized lot (3378sf. vs 4000sf) into a larger 2 1/2 story year-round residence. The proposed home will conform to all of the zoning requirements (i.e. building coverage, setbacks, height, etc.) except for the existing undersized lot area.

A public hearing has been ordered for October 19, 2020 at 7 PM prevailing time. Because of the COVID-19 pandemic the meeting is being held virtually. All interested parties may participate via Google Meet ([meet.google.com/rze-npgu.krg](https://meet.google.com/rze-npgu-krg)) or by phone if you do not have a computer or internet access at 505-738-1561 (pin:103403418). At this time, you may appear yourself, or by agent, or attorney, via the Google Meet. Written questions presented to the board will be considered at the virtual meeting.

Please take further notice that you are invited to attend this virtual meeting, either by web conference through Google Meet or telephone as described above, to present any and all comments you may have regarding the application. The hearing may be continued without further notice to other dates the Board may determine necessary. The application and supporting documents will be on file with the Borough Clerk at the Lake Como Borough Hall, 1740 Main St. Lake Como, NJ 07719, and are available as outlined below.

Due to the COVID-19 pandemic the application along with plans will be available for review:

- 1.) on our Borough website: lakecomonj.org
- 2.) available via email by request from vgraham@boro.lake-como.nj.us or by standard mail subject to any standard fees or charges.
- 3.) available to inspect in person at Borough Hall between 9:00 am - 4:00 pm.

Members of the public must notify the Board Secretary in advance of the meeting via email or phone call (Lake Como Borough Hall, 732-681-3232), to advise the Board Secretary of their intention to undertake cross-examination, introduce evidence, make public comments, or otherwise participate in the public meeting. This is to ensure their technological needs are accommodated, and the documents that will be referenced are available for review by all participants.

Mark & Allison Lee

Ck# 1746 \$ 70⁰⁰ Rec'd by VHR Date 9-14-20 Permit # 20-612

*** A NON-REFUNDABLE \$70.00 FEE MUST BE SUBMITTED WITH THIS APPLICATION ***

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

1. **Address of Property:** 1705 B Street **(ALTERNATE PLAN "B")**

Block: Block 2 **Lot:** 2 **Zone:** R-40

2. **Property Designation:** Single Family ☒ Multi Family _____ Commercial _____

3. **Applicant's Name*:** Mark and Allison Lee

Address: 1705 B Street

Phone Number: 732-823-7027 (Mark) and 609-558-9240 (Allison)

***Applicant is:** Owner ☒ Contractor _____ Other _____
(If other, please describe) _____

4. **Owner's Name:** Same as above

Address: _____

Phone Number: _____

5. **Type of Proposal: (please check)**

☒ **New Home** _____ **Alteration to Existing Home:** 1 - 1 1/2 Story _____ 2 - 2 1/2 Story ☒

_____ **Pool:** Above Ground _____ In-Ground _____

_____ **Shed** _____ **Fence** _____ **Deck** _____ **Other *If other, please describe:** _____

Water Line: Existing ☒ New _____ Upgraded _____

Sewer Line: Existing ☒ New _____ Upgraded _____

Dimension of New Building/Addition: 35 x 39 **Height of New Building/Addition:** 35
Area of New Building/Addition: 2385 sq. ft. **Number and Types of Rooms:** 3 Bedroom, 3 bath with loft
It is an odd shape due to the triangular lot, so it is not 35 x 39 square, rather those are the max dimensions (see plans)

* If multiple additions are being applied for, itemize the additions and provide all pertinent information for each addition as requested above. * If addition is a pool, please indicate type and height of fencing.

Additional Information:

We do not believe the plans require a variance with exception of the undersized lot.

6. *** Must Submit Two (2) Copies of Plot Plan/Survey Indicating Proposed Structures with Dimensions and Setbacks from Property Lines ***

7. Applicant certifies that all statements and information made and provided as part of this application are true to the best of their knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approvals, variances, and other permits granted with respect to said property shall be complied with.

[Signature]
Signature of Applicant

9/14/20
Date

Office Use Only

Zoning Reviewer: TED Branch Date: 9/14/20

Application Complete: Yes X No

Approved: TB 9/12/20 Rejected:

Planning/Variance Board action needed: Yes X No

Proposed Work Needs Construction Permits: Yes X No

Mercantile License Needed? Yes No X

Notes:

~~FORMAL~~ ^{2/16/20}
~~Informal~~ Planning Board Approval
required for new home which meets
all zoning requirements on existing
undersized lot.

