

**BOROUGH OF LAKE COMO
1740 MAIN STREET
LAKE COMO, NJ 07719**

**PLANNING BOARD AGENDA
*AMENDED***

**FEBRUARY 22, 2022
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 FEBRUARY 3, 2022, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A COPY OF SAID NOTICE HAS BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE IN-PERSON MEETING WILL ALSO BE POSTED ON OUR BOROUGH WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**** FLAG SALUTE ****

III. OATHS OF OFFICE

**CHRISTINE NOONAN, CLASS IV
SCOTT FISCHER, ALT. NO. 2**

IV. ROLL CALL

V. COMMUNICATIONS

**1. WALL TWP. INTRODUCTION TO ZONING
ORDINANCES NO. 2-2022 THRU NO. 7-2022**

**ROBERTA M. LANG, RMC,
MUNICIPAL CLERK**

**2. OFFSHORE WIND PROJECT
APPLICATION FOR NJDEP COASTAL
GENERAL PERMIT 23 FOR BORINGS**

OCEAN WINDLL, LLC

**VI. CONSISTENCY DETERMINATION
FLOOR AREA RATIO (FAR)**

ALAN P. HILLA, JR.

VII. MINOR SUBDIVISION & VARIANCE APPLICATION:

**PETERSON, TIM & CHARLENE
1802 LAUREL TERRACE & 1803 PARKWAY
BLK – 17; LOT – 2 BLK – 17; LOT – 37**

VIII. PRELIMINARY & FINAL SITE PLAN APPLICATION

**ELLITHY, BELAI
1900 MAIN STREET
BLK – 13; LOT – 40**

IX.. PLANNING & ZONING DISCUSSIONS

**REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA
(WILL UPDATE AS NEEDED)**

X. FUTURE MEETING DISCUSSIONS

STONES IN DRIVEWAYS, GRADING PLAN

XI. MINUTES TO BE APPROVED

**MINUTES TO BE APPROVED AS TYPEWRITTEN REVIEWED AND
E-MAILED (PACKET TO FOLLOW).**

XII. MOTION TO ADJOURN

**THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL
BE HELD IN PERSON ON MONDAY, MARCH 14, 2022, AT 7:00 PM IN THE
MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.**

TOWNSHIP OF WALL

2700 Allaire Road

P.O. Box 1168

Wall, New Jersey 07719-1168

Kevin P. Orender, Mayor
Dan Becht, Deputy Mayor
Timothy J. Farrell
Thomas M. Kingman
Erin M. Mangan



Roberta M. Lang, RMC, CMR
Township Clerk / Registrar
(732) 449-8444 Ext. 2200
FAX (732) 449-8992
clerk@townshipofwall.com

January 27, 2022

Re: Introduction of **Ordinance No. 2-2022**

To Whom It May Concern:

Please find enclosed a copy of **Ordinance No. 2-2022** which was introduced by the Township Committee of the Township of Wall at a regular meeting held on **January 26, 2022**, which Adoption of this ordinance will amend the zoning map to zone the following properties into the RR-5 Zone:

Block	Lot(s)	Address	New Zoning Designation
243	7	1099 Morris Lane	RR-5
*As illustrated on Exhibit A			

The ordinance is scheduled for Public Hearing and consideration of adoption on **February 23, 2022, at 7:00 p.m.** at the Township of Wall Municipal Building, located at 2700 Allaire Road, Wall, NJ 07719.

If you have any questions, please contact the Clerk's Office.

My best,

Roberta M. Lang, RMC,
Municipal Clerk

Enclosure: Monmouth County Planning Board (Certified & Regular Mail)
Matthew Zahorsky, P.E, CME. Director of Engineering & Planning (Interoffice Mail)
Nor Coyne, P.P. AICP Township Planner (Interoffice Mail)
Kenneth Brown, Jr., Chief of Police (Interoffice Mail)
Erika Ward, Planning Board Secretary C/O Wall Township PB (Interoffice Mail)
Surrounding Towns & Utilities (Certified & Regular Mail)
Property Owners 200ft (Certified & Regular Mail)

TOWNSHIP OF WALL

ORDINANCE NO. 2-2022

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 243 LOT 7 -
1099 MORRIS LANE - INTO THE RR-5 ZONE**

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 designates certain properties in the Public Open Space (POS) zone; and,

WHEREAS, the Township's Land Use Ordinance, at section 140-17, defines "Public Open Space" as an open space area conveyed or otherwise dedicated to the Township, a municipal agency, the Board of Education, an federal, state, or county agency, or other public body for recreational or conservational uses; and,

WHEREAS, the Township Committee has become aware of a privately owned single-family parcel of property known as Block 243 Lot 7 that is within the POS zone; and,

WHEREAS, the Township Planner has reviewed historical zoning maps, past zoning ordinances, Township Clerk's Office files, Township Tax Assessor files, Township Land Use files, Monmouth County Clerk's Office online property records, and the Wall Township Recreation and Open Space Inventory (ROSI); and,

WHEREAS, through review of these files, there was no evidence of any logical reason as to why this privately owned property would be designated in the POS zone; and,

WHEREAS, the 1999 Wall Township Master Plan seeks to limit additional permitted density or any major expansion of residential areas beyond that permitted by existing zoning and the Township's Affordable Housing Plan; and,

WHEREAS, the current zone designation of POS is not appropriate for the single family use of the lot; and,

WHEREAS, the Township Committee desires to permit the property to continue to be developed for single family dwelling purposes, while maintaining the existing character of the area; and,

WHEREAS, the property is approximately 9.38 acres; and,

WHEREAS, the Township Committee finds that the RR-5 zone would be a more appropriate zoning designation as it would allow the property to continue to be maintained for one single family dwelling; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the official Zoning Map of the Township be amended as follows:

Section 1. Zone Map. The Official Zoning Map the Township of Wall dated December 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas as indicated below:

Block	Lot(s)	Address	New Zoning Designation
243	7	1099 Morris Lane	RR-5
*As illustrated on Exhibit A			

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause of other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: January 26, 2022

Adopted: February 23, 2022

Attest: _____
Roberta Lang, RMC
Township Clerk

Approve: _____
Kevin P. Orender
Mayor

SUMMARY AND NOTICE

**TOWNSHIP OF WALL
ORDINANCE NO. 2-2022**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL TO AMEND THE ZONING MAP TO CREATE AN OVERLAY
ZONE FOR PORTIONS OF BLOCK 243 LOTS 7**

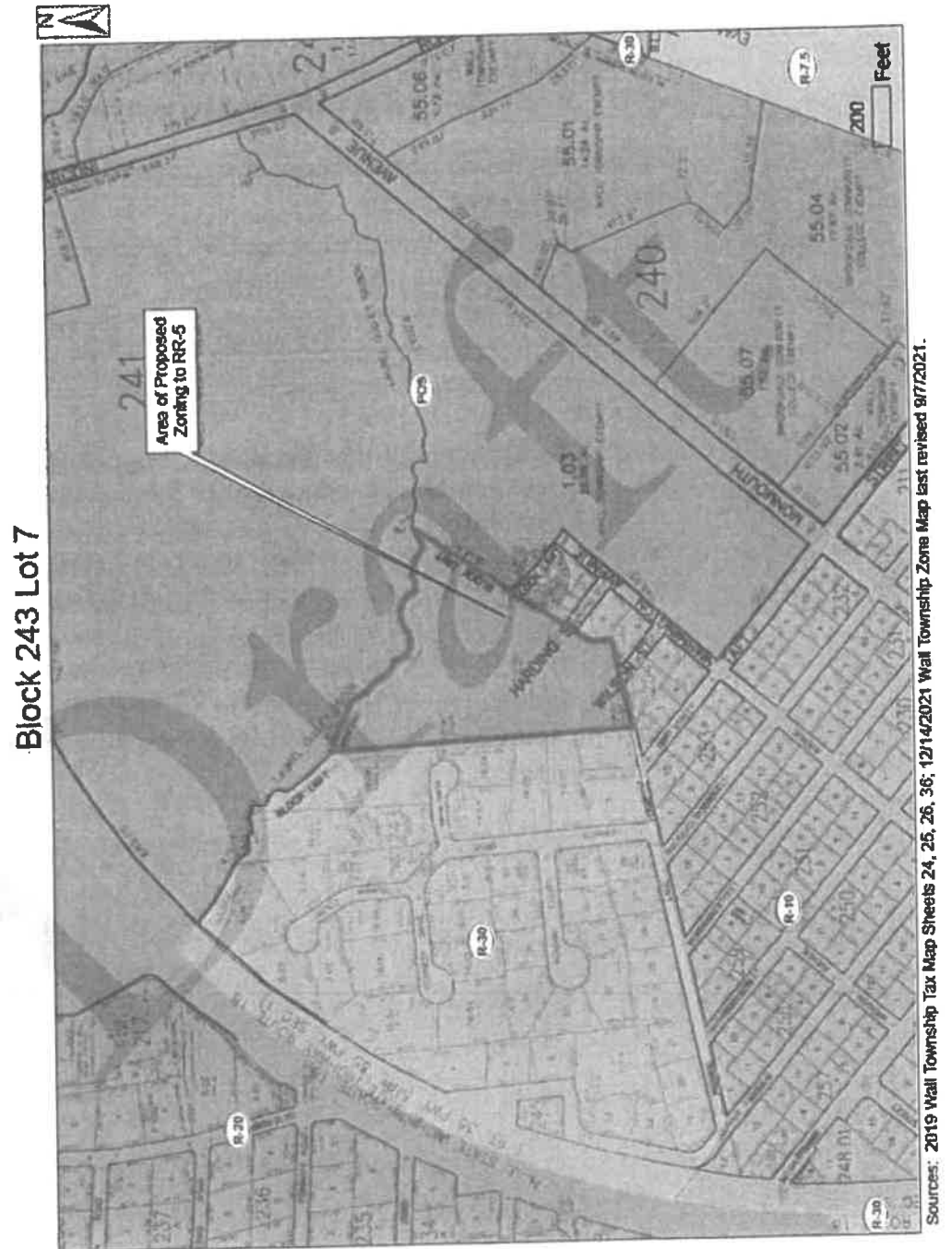
Adoption of this ordinance will amend the zoning map to zone the following properties into the RR-5 Zone:

Block	Lot(s)	Address	New Zoning Designation
243	7	1099 Morris Lane	RR-5
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall **January 26, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 23, 2022** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, R.M.C.
Municipal Clerk**

EXHIBIT A



TOWNSHIP OF WALL

2700 Allaire Road

P.O. Box 1168

Wall, New Jersey 07719-1168

Kevin P. Orender, Mayor
Dan Becht, Deputy Mayor
Timothy J. Farrell
Thomas M. Kingman
Erin M. Mangan



Roberta M. Lang, RMC, CMR
Township Clerk / Registrar
(732) 449-8444 Ext. 2200
FAX (732) 449-8992
clerk@townshipofwall.com

January 27, 2022

Re: Introduction of **Ordinance No. 3-2022**

To Whom It May Concern:

Please find enclosed a copy of **Ordinance No. 3-2022** which was introduced by the Township Committee of the Township of Wall at a regular meeting held on **January 26, 2022**, which, will amend the zoning map to zone the following properties into the R-60 Zone:

Block	Lot(s)	Address	New Zoning Designation
741	17	2610 Allaire Road	R-60
*As illustrated on Exhibit A			

The ordinance is scheduled for Public Hearing and consideration of adoption on **February 23, 2022 at 7:00 p.m.** at the Township of Wall Municipal Building, located at 2700 Allaire Road, Wall, NJ 07719.