* SEE ZONING TABLE ON MAP



Borough of Lake Como

1740 Main Street, P.O. Box 569 • Lake Como, New Jersey 07719-0569
(732) 681-3232 • FAX (732) 681-8981

PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY

Application Number: 20-1

Received By: 1/11/10 10-1-20

Fees Collected: \$300.00 FORMAL APPLIC

Hearing Date: 10-19-20

Resolution Adopted By Board: _____

☐ Granted

☐ Denied

If something is not applicable to the application being submitted, please specify with N/A

1. Applicant(s) Name, Address & Telephone Number

Mark and Allison Lee

1705 B Street, Lake Como NJ 07719

Mark Cell – 732-823-7027, Allison Cell 609-558-2007

2. If the applicant is being represented by an attorney, please state name, address & telephone number

N/A

3. Applicant is:

☐ Corporation ☐ Partnership ☒ Individual ☐ Other _____

NOTE: If application is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

4. The relationship of applicant to the property in question is:

☒ Owner ☐ Lessee

5. If applicant is not Owner, please state name, address and telephone number of the owner:

6. Application is a request for the following:

- ☐ Preliminary Site Plan
- ☐ Final Site Plan
- ☐ Joint Preliminary and Final Site Plan
- ☐ Minor Subdivision (3 or less lots)
- ☐ Preliminary Subdivision
- ☐ Final Subdivision
- ☐ Joint Preliminary and Final Subdivision

☒ - Variance requests, including bulk or use variances – please specify

- o Undersized Lot 3378sq.ft. vs 4000sq.ft.

☒ - Informal Hearing

7. Give a brief description of application:

1705 B Street is our permanent home. The goal is to replace the small cottage on the property with a larger single-family home. The proposed house conforms to all zoning requirements (i.e. setbacks, lot coverage, height, etc.) except for the existing lot size.

8. Street Address of Property:

1705 B Street, Lake Como NJ 07719

Block: 2 Lot: 2

9. Use of Property: Residential

Existing: Residential

Zone: R-40

Proposed: R-40

Lot Area: 3378 Sq. Ft.

Building Area: 35%/1182sq.ft.

10. Map Information: Existing Property Survey

Map Dated: 10/16/2017

Prepared By: Leo A Kalieta & Co.

Map Entitled: Survey of Property for Lot-2; Block-2, Borough of Lake Como, NJ

11. Additional comments by applicant which may be relevant to hearing:

Architectural drawings (floor plans, plot plan, front elevation, zoning chart, etc.) dated 9/14/20 prepared by Mark A. Fessler, R.A. are submitted as exhibits for the proposed new home.

I certify that the statements and information contained in the application are true. I authorize the applicant to submit this application and process for approval