If you have any questions, please contact the Clerk's Office.

My best,

A handwritten signature in dark ink, appearing to read "Roberta M. Lang", is written over a faint, larger signature.

Roberta M. Lang, RMC,
Municipal Clerk

Enclosure: Monmouth County Planning Board (Certified & Regular Mail)
Matthew Zahorsky, P.E, CME. Director of Engineering & Planning (Interoffice Mail)
Nor Coyne, P.P. AICP Township Planner (Interoffice Mail)
Kenneth Brown, Jr., Chief of Police (Interoffice Mail)
Erika Ward, Planning Board Secretary C/O Wall Township PB (Interoffice Mail)
Surrounding Towns & Utilities (Certified & Regular Mail)
Property Owners 200ft (Certified & Regular Mail)

TOWNSHIP OF WALL

ORDINANCE NO. 3-2022

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 741 LOT 17-
2610 ALLAIRE ROAD - INTO THE R-60 ZONE**

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 designates certain properties in the Public Open Space (POS) zone; and,

WHEREAS, the Township's Land Use Ordinance, at section 140-17, defines "Public Open Space" as an open space area conveyed or otherwise dedicated to the Township, a municipal agency, the Board of Education, an federal, state, or county agency, or other public body for recreational or conservational uses; and,

WHEREAS, the Township Committee has become aware of a privately owned single-family parcel of property known as Block 741 Lot 17 that is within the POS zone; and,

WHEREAS, the Township Planner has reviewed historical zoning maps, past zoning ordinances, Township Clerk's Office files, Township Tax Assessor files, Township Land Use files, Monmouth County Clerk's Office online property records, and the Wall Township Recreation and Open Space Inventory (ROSI); and,

WHEREAS, through review of these files, there was no evidence of any logical reason as to why this privately owned property would be designated in the POS zone; and,

WHEREAS, the 1999 Wall Township Master Plan seeks to limit additional permitted density or any major expansion of residential areas beyond that permitted by existing zoning and the Township's Affordable Housing Plan; and,

WHEREAS, the 1999 Wall Township Master Plan designates this property for low density residential development (<1 dwelling unit per acre); and,

WHEREAS, the current zone designation of POS is not appropriate for the single family use of the lot; and,

WHEREAS, the Township Committee desires to permit the property to continue to be developed for single family dwelling purposes, while maintaining the existing character of the area; and,

WHEREAS, the property is approximately 1.5 acres; and,

WHEREAS, the Township Committee finds that the R-60 zone would be a more appropriate zoning designation as it would allow the property to continue to be maintained for one single family dwelling; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the official Zoning Map of the Township be amended as follows:

Block	Lot(s)	Address	New Zoning Designation
741	17	2610 Allaire Road	R-60
*As illustrated on Exhibit A			

Section 1. Zone Map. The Official Zoning Map the Township of Wall dated December 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas as indicated below:

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: January 26, 2022

Adopted: February 23, 2022

Attest: _____
Roberta Lang, RMC
Township Clerk

Approve: _____
Kevin P. Orender
Mayor

**SUMMARY AND NOTICE
TOWNSHIP OF WALL**

ORDINANCE NO. 3-2022

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 741 LOT 17
INTO THE R-60 ZONE**

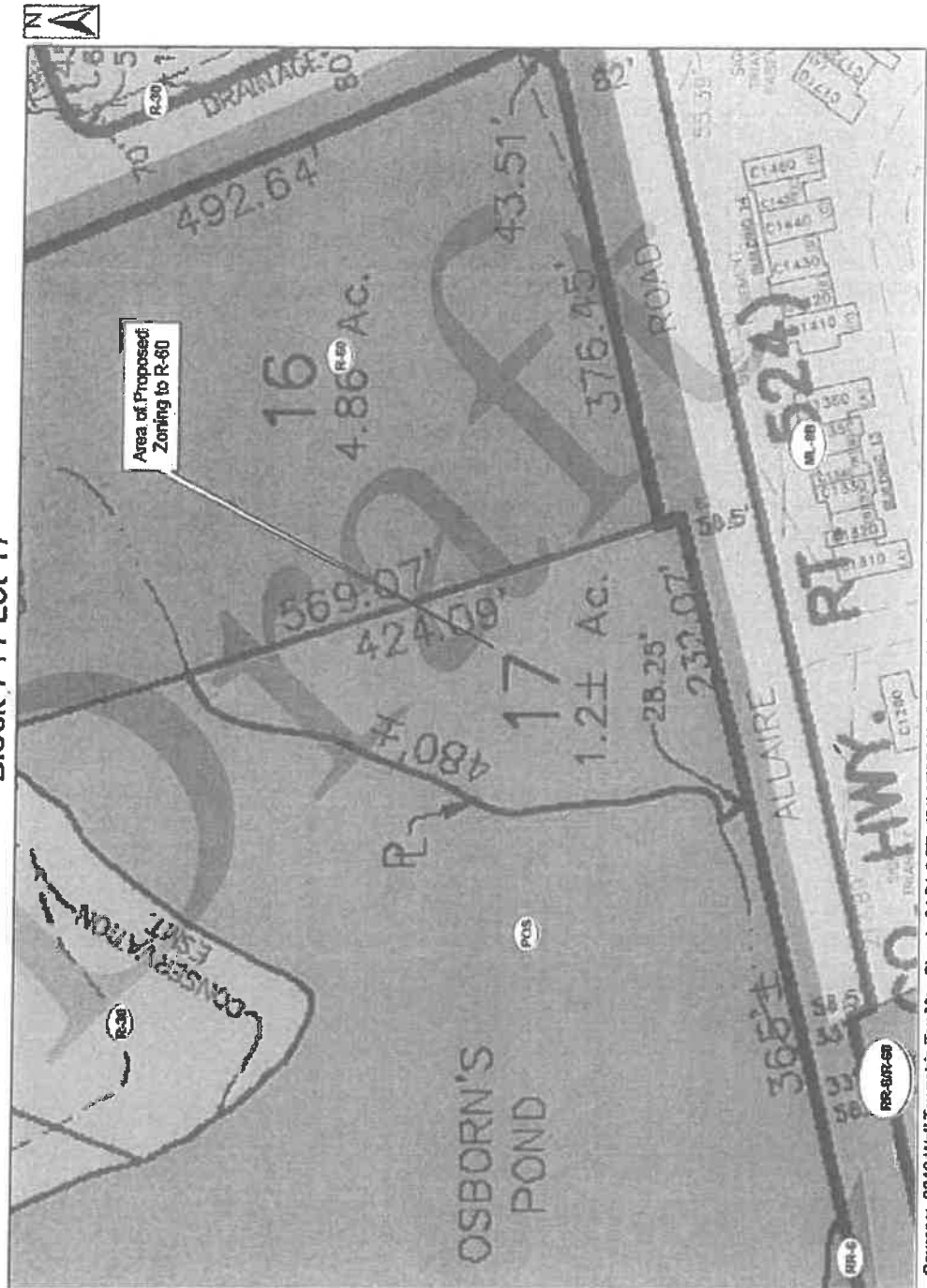
Adoption of this ordinance will amend the zoning map to zone the following properties into the R-60 Zone:

Block	Lot(s)	Address	New Zoning Designation
741	17	2610 Allaire Road	R-60
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall **January 26, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 23, 2022** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, R.M.C.
Municipal Clerk**

Block 741 Lot 17



Sources: 2019 Wall Township Tax Map Sheets 84.D1 & 77; 12/4/2021 Wall Township Zoning Map last revised 9/7/2021.

TOWNSHIP OF WALL

2700 Allaire Road
P.O. Box 1168
Wall, New Jersey 07719-1168

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Township Clerk / Registrar
(732) 449-8444 Ext. 2200
FAX (732) 449-8992
clerk@townshipofwall.com

January 27, 2022

Re: Introduction of **Ordinance No. 4-2022**

To Whom It May Concern:

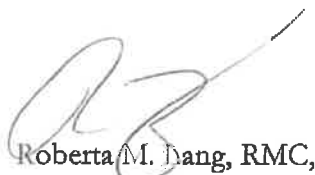
Please find enclosed a copy of **Ordinance No. 4-2022** which was introduced by the Township Committee of the Township of Wall at a regular meeting held on **January 26, 2022**, which will amend the zoning map to zone the following properties into the R-30 Zone:

Block	Lot(s)	Address	New Zoning Designation
893	9	2518 Ramshorn Drive	R-30
*As illustrated on Exhibit A			

The ordinance is scheduled for Public Hearing and consideration of adoption **February 23, 2022**, at **7:00 p.m.** at the Township of Wall Municipal Building, located at 2700 Allaire Road, Wall, NJ 07719.

If you have any questions, please contact the Clerk's Office.

My best,


Roberta M. Lang, RMC,
Municipal Clerk

Enclosure: Monmouth County Planning Board (Certified & Regular Mail)
Matthew Zahorsky, P.E, CME. Director of Engineering & Planning (Interoffice Mail)
Nor Coyne, P.P. AICP Township Planner (Interoffice Mail)
Kenneth Brown, Jr., Chief of Police (Interoffice Mail)
Erika Ward, Planning Board Secretary C/O Wall Township PB (Interoffice Mail)
Surrounding Towns & Utilities (Certified & Regular Mail)
Property Owners 200ft (Certified & Regular Mail)

TOWNSHIP OF WALL

ORDINANCE NO. 4-2022

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 893 LOT 9 -
2518 RAMSHORN DRIVE - INTO THE R-30 ZONE**

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 designates certain properties in the Public Open Space (POS) zone; and,

WHEREAS, the Township's Land Use Ordinance, at section 140-17, defines "Public Open Space" as an open space area conveyed or otherwise dedicated to the Township, a municipal agency, the Board of Education, an federal, state, or county agency, or other public body for recreational or conservational uses; and,

WHEREAS, the Township Committee has become aware of a privately owned single-family parcel of property known as Block 893 Lot 9 that is within the POS zone; and,

WHEREAS, the Township Planner has reviewed historical zoning maps, past zoning ordinances, Township Clerk's Office files, Township Tax Assessor files, Township Land Use files, Monmouth County Clerk's Office online property records, and the Wall Township Recreation and Open Space Inventory (ROSI); and,

WHEREAS, through review of these files, there was no evidence of any logical reason as to why this privately owned property would be designated in the POS zone; and,

WHEREAS, the 1999 Wall Township Master Plan seeks to limit additional permitted density or any major expansion of residential areas beyond that permitted by existing zoning and the Township's Affordable Housing Plan; and,

WHEREAS, the current zone designation of POS is not appropriate for the single family use of the lot; and,

WHEREAS, the Township Committee desires to permit the property to continue to be developed for single family dwelling purposes, while maintaining the existing character of the area; and,

WHEREAS, the property is approximately 37,069 square feet; and,

WHEREAS, the Township Committee finds that the R-30 zone would be a more appropriate zoning designation as it would allow the property to continue to be maintained for one single family dwelling; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the official Zoning Map of the Township be amended as follows:

Section 1. Zone Map. The Official Zoning Map the Township of Wall dated December 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas as indicated below:

Block	Lot(s)	Address	New Zoning Designation
893	9	2518 Ramshorn Drive	R-30
*As illustrated on Exhibit A			

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: January 26, 2022

Adopted: February 23, 2022

Attest: _____
Roberta Lang, CRM, RMC
Township Clerk

Approve: _____
Kevin P. Orender
Mayor

SUMMARY AND NOTICE

**TOWNSHIP OF WALL
ORDINANCE NO. 4-2022**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 893 LOT 9
INTO THE R-30 ZONE**

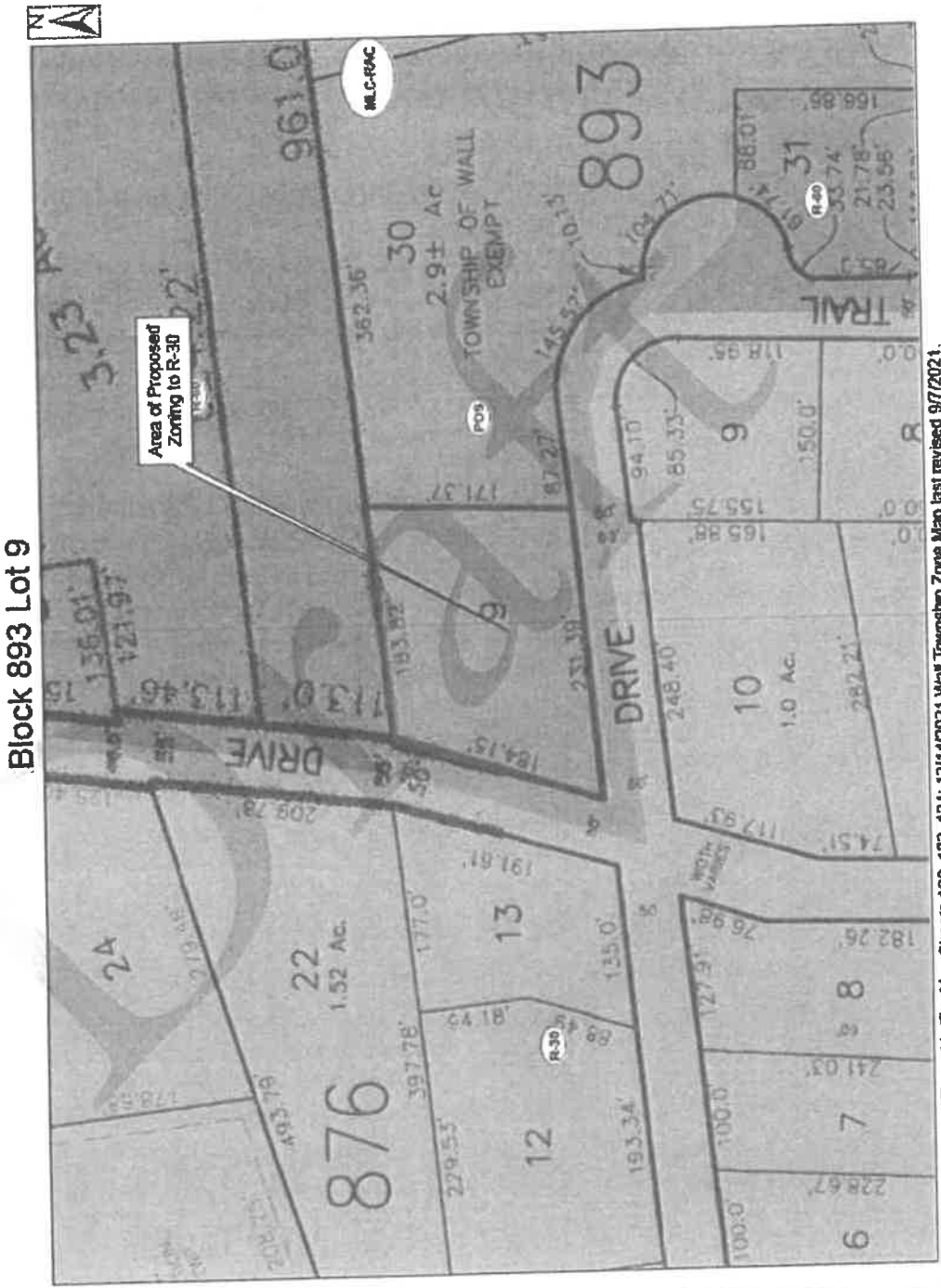
Adoption of this ordinance will amend the zoning map to zone the following properties into the R-30 Zone:

Block	Lot(s)	Address	New Zoning Designation
893	9	2518 Ramshorn Drive	R-30
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **January 26, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 23, 2022**, at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, R.M.C.
Municipal Clerk**

EXHIBIT A



Sources: 2019 Wall Township Tax Map Sheets 120, 122, 124; 12/14/2021 Wall Township Zone Map last revised 9/7/2021.

TOWNSHIP OF WALL

2700 Allaire Road

P.O. Box 1168

Wall, New Jersey 07719-1168

Kevin P. Orender, Mayor
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Roberta M. Lang, RMC, CMR
Township Clerk / Registrar
(732) 449-8444 Ext. 2200
FAX (732) 449-8992
clerk@townshipofwall.com

January 27, 2022

Re: Introduction of **Ordinance No. 5-2022**

To Whom It May Concern:

Please find enclosed a copy of **Ordinance No. 5-2022** which was introduced by the Township Committee of the Township of Wall at a regular meeting held on **January 26, 2022**, which will amend the zoning map to zone the following properties into the CR-40 Zone:

Block	Lot(s)	Address	New Zoning Designation
917	122	5104 West Hurley Pond Road	CR-40
*As illustrated on Exhibit A			

The ordinance is scheduled for Public Hearing and consideration of adoption on **February 23, 2022 at 7:00 p.m.** at the Township of Wall Municipal Building, located at 2700 Allaire Road, Wall, NJ 07719.

If you have any questions, please contact the Clerk's Office.

My best,

Roberta M. Lang, RMC,
Municipal Clerk

Enclosure: Monmouth County Planning Board (Certified & Regular Mail)
Matthew Zahorsky, P.E, CME. Director of Engineering & Planning (Interoffice Mail)
Nor Coyne, P.P. AICP Township Planner (Interoffice Mail)
Kenneth Brown, Jr., Chief of Police (Interoffice Mail)
Erika Ward, Planning Board Secretary C/O Wall Township PB (Interoffice Mail)
Surrounding Towns & Utilities (Certified & Regular Mail)
Property Owners 200ft (Certified & Regular Mail)

TOWNSHIP OF WALL

ORDINANCE NO. 5-2022

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 917 LOT 122
5104 WEST HURLEY POND ROAD - INTO THE CR-40 ZONE**

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 designates certain properties in the Public Open Space (POS) zone; and,

WHEREAS, the Township's Land Use Ordinance, at section 140-17, defines "Public Open Space" as an open space area conveyed or otherwise dedicated to the Township, a municipal agency, the Board of Education, an federal, state, or county agency, or other public body for recreational or conservational uses; and,

WHEREAS, the Township Committee has become aware of a privately owned recreational parcel of property known as Block 917 Lot 122 that is within the POS zone; and,

WHEREAS, the Township Planner has reviewed historical zoning maps, past zoning ordinances, Township Clerk's Office files, Township Tax Assessor files, Township Land Use files, Monmouth County Clerk's Office online property records, and the Wall Township Recreation and Open Space Inventory (ROSI); and,

WHEREAS, through review of these files, there was no evidence of any logical reason as to why this privately owned property would be designated in the POS zone; and,

WHEREAS, the 1999 Wall Township Master Plan seeks to provide sufficient space and appropriate locations of a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to the respective environmental requirements in order to meet the needs of all citizens,

WHEREAS, the current zone designation of POS is not appropriate for the privately owned recreational use of the lot; and,

WHEREAS, the Township Committee desires to permit the property to continue to be developed for commercial recreation purposes, while maintaining the existing character of the area; and,

WHEREAS, the property is approximately 28.8 acres; and,

WHEREAS, the Township Committee finds that the CR-40 zone would be a more appropriate zoning designation as it would allow the property to continue to be maintained for commercial recreation; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the official Zoning Map of the Township be amended as follows:

Section 1. Zone Map. The Official Zoning Map the Township of Wall dated December 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas as indicated below:

Block	Lot(s)	Address	New Zoning Designation
917	122	5104 West Hurley Pond Road	CR-40
*As illustrated on Exhibit A			

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause of other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: January 26, 2022

Adopted: February 23, 2022

Attest: _____
Roberta Lang, RMC
Township Clerk

Approve: _____
Kevin P. Orender
Mayor

SUMMARY AND NOTICE

**TOWNSHIP OF WALL
ORDINANCE NO. 5-2022**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 917 LOT 122
INTO THE CR-40 ZONE**

Adoption of this ordinance will amend the zoning map to zone the following properties into the CR-40 Zone:

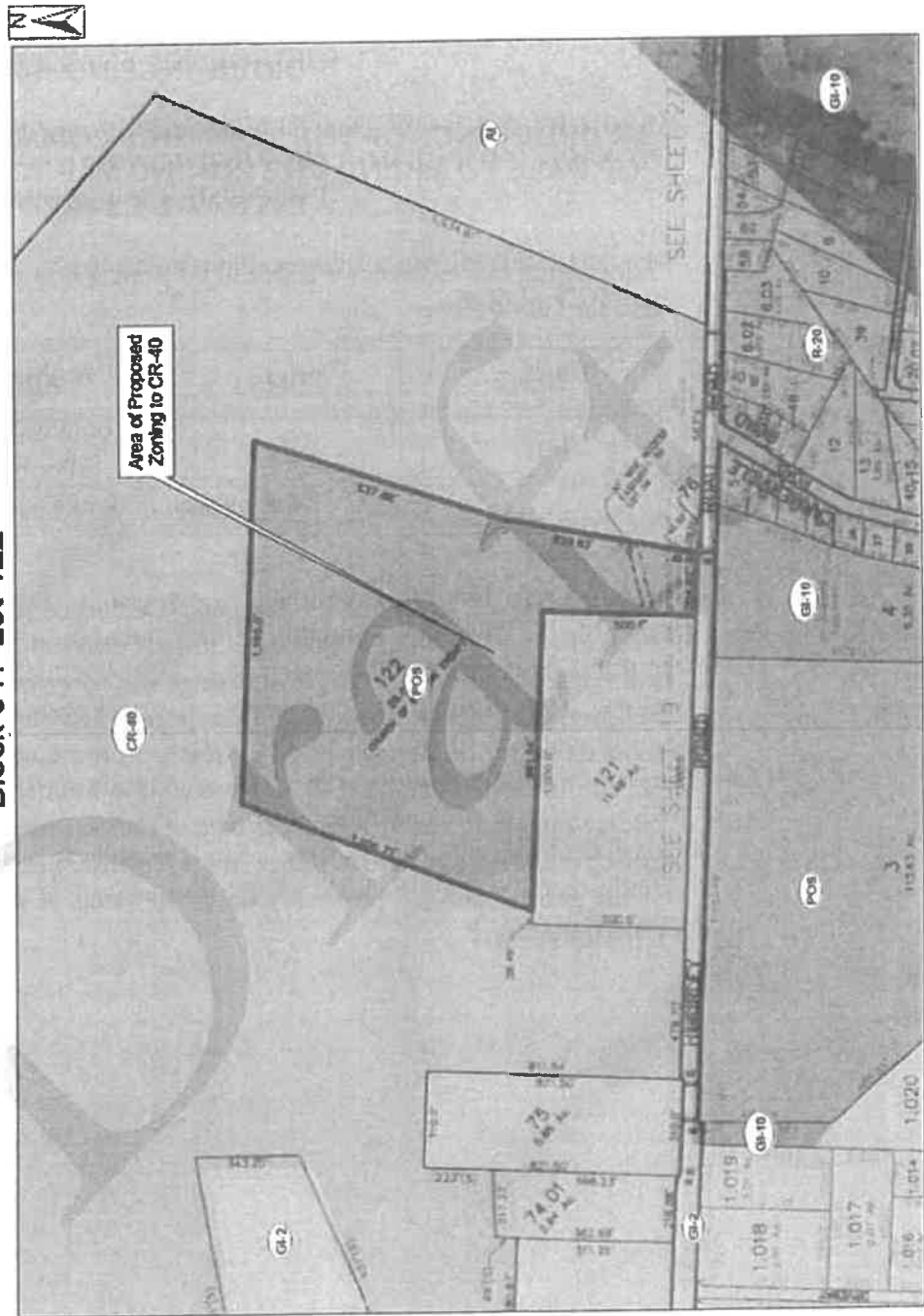
Block	Lot(s)	Address	New Zoning Designation
917	122	5104 West Hurley Pond Road	CR-40
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **January 26, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 23, 2022** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, R.M.C.
Municipal Clerk**

EXHIBIT A

Block 917 Lot 122



Sources: 2019 Wall Township Tax Map Sheets 19 & 39; 12/14/2021 Wall Township Zone Map last revised 9/7/2021.

TOWNSHIP OF WALL

2700 Allaire Road

P.O. Box 1168

Wall, New Jersey 07719-1168

Kevin P. Orender, Mayor
Dan Becht, Deputy Mayor
Timothy J. Farrell
Thomas M. Kingman
Erin M. Mangan



Roberta M. Lang, RMC, CMR
Township Clerk / Registrar
(732) 449-8444 Ext. 2200
FAX (732) 449-8992
clerk@townshipofwall.com

January 27, 2022

Re: Introduction of **Ordinance No. 6-2022**

To Whom It May Concern:

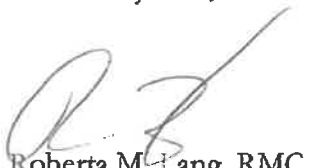
Please find enclosed a copy of **Ordinance No. 6-2022** which was introduced by the Township Committee of the Township of Wall at a regular meeting held on **January 26, 2022** which will amend the zoning map to zone the following properties into the R-10 Zone:

Block	Lot(s)	Address	New Zoning Designation
280	16.03	2177 Eighth Avenue	R-10
280	16.04	2177 ½ Eighth Avenue	R-10
280	33.01	2179 Eighth Avenue	R-10
*As illustrated on Exhibit A			

The ordinance is scheduled for Public Hearing and consideration of adoption on **February 23, 2022, at 7:00 p.m.** at the Township of Wall Municipal Building, located at 2700 Allaire Road, Wall, NJ 07719.

If you have any questions, please contact the Clerk's Office.

My best,


Roberta M. Lang, RMC,
Municipal Clerk

Enclosure: Monmouth County Planning Board (Certified & Regular Mail)
Matthew Zahorsky, P.E, CME. Director of Engineering & Planning (Interoffice Mail)
Nor Coyne, P.P. AICP Township Planner (Interoffice Mail)
Kenneth Brown, Jr., Chief of Police (Interoffice Mail)
Erika Ward, Planning Board Secretary C/O Wall Township PB (Interoffice Mail)
Surrounding Towns & Utilities (Certified & Regular Mail)
Property Owners 200ft (Certified & Regular Mail)

TOWNSHIP OF WALL

ORDINANCE NO. 6-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 280 LOT 16.03, 16.04, AND 33.01 INTO THE R-10 ZONE

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 designates the properties known as Block 280 Lots 16.03, 16.04, & 33.01 located along Eighth Avenue (subject properties) each with two zone districts; and,

WHEREAS, the front portions of the subject properties are designated in the R-10 zone district and the rear portions of the subject properties are designated in the R-20 zone district; and,

WHEREAS, section 140-136A of the Wall Township Ordinance states that zone district boundaries are intended to follow center lines, lot or property lines, or other natural lines such as the center line of watercourses, ditches or lagoons, unless such district or zone boundaries are fixed by dimension on the zoning map or by description, measured from right-of-way.

WHEREAS, the zone district boundary that bisects the rear of the subject properties do not follow center lines, lot or property lines, or other natural lines such as the center line of watercourses, ditches or lagoons, and are not fixed by dimension on the zoning map or by description, measured from right-of-way.

WHEREAS, all other properties fronting Eighth Avenue within the same block as the subject properties are entirely within the R-10 zone district; and,

WHEREAS, the subject properties were created by way of subdivision approval on April 25, 2005; and,

WHEREAS, pursuant to the resolution of subdivision approval, it was determined at that time that the requirements of the R-10 zone should apply to the subdivision; and,

WHEREAS, said subdivision was perfected using the R-10 zone district requirements; and,

WHEREAS, the 1999 Wall Township Master Plan seeks to limit additional permitted density or any major expansion of residential areas beyond that permitted by existing zoning and the Township's Affordable Housing Plan; and,

WHEREAS, the 1999 Wall Township Master Plan designates the subject properties for medium density residential (1-5 dwelling units per acre); and,

WHEREAS, the subject properties range in size from approximately 16,396 square feet (0.38 acres) to approximately 17,050 square feet (0.39 acres); and,

WHEREAS, the split zoning of the properties is undesirable from a zoning perspective is not consistent with section 140-136A of the Wall Township Ordinance ; and,

WHEREAS, the Township Committee desires to permit the subject properties to continue to be developed for single family dwelling purposes, while maintaining the existing character of the area; and,

WHEREAS, the Township Committee finds that the R-10 zone would be a more appropriate zoning designation for the entirety of each of the subject properties because it would allow the subject properties to continue to be maintained for one single family dwelling in a similar fashion to other properties fronting on Eighth Avenue; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the official Zoning Map of the Township be amended as follows:

Section 1. Zone Map. The Official Zoning Map the Township of Wall dated December 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas as indicated below:

Block	Lot(s)	Address	New Zoning Designation
280	16.03	2177 Eighth Avenue	R-10
280	16.04	2177 ½ Eighth Avenue	R-10
280	33.01	2179 Eighth Avenue	R-10
*As illustrated on Exhibit A			

Section 2. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 3. Should any section, paragraph, clause or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 4. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: January 26, 2022

Adopted: February 23, 2022

Attest: _____
Roberta Lang, RMC
Township Clerk

Approve: _____
Kevin P. Orender
Mayor

SUMMARY AND NOTICE

TOWNSHIP OF WALL ORDINANCE NO. 6-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 280 LOT 16.03, 16.04, AND 33.01 INTO THE R-10 ZONE

Adoption of this ordinance will amend the zoning map to zone the following properties into the R-10 Zone:

Block	Lot(s)	Address	New Zoning Designation
280	16.03	2177 Eighth Avenue	R-10
280	16.04	2177 ½ Eighth Avenue	R-10
280	33.01	2179 Eighth Avenue	R-10
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **January 26, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 23, 2022** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

Roberta M. Lang, R.M.C.
Municipal Clerk

EXHIBIT A

TOWNSHIP OF WALL

2700 Allaire Road
P.O. Box 1168
Wall, New Jersey 07719-1168

Kevin P. Orender, Mayor
Dan Becht, Deputy Mayor
Timothy J. Farrell
Thomas M. Kingman
Erin M. Mangan



Roberta M. Lang, RMC, CMR
Township Clerk / Registrar
(732) 449-8444 Ext. 2200
FAX (732) 449-8992
clerk@townshipofwall.com

January 27, 2022

Re: Introduction of **Ordinance No. 7-2022**

To Whom It May Concern:

Please find enclosed a copy of **Ordinance No. 7-2022** which was introduced by the Township Committee of the Township of Wall at a regular meeting held on **January 26, 2022** which ordinance will amend the zoning map to zone the following properties into the RR-5 Zone:

Block	Lot(s)	Address	New Zoning Designation
977	26*	2562 Allenwood-Lakewood Road	RR-5
*As illustrated on Exhibit A			

The ordinance is scheduled for Public Hearing and consideration of adoption on **February 23, 2022, at 7:00 p.m.** at the Township of Wall Municipal Building, located at 2700 Allaire Road, Wall, NJ 07719.

If you have any questions, please contact the Clerk's Office.