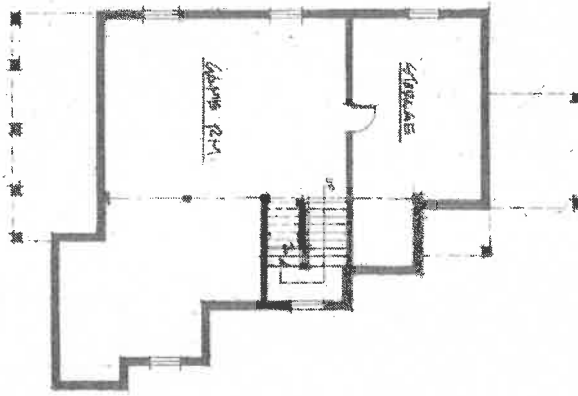
9/24/20

Date

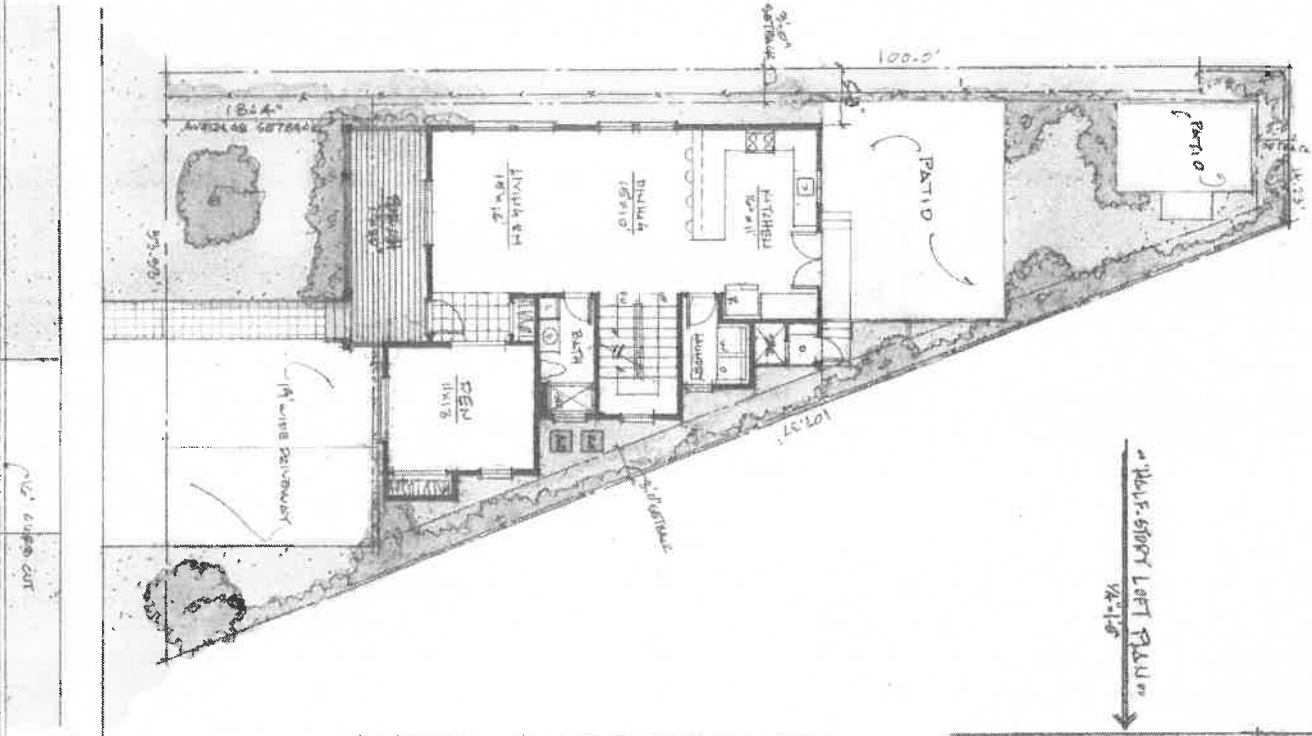
Mark Lee

Applicant/Agent

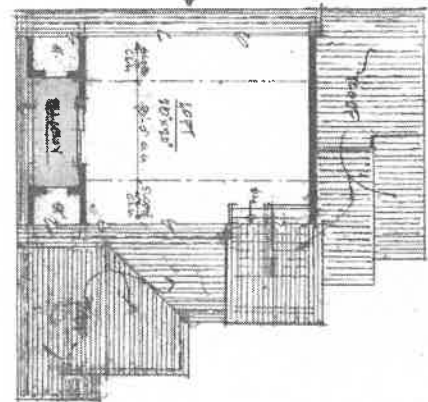
Basement Plan
18'-0"



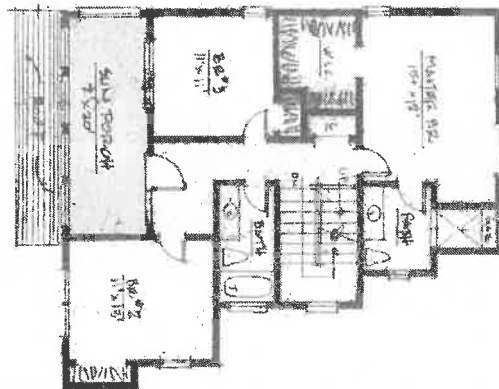
First Floor Plan
18'-0"



Half-Story Loft Plan
18'-0"



Second Floor Plan
18'-0"



NEW RESIDENCE FOR:
MARK & ALLISON LEE
1705 - "B" ST. LEEB CONDO, N.J.

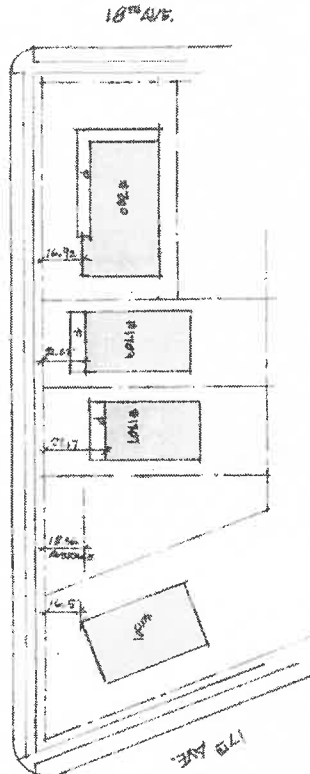
MARK A. FESSLER, R.A.
REGISTERED ARCHITECT NJ-21A100659100
P.O. BOX 446 SPRING LAKE, NJ 07762 732-701-3770