My best,

A handwritten signature in black ink, appearing to read "Roberta M. Lang", is written over a circular stamp.

Roberta M. Lang, RMC,
Municipal Clerk

Enclosure: Monmouth County Planning Board (Certified & Regular Mail)
Matthew Zahorsky, P.E, CME. Director of Engineering & Planning (Interoffice Mail)
Nor Coyne, P.P. AICP Township Planner (Interoffice Mail)
Kenneth Brown, Jr., Chief of Police (Interoffice Mail)
Erika Ward, Planning Board Secretary C/O Wall Township PB (Interoffice Mail)
Surrounding Towns & Utilities (Certified & Regular Mail)
Property Owners 200ft (Certified & Regular Mail)

TOWNSHIP OF WALL

ORDINANCE NO. 7-2022

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 977 LOT 26 INTO
THE RR-5 ZONE**

WHEREAS, the Township of Wall has become aware of a parcel of property along the Howell Township border known as Block 977 Lot 26 that has no zone designation assigned; and,

WHEREAS, historical zoning maps do not clearly depict a prior zone designation of the property; and,

WHEREAS, the general area of the Township has historically had a residential zone designation; and,

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 indicates adjacent residential properties fronting Allenwood-Lakewood Road are within the Rural Residential (RR-5) zone; and,

WHEREAS, the 1999 Wall Township Master Plan designates the general area fronting Allenwood-Lakewood Road for low density residential (<1 D.U./AC.); and,

WHEREAS, Township Committee desires to maintain the existing residential character of the area; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the official Zoning Map of the Township be amended as follows:

Section 1. Zone Map. The Official Zoning Map the Township of Wall dated December 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas as indicated below:

Block	Lot(s)	Address	New Zoning Designation
977	26*	2562 Allenwood-Lakewood Road	RR-5
*As illustrated on Exhibit A			

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: January 26, 2022

Adopted: February 23, 2022

Attest: _____
Roberta Lang, RMC
Township Clerk

Approve: _____
Kevin P. Orender
Mayor

SUMMARY AND NOTICE

TOWNSHIP OF WALL

ORDINANCE NO. 7-2022

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 977 LOT 26 INTO
THE RR-5 ZONE**

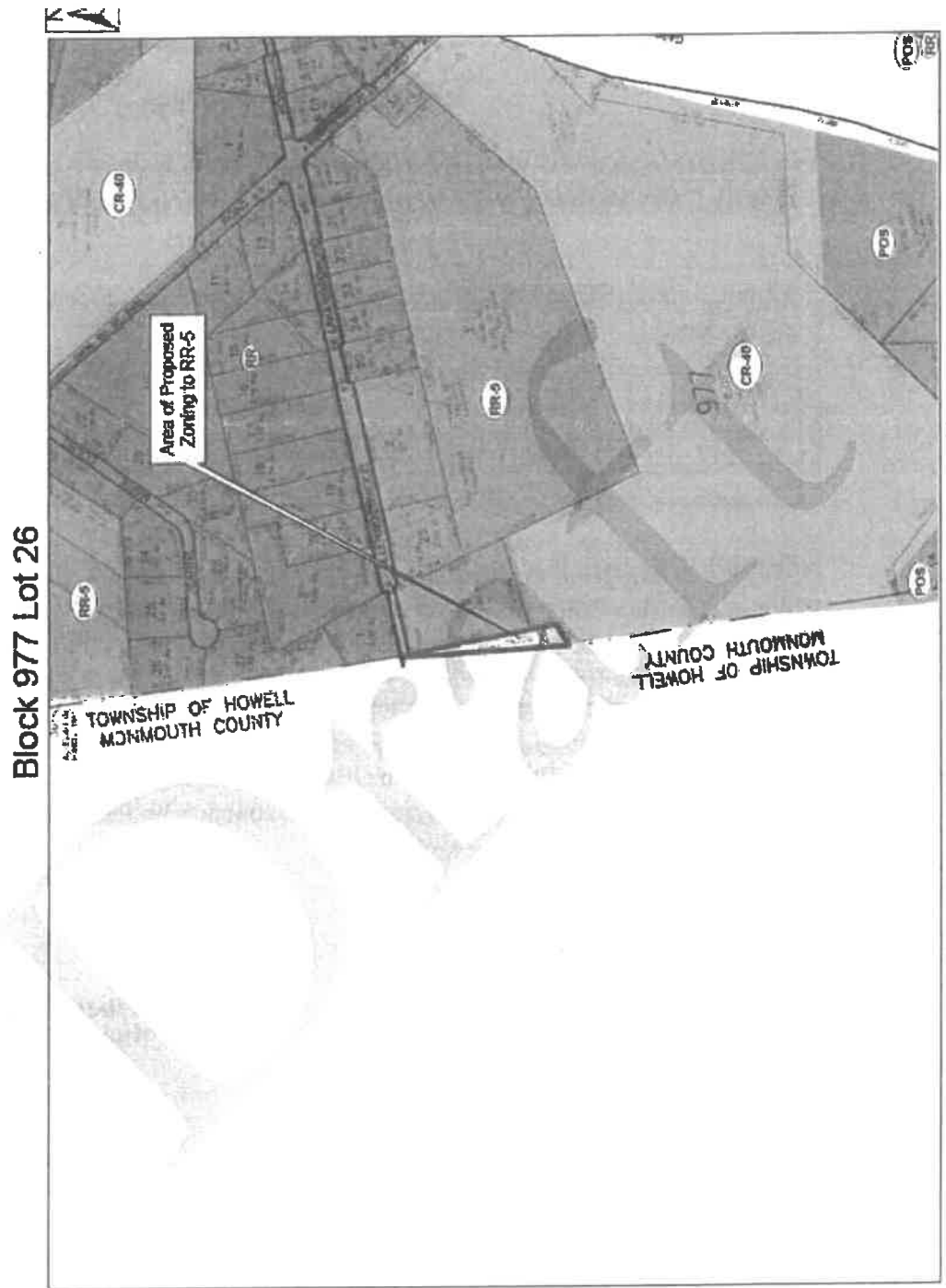
Adoption of this ordinance will amend the zoning map to zone the following properties into the RR-5 Zone:

Block	Lot(s)	Address	New Zoning Designation
977	26*	2562 Allenwood-Lakewood Road	RR-5
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **January 26, 2022** and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 23, 2022** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, R.M.C.
Municipal Clerk**

EXHIBIT A



February 14, 2022

Subject: Ocean Wind II, LLC
Ocean Wind Offshore Wind Farm Project
Application for NJDEP Coastal General Permit 23 for
Geotechnical Survey Borings
Regarding Property at:
State waters of the Atlantic Ocean
Ocean and Monmouth Counties, New Jersey

Applicant: Ocean Wind II, LLC
c/o Orsted North America, LLC
399 Boylston Street, 12th Floor
Boston, MA 02116

Dear Interested Party:

This letter is to provide you with legal notification that an application for a Coastal General Permit 23 will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for geotechnical survey borings. A brief description of the proposed project follows. Ocean Wind II, LLC, an affiliate of Ørsted Wind Power North America LLC, is planning a geotechnical survey of the Ocean Wind 2 Wind Farm Export Cable in the Atlantic Ocean in New Jersey State waters.

The Project involves conducting geotechnical survey borings within the proposed offshore survey area, which extends north to south from the City of Long Branch to the Borough of Mantoloking and east to west from approximately 250 meters off the coast to the 3 nautical mile State water boundary. The survey will begin in spring 2022, is expected to have a minimum duration of 60 days, and operations will be conducted during daylight hours. The geotechnical data will contribute to development of the integrated geophysical and geotechnical ground model and provide information on soil properties to optimize cable burial methods and design.

The complete permit application package can be reviewed at the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. **Please submit your written comments within 15 calendar days of receiving this letter to:**

New Jersey Department of Environmental Protection
Division of Land Resource Protection
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625

Attn: Boroughs of Bay Head, Point Pleasant Beach, Sea Girt, Spring Lake, Belmar, Lake Como, Avalon-by-the-Sea, Allenhurst, Deal, Bradley Beach, Manasquan, Mantoloking; Township of Neptune; Village of Loch Arbour; and Cities of Long Branch and Asbury Park Supervisors

If you have any questions about the application, you can contact me at Ocean Wind II, LLC directly at the address below.



Ian Renshaw
Ocean Wind II, LLC

399 Boylston Street, 12th Floor
Boston, MA 02116

Drawing Date: 2/11/2022 R:\Projects\210297 - OCEAN WIND 02 COP AND PERMITTING\Technical\GIS and Graphics\MXD\Fig 1 Aerial.mxd



Legend

--- State Seaward Boundary (3NM)

Proposed Nearshore Geotechnical Survey Area



New Jersey County Boundaries

Orsted Ocean Wind 2 (OCW02)
Nearshore Geotechnical Investigation
Ocean & Monmouth Counties, NJ

0 2.25 4.5
Miles
1 inch = 2 miles

Figure 1
Site Location Aerial

BOROUGH OF LAKE COMO, MONMOUTH COUNTY, STATE OF NEW JERSEY

ORDINANCE NO. 2022-970

**ORDINANCE OF THE BOROUGH OF LAKE COMO
AMENDING SECTION 17 OF THE BOROUGH CODE TO
ADD A FLOOR AREA RATIO REQUIREMENT TO DISTRICT
REGULATIONS FOR RESIDENTIAL ZONES**

WHEREAS, the July, 2019, Lake Como Planning Board's Master Plan Reexamination Report included a recommendation that the Borough strengthen the maximum allowable number of stories by adding a Floor Area Ratio (FAR) requirement to the development regulations in residential districts; and

WHEREAS, the Borough Council of the Borough of Lake Como believes it to be in the public interest to amend the zoning ordinance as recommended by the Planning Board;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Lake Como that § 17 of the Code of the Borough of Lake Como be amended as follows:

SECTION 1. Section 17-7, "DEFINITIONS AND DESCRIPTIONS," is amended as follows:

a. A definition of Floor Area Ratio (FAR) with new language in bold and underline is added to read as follows:

FLOOR AREA RATIO (FAR)

shall mean the ratio between the sum of the floor area of each floor of the principal building and accessory buildings on a lot and the total area of the lot.

b. The definition of Floor Area is amended with new language in bold and underlined to read as follows:

ENCLOSED FLOOR AREA

shall mean the total enclosed floor area of a structure: (1) for residential uses such area shall not include garages, breezeways, unheated porches and the like; (2) For businesses and commercial uses such area shall include customer facilities, showcase facilities, storage and sale facilities. Headroom there shall be at least seven (7) feet. (See also "Building area.)

c. The definition of Half-Story is amended with new language in bold and underline to read as follows:

HALF-STORY

shall mean the uppermost story of a building in which a sloping roof replaces the exterior wall on at least two sides. Dormers may be incorporated into the half-story, but, in no case, shall the **enclosed** floor area of the half-story (with a headroom height of five (5) feet or greater) exceed 50% of the **enclosed** floor area of the story below.