9-10-28
9-14-28

A-1

EXISTING FRONT YARD SETBACKS

900 - 13th Ave. 16.9' = 16.9'
 1709 - B St. 21.6' = 20.0'
 1707 - B St. 21.17' = 20.0'
 201 - 17th Ave. 16.5' = 16.5'
 73.42' = 18.36' AVERAGE SETBACK

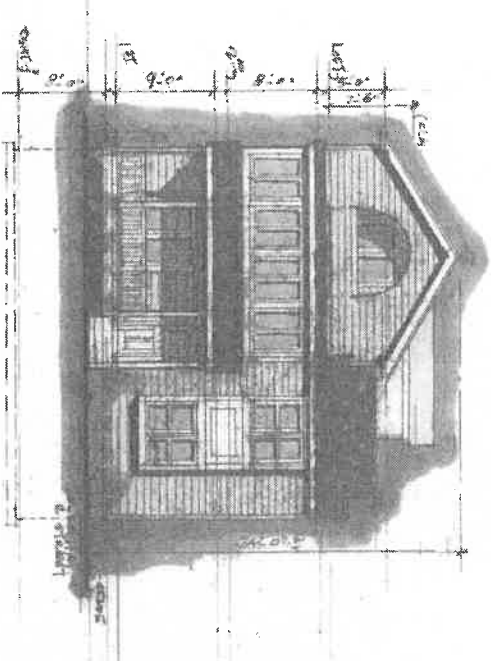
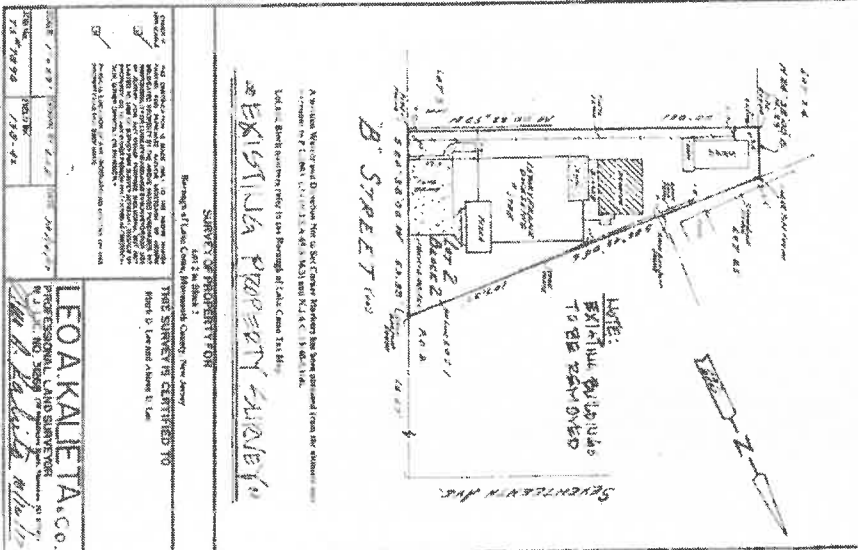


REAR YARD SETBACKS FOR THE BUILDING

ZONING CHART

Zone: R40	Required	Existing	Proposed
Lot Area	4000 sq. ft.	3378 sq. ft. *	3378 sq. ft. *
Lot Frontage	40 ft.	53.33 ft.	53.33 ft.
Lot Depth	100 ft.	100 ft.	100 ft.
Front Yard Setback	18.36 ft. (average)	19.7 ft.	19.36 ft.
Side Yard Setback	3 ft.	1.7 ft. *	3 ft.
Rear Yard Setback	10 ft.	33 ft. +	34 ft. +
Building Height	2 1/2 story/35 ft.	1 story/20 ft. +	2 1/2 story/35 ft.
Building Coverage	35% (1182 sf)	31.3% (1087 sf±)	35% (1182 sf)
Impervious Coverage	60% (2227 sf)	37.7% (12286 sf±)	60% (2227 sf±)
Parking	2 @ 9'x18'	2 @ 10'x15' *	2 @ 9.6'x19'
Front Landscape Area	50% Min. (459sf)	54.2% ± (459sf)	50% (459sf)

* = Existing Non-conforming condition



FRONT ELEVATION

1709 - B ST.

NEW RESIDENCE FOR:

MARK & ALLISON LEE

1709 - B ST.

LAKEWOOD, N.J.

MARK A. FESSLER, R.A.