SECTION 2. A FAR requirement is added to § 17-9.1(d), “Area and Yard Requirements”:

Principal Building	Minimum Requirements		
	R-60	R-50	R-40
<u>FAR</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>

SECTION 3. Section 17-9.2(e) is amended with new language in bold and underline to read as follows:

e. Gross **Enclosed** Floor Area Minimums.

(2)(c) Three-bedroom unit: 1,250 square feet.

Each additional bedroom shall require that a minimum of one hundred fifty (150) additional square feet to be added to the gross **enclosed** floor area of an apartment and two hundred (200) additional square feet be added to the gross **enclosed** floor area of a townhouse.

SECTION 4. Sections 17-9.3(c)(1)(b)(8) and (9) are amended with new language in bold and underline to read as follows:

(8) Residential dwelling uses of floors above the street level floor. Each dwelling unit shall have a minimum of 1,000 square feet of habitable **enclosed** floor area, and shall have no more than two bedrooms.

(9) Townhouses. Each townhouse shall have a minimum of one thousand five hundred (1,500) square feet of habitable **enclosed** floor area and shall have no more than two bedrooms.

SECTION 5. Sections 17-10.7(a)(6)(b)(7) and (13) are amended with new language in bold and underline to read as follows:

(7) Funeral homes – one space for every seventy-five (75) square feet of **enclosed** floor area devoted to assembly rooms for service.

...

(9) Retail business personal service establishments – one space for every one hundred (100) square feet of enclosed floor area to which the public has access.

SECTION 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 8. This Ordinance shall take effect upon final passage and publication as provided by law.

SO ORDAINED as aforesaid.

KEVIN G. HIGGINS, Mayor

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Lake Como Borough Council held on February 15, 2022. Said Ordinance will again be read and considered for final passage at a meeting of the Lake Como Borough Council to be held at 7:30 p.m. on March 1, 2022 at 1740 Main Street, Lake Como, New Jersey 07719. At said time and place, all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.

LOUISE A. MEKOSH, Borough Clerk

MAYORAL APPROVAL

APPROVAL BY THE MAYOR ON THIS ____
DAY OF _____, 2022.

KEVIN G. HIGGINS, Mayor



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:

Received By:

Fees Collected:

Hearing Date:

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

Tim and Charlene Peterson

101 Sussex Avenue, Spring Lake, NJ, 07762

Tel. No. C/O George D. McGill, Esq 732-419-9000

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

George D. McGill, Esq.

708 10th Avenue, Belmar, NJ, 07719

Office: 732-419-9000 Cell: 732- 618-2447

3. Applicant is:

☐ Corporation ☐ Partnership ☐ Individual ☒ Other Husband and Wife

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
- X Minor Subdivision (3 or less lots)**
- ☐ Preliminary Subdivision
- ☐ Final Subdivision
- ☐ Joint Preliminary and Final Subdivision
- X Variance requests, including bulk or use variances – please specify**
- ☐ Lot 37: Lot area, Lot width, lot frontage
 - ☐ Lot 2: Lot Area, Lot width, lot frontage and Lot depth
 - ☐ See attached narrative for details of variances.
- ☐ Informal Hearing

7. Give a brief description of application:

Subdivision of a 30-foot wide through lot that runs from Laurel Terrace to Parkway. See attached narrative for detailed explanation of application.

8. Street Address of Property:

1803 Parkway	Block:	17	Lot:	2
1802 Laurel Terrace:	Block:	17	Lot:	37

9. Use of Property:

Existing:	Three residential structures across two lots
Zone:	R-40
Proposed:	single-family residential, one dwelling per lot.
Lot Area:	Lot 2: 2,862 s.f.; Lot 37: 3,000 s.f
Building Area:	Lot 2: 1,144 s.f; Lot 37: 1,194 s.f.

10. Map Information:

Map Dated:	November 22, 2021
Prepared By:	William E. Jensen, Jr., P.E.
Map Entitled:	Minor Subdivision

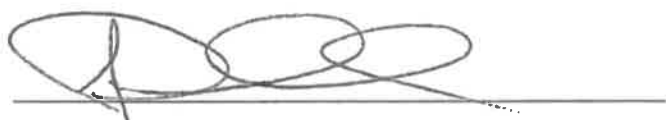
11. Additional comments by applicant which may be relevant to hearing:

See Narrative attached

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

11-30-21

Date



Applicant/Agent

George D. McGill, Esq.
Attorney at Law
State of New Jersey

Narrative:

The applicants are Charlene and Tim Peterson. The applicants propose to construct two conforming structures drawn by Mary Hearn, A.I.A. who will be present before the Board to more fully explain her designs. The subject parcel is comprised of two lots known as 1802 Laurel Terrace and 1803 Parkway. 1802 Laurel Terrace is known as Block 17 Lot 37, and 1803 Parkway is known as Block 17 Lot 2. These lots are positioned back-to-back. They have three residential single-family units spanning the distance from Laurel Terrace to Parkway. The unit in the middle fairly straddles the common rear lot line of the two lots. These lots were owned by John J. Pryor since 1994 and, before that, by Donald H. Pryor. The Borough was looking at this parcel as two separate lots and therefore the properties were conveyed separately. However, because the middle unit straddles the lot line, and both lots were in the hands of the same owner, the two lots would be deemed to have legally merged. Because they have merged, they need to be "unmerged" by the grant of a subdivision. Because the granting of the subdivision would technically recreate the two lots, variances for lot deficiencies are required. As to Lot 37 (1802 Laurel Terrace), the Lot is 30 feet by 100 feet resulting in a deficiency in Lot width and frontage where 40 feet is required, and 30 feet is proposed; and in lot area where 4,000 square feet is required, and 3,000 square feet is proposed. As to Lot 2 (1803 Parkway) the Lot is 30 feet by 95.4 feet resulting in a deficiency in Lot width and frontage where 40 feet is required and 30 feet is proposed, Lot depth where 100 feet is required, and 95.4 feet is proposed: and lot area where 4,000 square feet is required, and 2,862 square feet is proposed. These conditions already exist, and the area is fully developed so that no other area from adjoining properties is available.

More to the point of the application, the property is presently occupied by three dwelling units with one facing each street and an oddball landlocked structure in the middle. The applicants are proposing to demolish all of the structures on the parcel and to construct two conforming single family residential structures with conforming parking. (Presently there is no parking on 1803 Parkway.) Each new structure will be conforming in height, tastefully designed, with each fronting on Laurel Terrace and Parkway respectively. The proposal will eliminate the nonconforming nature of this strangely configured parcel, decrease the density of the parcel, increase the parking on the parcel and provide for the streetscape and the community two structures that the zone anticipates and desires. The property suffers a hardship because the dimensions are pre-existing without opportunity to increase the area. The proposal also presents a better zoning alternative because it eliminates an existing, nonconforming and undoubtedly grandfathered arrangement on the site.

Attached hereto is a Google aerial photo, site photos, the denials of permits, the deeds conveying to the applicants, and tax Sale Certificate for 1802 Laurel Terrace evidencing individual treatment of the lots. (There is no tax sale certificate as to 1803 Parkway.)