REGISTERED ARCHITECT NJ-21A100659100

P.O. BOX 448 SPRING LAKE, NJ 07762 732-701-3770

9-10-20

9-14-20

X-2

ZONING

Ck# 10990 \$ 70.00 Rec'd by VH Date 9-17-20 Permit # 20-66

*** A NON-REFUNDABLE \$70.00 FEE MUST BE SUBMITTED WITH THIS APPLICATION ***

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

1. **Address of Property:** 1805 GREENWOOD TERRACE
Block: 4 **Lot:** 2 **Zone:** _____
2. **Property Designation:** Single Family ☒ Multi Family _____ Commercial _____
3. **Applicant's Name*:** KEVIN FREEMAN
Address: SAME
Phone Number: (973) 615-3308
***Applicant is:** Owner ☒ Contractor _____ Other _____
(If other, please describe) _____
4. **Owner's Name:** Kevin Freeman
Address: SAME
Phone Number: (973) 615-3308
5. **Type of Proposal: (please check)**

☐ New Home ☐ Alteration to Existing Home: 1 - 1 1/2 Story ☒ 2 - 2 1/2 Story _____

☐ Pool: Above Ground _____ In-Ground _____

☐ Shed ☐ Fence ☐ Deck ☐ Other *If other, please describe: _____

Water Line: Existing _____ New _____ Upgraded _____

Sewer Line: Existing _____ New _____ Upgraded _____

Dimension of New Building/Addition: 19'6" x 20' **Height of New Building/Addition:** 26'-3"

Area of New Building/Addition: 289 sq. ft. **Number and Types of Rooms:** _____

* If multiple additions are being applied for, itemize the additions and provide all pertinent information for each addition as requested above. * If addition is a pool, please indicate type and height of fencing.

Additional Information:

6. *** Must Submit Two (2) Copies of Plot Plan/Survey Indicating Proposed Structures with Dimensions and Setbacks from Property Lines ***

7. Applicant certifies that all statements and information made and provided as part of this application are true to the best of their knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approvals, variances, and other permits granted with respect to said property shall be complied with.

Signature of Applicant

Date

Office Use Only

Zoning Reviewer:

MARK FESSLER

Date:

9/24/20

Application Complete:

Yes

☒

No

Approved:

Rejected: ☒ "INFORMAL" PLANNING BOARD APPROVAL NEEDED

Planning/Variance Board action needed:

Yes

☒

No

Proposed Work Needs Construction Permits:

Yes

☒

No

Mercantile License Needed?

Yes

No

☒

Notes:

- * EXISTING LOT IS UNDERSIZED (30'x100') FOR THE R-40 ZONE
- * PROPOSED REAR ADDITION CONFORMS TO ZONING REQUIREMENTS FOR SETBACKS, HEIGHT, LOT IMPERVIOUS COVERAGE, BUILDING COVERAGE, ETC.
- * PROPOSED LEFT LEVEL ADDITION ALSO CONFORMS TO ZONING.
- * EXISTING HOUSE HAS 3 BEDROOMS WHILE THE PROPOSED RENOVATIONS WILL RESULT IN ONLY 2 BEDROOMS, SO NO ADDITIONAL PARKING IS REQUIRED.

9/24/20



Borough of Lake Como

1740 Main Street, [REDACTED] • Lake Como, New Jersey 07719- [REDACTED]
(732) 681-3232 • FAX (732) 681-8981

Kevin G. Higgins
Mayor

FORMAL
PLANNING BOARD APPLICATION

Louise A. Mekosh
Borough Clerk/Administrator

For Municipal Use Only

Application No. INF-
Received by Clerk: 10-2-20
Fees Collected: \$125.00
Hearing Date: 10-19-20
Resolution Adopted by Board: _____
() Granted () Denied

=====

If something is not applicable to application being submitted, please specify with N/A.

1. Applicant(s) Name
& Address

Kevin Trullinger
Sunny

Telephone No.

(973) 615-3308

2. If the applicant is being represented by an attorney, please state name, address, and telephone no.

3. Applicant is:
Corporation
Partnership
Individual
Other

X

NOTE: If applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

4. The relationship of applicant to the property in question is: X Owner _____ Lessee

1.

5. If applicant is not Owner, please state name and address and telephone number of Owner:

Kevin Freeman 1805 Greenwood Terr.
Greenville, SC
(872) 615-2208

6. Application is a request for the following:

- ☐ Preliminary Site Plan
☐ Final Site Plan
☐ Joint Preliminary and Final Site Plan
☐ Minor Subdivision (3 or less lots)
☐ Preliminary Subdivision
☐ Final Subdivision
☐ Joint Preliminary and Final Subdivision
☐ Variance requests - please specify _____
including Bulk or Use Variances _____

☒ Informal Hearing

7. Give brief description of application:

2100 1/2 Street Addition

8. Street Address of Property:

Block: 4 Lot(s): 2 ****Must be Current Blk/Lot**

9. Use of Property:

Zone _____

Existing RES
Proposed _____

Lot Area: 3,000 SF

Building Area: 400

10. Map Information:

Prepared by _____

Map Dated 5/30/03

Map Entitled # 3001

11. Additional comments by applicant which may be relevant to hearing:

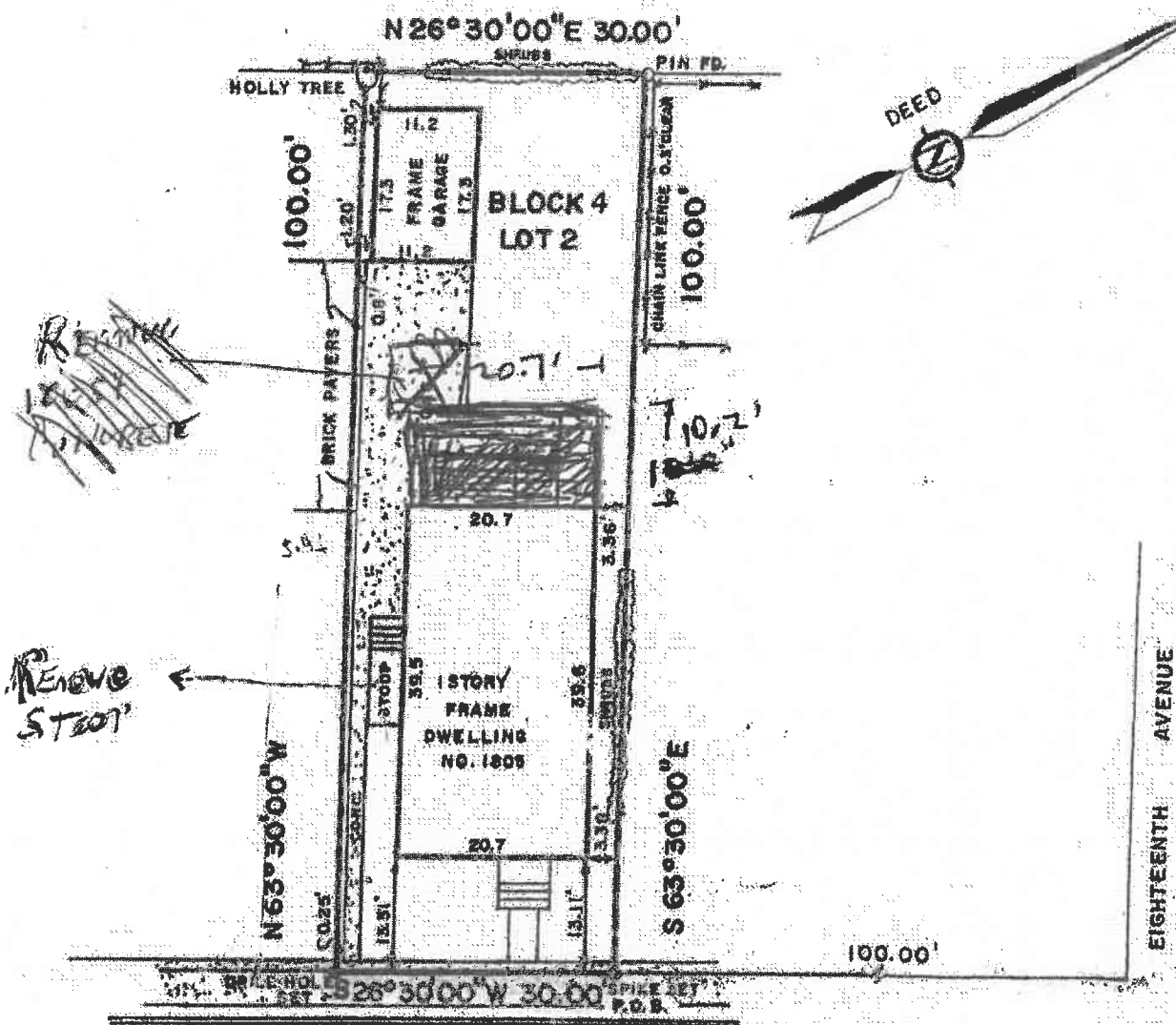
Occupancy 4 to 1

I certify that the statements and information contained in this application are true.

10-7-03
Date

Kevin Freeman
Applicant/Agent

I authorize the applicant to submit this application and process for approval.



GREENWOOD TERRACE

40' R.O.W.