Google Maps 1803 Parkway



Map data ©2021, Map data ©2021 20 ft



1803 Parkway

Building



Directions



Save



Nearby



Send to your
phone

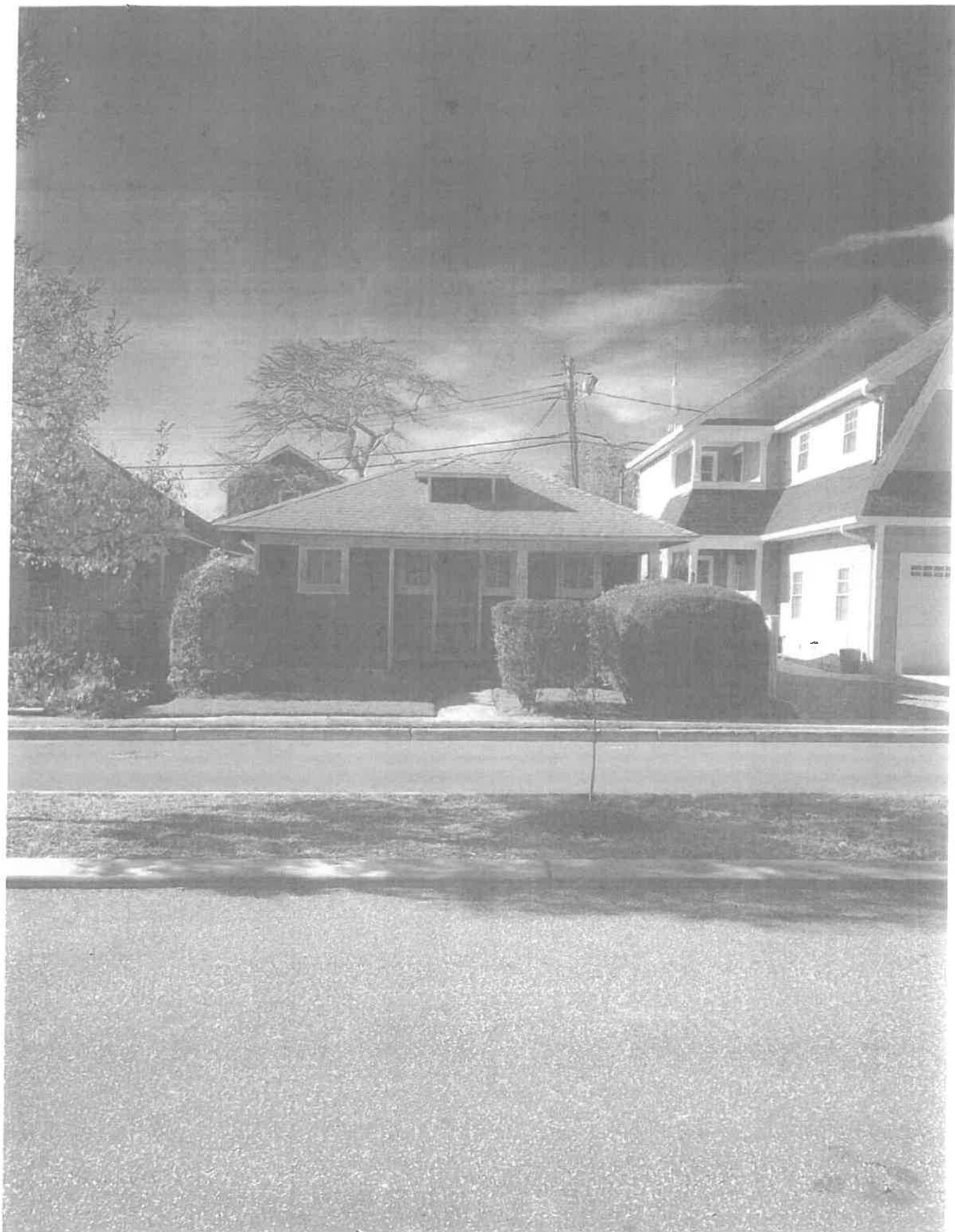


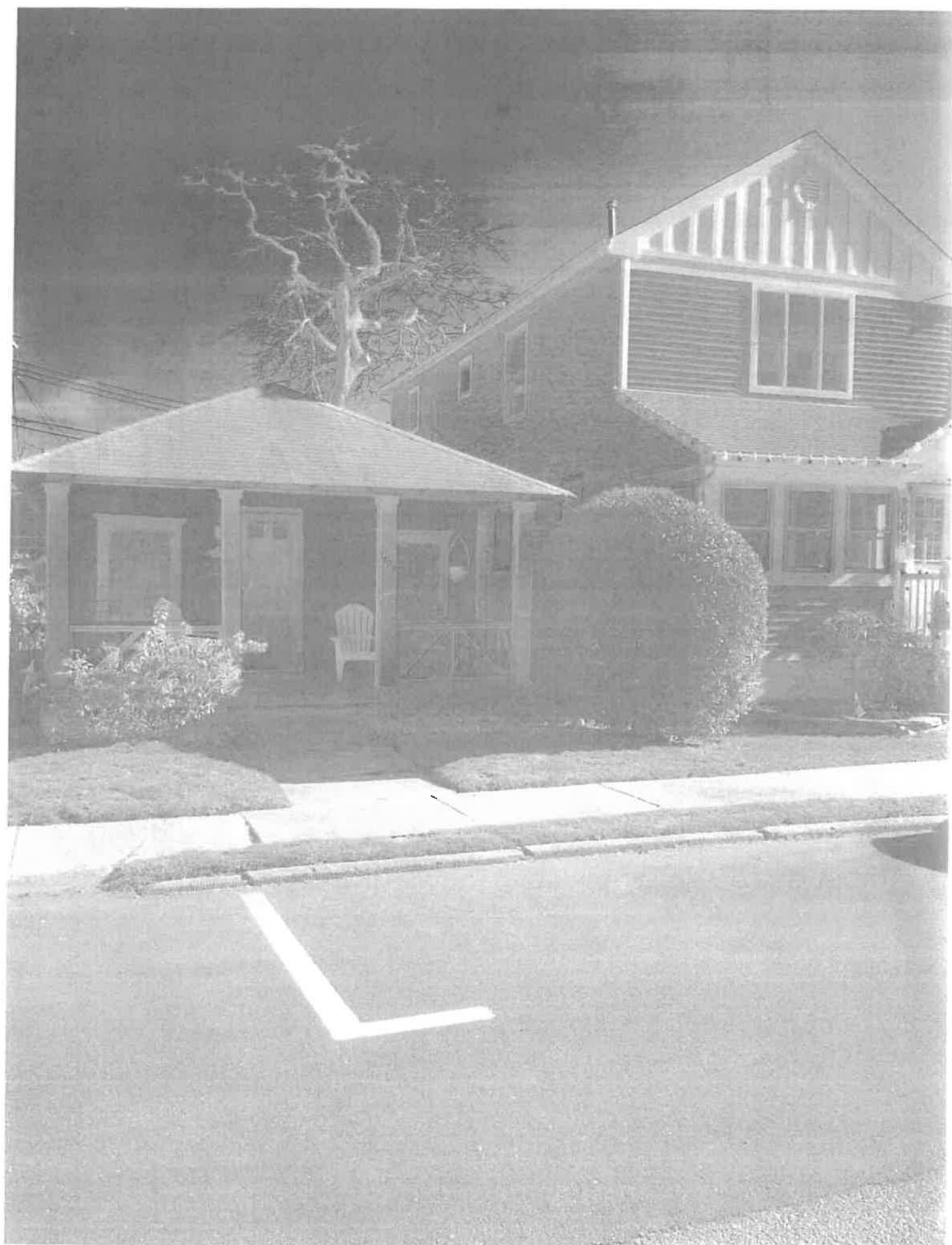
Share



1803 Parkway, Belmar, NJ 07719

Photos





Ck# 4794 \$ 70⁰⁰ Rec'd by VHM Date 8-10-24 Permit # 21-63

*** 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:** 1802 Laurel Terrace

Block: 17 Lot: 37 Zone: R-40

2. **Property Designation:** Single Family X Multi Family Commercial

3. **Applicant's Name*:** Mary Hearn, Architect

Address: 1007 B Main Street, Belmar, NJ 07719

Phone Number: 732-556-9055

***Applicant is:** Owner Contractor Other X
(If other, please describe) Architect

4. **Owner's Name:** Charlene Peterson

Address: 101 Sussex Avenue, Spring Lake, NJ 07762

Phone Number: 973-699-0817

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

X **New Home** **Alteration to Existing Home:** 1 - 1 ½ Story 2 - 2 ½ Story

 Pool: Above Ground In-Ground

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

Water Line: Existing New X Upgraded

Sewer Line: Existing New X Upgraded

Dimension of New Building/Addition: 23.8 ft x 59.0 ft **Height of New Building/Addition:** 26.25 ft

Area of New Building/Addition: 2,199 sq. ft. **Number and Types of Rooms:** 11 rooms

Kitchen/Dining, Family, Mud, Baths, Bedrooms

* 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:

*** FULL SIZE MAP IN DRAWER**

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

08-10-21
Date

Office Use Only

Zoning Reviewer: MARK FESSLER Date: 8/16/21

Application Complete: Yes ☒ No ☐

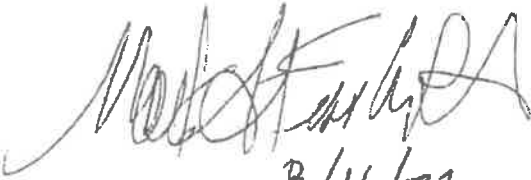
Approved: _____ Rejected: ☒ AS NOTED

Planning/Variance Board action needed: Yes ☒ No ☐

Proposed Work Needs Construction Permits: Yes ☒ No ☐

Mercantile License Needed? Yes ☐ No ☒

Notes: ☒ PROPOSED NEW DWELLING CONFORMS TO ALL REQUIRED ZONING REQUIREMENTS FOR SETBACKS, BUILDING HEIGHT, LOT COVERAGE, ETC., BUT IS A NEW DWELLING ON AN UNDERSIZED 3000 SQ. FT., 30 FT. WIDE LOT. AND THEREFORE REQUIRES A FORMAL PLANNING BOARD REVIEW.


8/16/21

ZONING

Ck# 4793 \$ 70⁰⁰ Rec'd by YHM Date 8/18/21 Permit # 21-62

*** 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:** 1803 Parkway

Block: 17 **Lot:** 2 **Zone:** R-40

2. **Property Designation:** Single Family X Multi Family Commercial

3. **Applicant's Name*:** Mary Hearn, Architect

Address: 1007 B Main Street, Belmar, NJ 07719

Phone Number: 732-556-9055

***Applicant is:** Owner Contractor Other X
(If other, please describe) Architect

4. **Owner's Name:** Tim Peterson

Address: 101 Sussex Avenue, Spring Lake, NJ 07762

Phone Number: 973-699-0817

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

<u>X</u> New Home	<u> </u> Alteration to Existing Home: 1 - 1 ½ Story <u> </u> 2 - 2 ½ Story <u> </u>
<u> </u> Pool: Above Ground <u> </u> In-Ground <u> </u>	
<u> </u> Shed <u> </u> Fence <u> </u> Deck <u> </u> Other *If other, please describe: <u> </u>	
Water Line: Existing <u> </u> New <u>X</u> Upgraded <u> </u>	
Sewer Line: Existing <u> </u> New <u>X</u> Upgraded <u> </u>	

Dimension of New Building/Addition: 23.8 ft x 57.0 ft **Height of New Building/Addition:** 26.25 ft
Area of New Building/Addition: 2,100 sq. ft. **Number and Types of Rooms:** 11 rooms
Kitchen/Dining, Family, Mud, Baths, Bedrooms

* 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:

*** FULL-SIZE PLAN IN MAP DRAWER**

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

08-10-21

Date

Office Use Only

Zoning Reviewer: MARK FESSLER Date: 8/16/21

Application Complete: Yes ☒ No ☐

Approved: ☐ Rejected: ☒ AS NOTED

Planning/Variance Board action needed: Yes ☒ No ☐

Proposed Work Needs Construction Permits: Yes ☒ No ☐

Mercantile License Needed? Yes ☐ No ☒

Notes: * PROPOSED NEW DWELLING CONFORMS TO ALL REQUIRED ZONING REQUIREMENTS FOR SETBACKS, BUILDING HEIGHT, LOT COVERAGES, ETC BUT IS A NEW DWELLING ON AN UNDERSIZED 2862 SQ. FT.; 30 FT. WIDE; 95.4 FT. DEEP LOT. AND THEREFORE REQUIRES A FORMAL PLANNING BOARD REVIEW.

Mark Fessler
8/16/21

JS 10715
John J. Abbamonte
Prepared by: John Abbamonte, Esq.
DEED

This Deed is made on April 9th, 2021 Delivered in April 9, 2021

BETWEEN JOHN J. PRYOR, residing at 1802 1/2 Laurel Terrace, Lake Como, NJ 07719, referred to as the Grantor,

AND CHARLENE A. PETERSON, residing at 110 Sussex Avenue, Spring Lake, NJ 07762, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A 46:15-1.1) Municipality of Lake Como

Block 17 Lot 37

() No lot & block or record number is available on the date of this Deed (Check Box if Applicable)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Lake Como, County of Monmouth, and State of New Jersey. The legal description is:

SEE SCHEDULE C ATTACHED HERETO AND MADE A PART HEREOF

BEING a part of the same land and premises conveyed to John J. Pryor, single, by Deed from Donald H. Pryor, dated April 20, 1994 and recorded in the Monmouth County Clerk's Office on May 3, 1994 in Book 5308, Page 324.