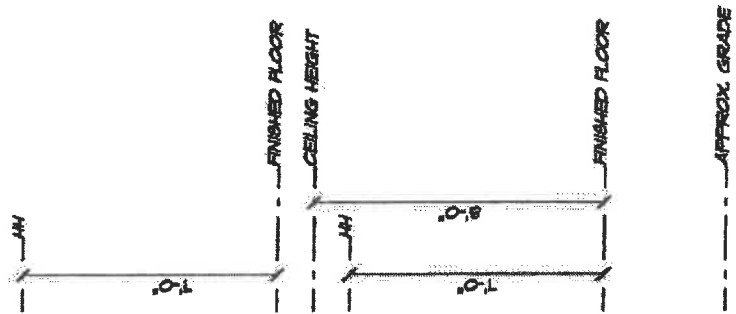
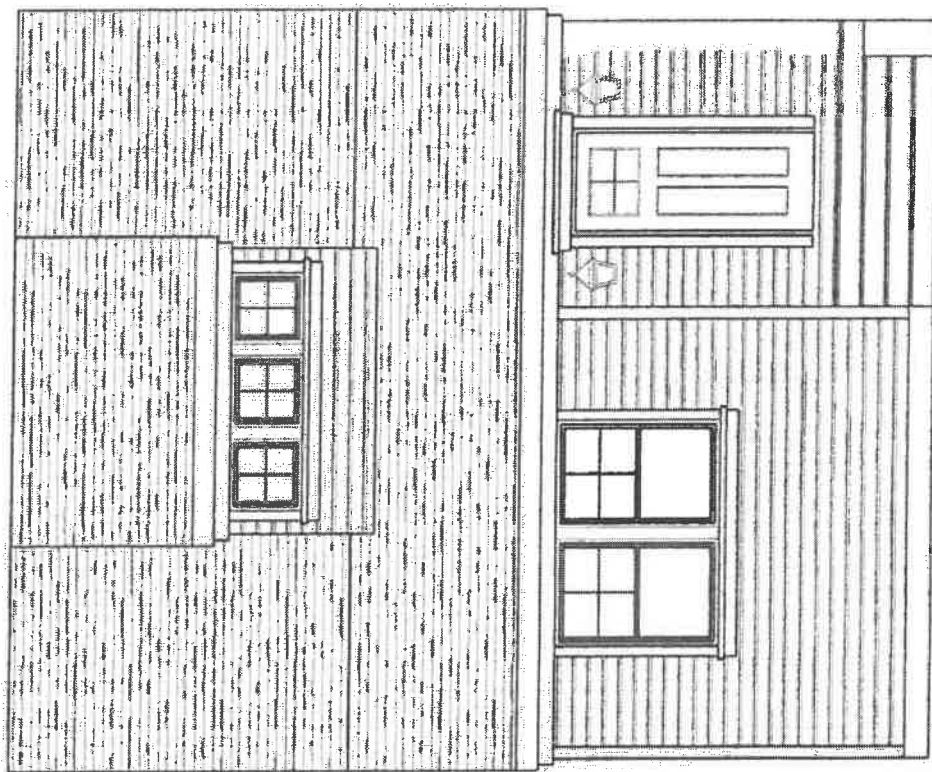
SURVEY OF PROPERTY FOR KEVIN & LISA FREEMAN

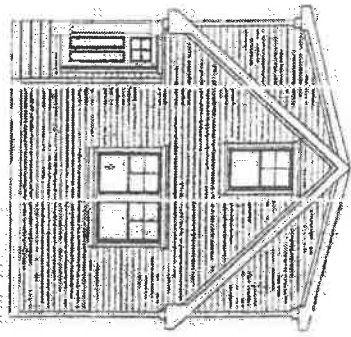
ATED IN BOROUGH OF SOUTH BELMAR, MONMOUTH COUNTY, NEW JERSEY

NO. 3601

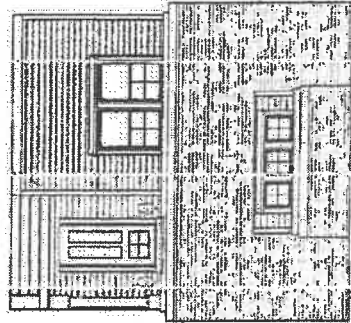
SCALE 1"=20'

DATE 05-30-03

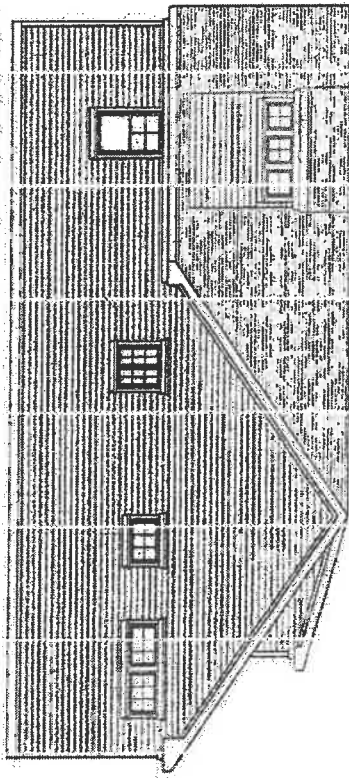




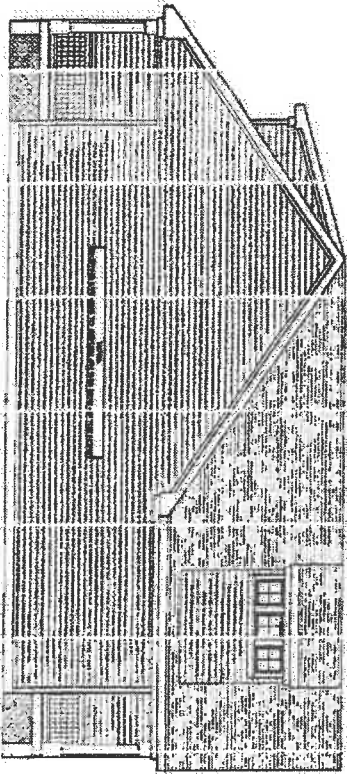
REAR ELEVATION
SCALE 1/8" = 1'-0"



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

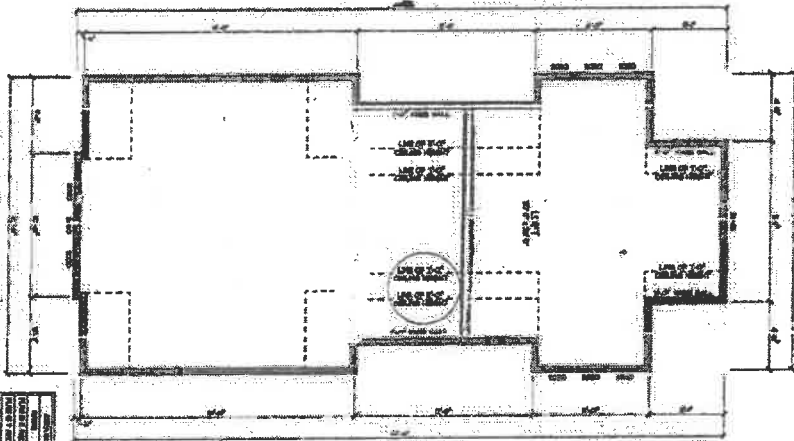


LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



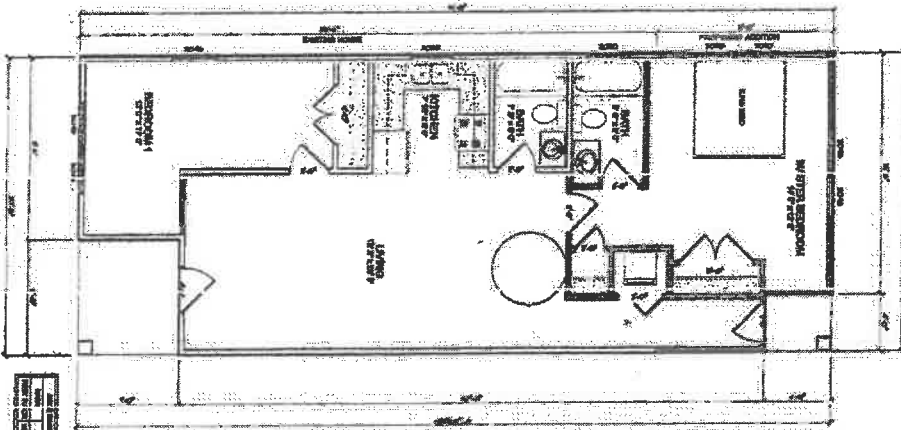
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

43.6



PROPOSED SECOND FLOOR
SCALE 1/8" = 1'-0"

1	2	3	4
5	6	7	8
9	10	11	12



PROPOSED FIRST FLOOR
SCALE 1/8" = 1'-0"

1	2	3	4
5	6	7	8
9	10	11	12



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DATE	BY

PROJECT FOR

The Freeman Residence

Block 4
Lot 4

1800 Grandwood Terrace
Lake County
New Jersey

Project Number
000-000-0000