The street address of the Property is: 1802 Laurel Terrace
Lake Como, NJ 07719

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

JS-10714

John Abbamonte
Prepared by: John Abbamonte, Esq.
DEED

This Deed is made on April 9th, 2021 - Delivered on April 9, 2021

BETWEEN JOHN J. PRYOR, residing at 1802 ½ Laurel Terrace, Lake Como, NJ 07719, referred to as the Grantor,

AND TIMOTHY E. PETERSON, residing at 110 Sussex Avenue, Spring Lake, NJ 07762, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS.** The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A 46:15-1.1) Municipality of Lake Como

Block 17 Lot 2

() No lot & block or account number is available on the date of this Deed (Check Box if Applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the *Borough of Lake Como, County of Monmouth,* and State of New Jersey. The legal description is:

SEE SCHEDULE C ATTACHED HERETO AND MADE A PART HEREOF

BECING part of the same land and premises conveyed to John J. Pryor, single, by Deed from Donald H. Pryor, dated April 20, 1994 and recorded in the Monmouth County Clerk's Office on May 3, 1994 in Book 5308, Page 324.

The street address of the Property is: **1803 Parkway**
Lake Como, NJ 07719

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK
PO BOX 1251
MARKET YARD
FREEHOLD NJ 07728

Transaction Identification Number

2691112

1999029

Recorded Document to be Returned by Submitter to:

TOWER FUND SERVICES CUSTODIAN

26 BROAD STREET SUITE 4

RED BANK, NJ 07701 73

Official Use Only

CHRISTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

2016039911

RECORDED ON

May 03, 2016

9:54:43 AM

BOOK:OB-9164 PAGE:3341

Total Pages: 3

COUNTY RECORDING FEES \$30.00
TOTAL PAID \$30.00

Submission Date (mm/dd/yyyy)

05/02/2016

No. of Pages (excluding Summary Sheet)

1

Recording Fee (excluding transfer tax)

\$30.00

Realty Transfer Tax

\$0.00

Total Amount

\$30.00

Document Type

TAX SALE CERTIFICATE

Electronic Recordation Level

L2 - Level 2 (With Images)

Municipal Codes

LAKE COMO

4601

Bar Code(s)



77 94 62

Additional Information (Official Use Only)

* DO NOT REMOVE THIS PAGE.

COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF MONMOUTH COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.



Monmouth County Document Summary Sheet

TAX SALE CERTIFICATE	Type	TAX SALE CERTIFICATE				
	Consideration	\$1.00				
	Submitted By	TOWER FUND SERVICES CUSTODIAN				
	Document Date	04/15/2016				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	ASSESSED PTY	Name			Address	
		JOHN J PRYOR				
	SOLD TO PTY	Name			Address	
		TWR AS CUST FOR TOWER FUND 1 NJ				
	Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	46	17	37		4601	

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF MONMOUTH COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 16-00009

I, **ESTHER A. KISS**, COLLECTOR OF TAXES of the taxing district of the
BOROUGH of LAKE COMO in
the COUNTY of and State of New Jersey, do hereby certify that on
the 14th day of April, 2016 at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to TWR AS CUST FOR EBURY FUND 1NJ
whose address is PO BOX 37695, BALTIMORE, MD 21297-3695

for Seven Hundred Ten dollars and Fifty Four cents, the land
in said taxing district described as Block No. 17 Lot No. 37
and known as 1802 LAUREL TERRACE
duplicate thereof and assessed thereon to PRYOR, JOHN J, on the tax

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2015			
Sewer	253.50	10.87	264.37
Water	365.50	15.67	381.17
Assessments For Improvements			
Total Cost of Sale	65.00		65.00
Total			710.54
Premium (if any) Paid	1400.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
0.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after December 31, 2015;
municipal authority charges accruing after December 31, 2015 and assessment
installments not yet due, amounting to 0.00 dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2016.

STATE OF NEW JERSEY
COUNTY OF:

ESTHER A. KISS

COLLECTOR OF TAXES

BE IT REMEMBERED, that on this 15th day of April, 2016 before me a
Notary Public of New Jersey, personally appeared ESTHER A. KISS
the Collector of Taxes of the taxing district of Borough Of Lake Como in the County of
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By:

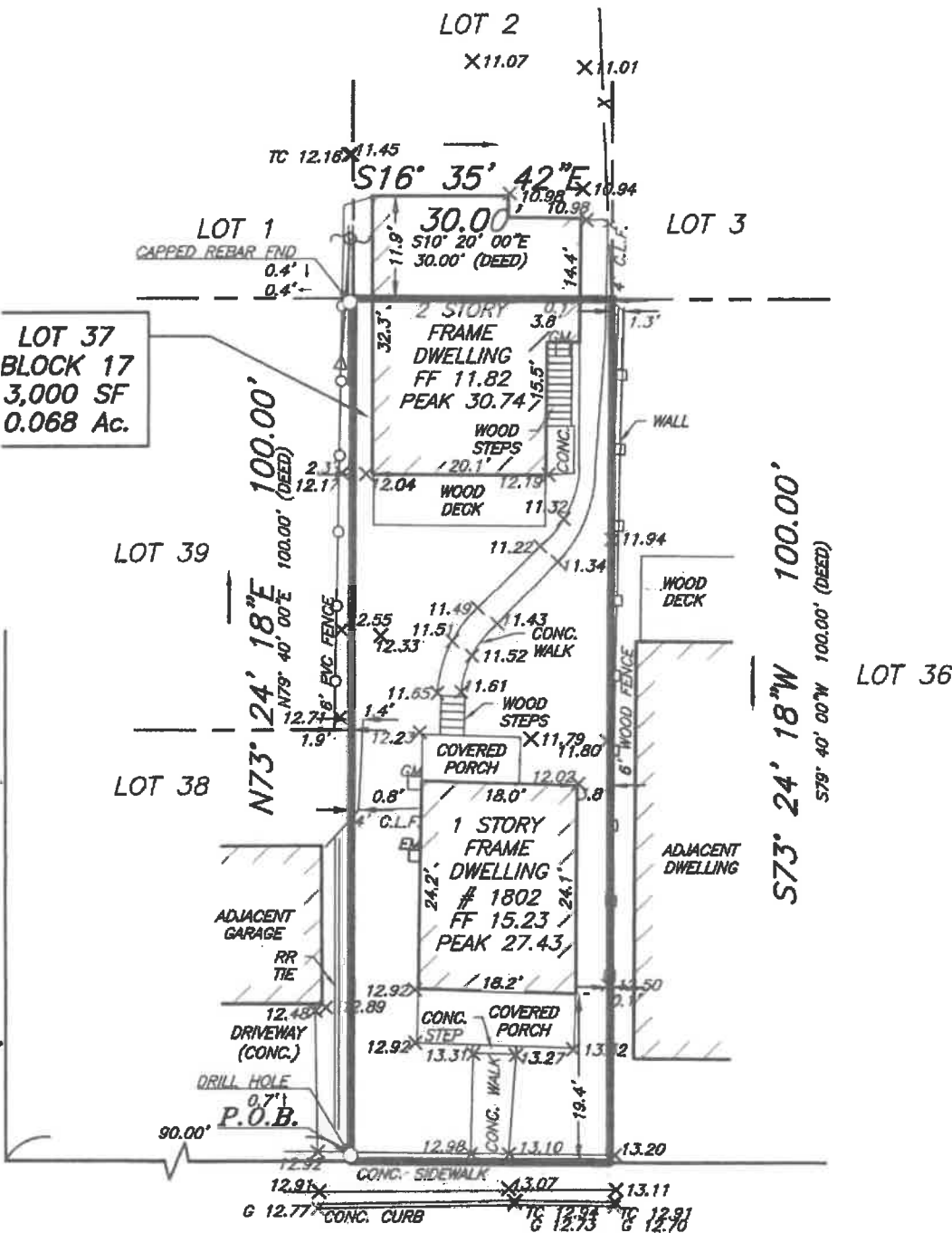
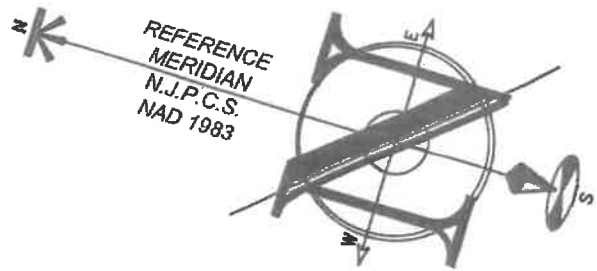
ESTHER A. KISS

PREPARER

PATRICIA K. FAGAN

NOTARY PUBLIC

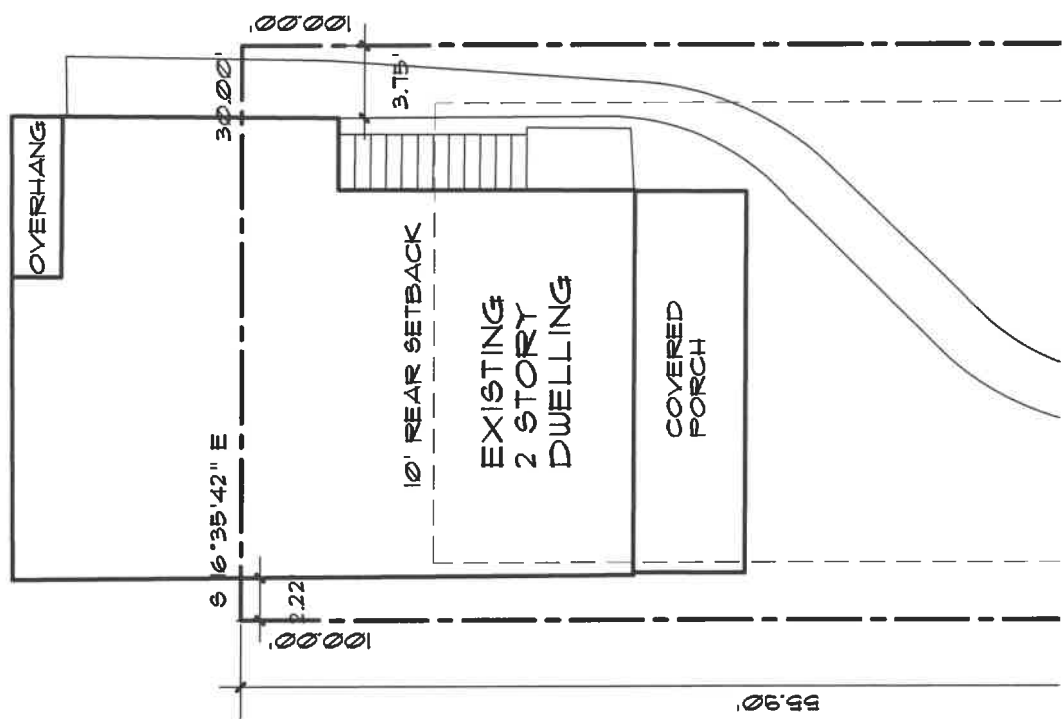
NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

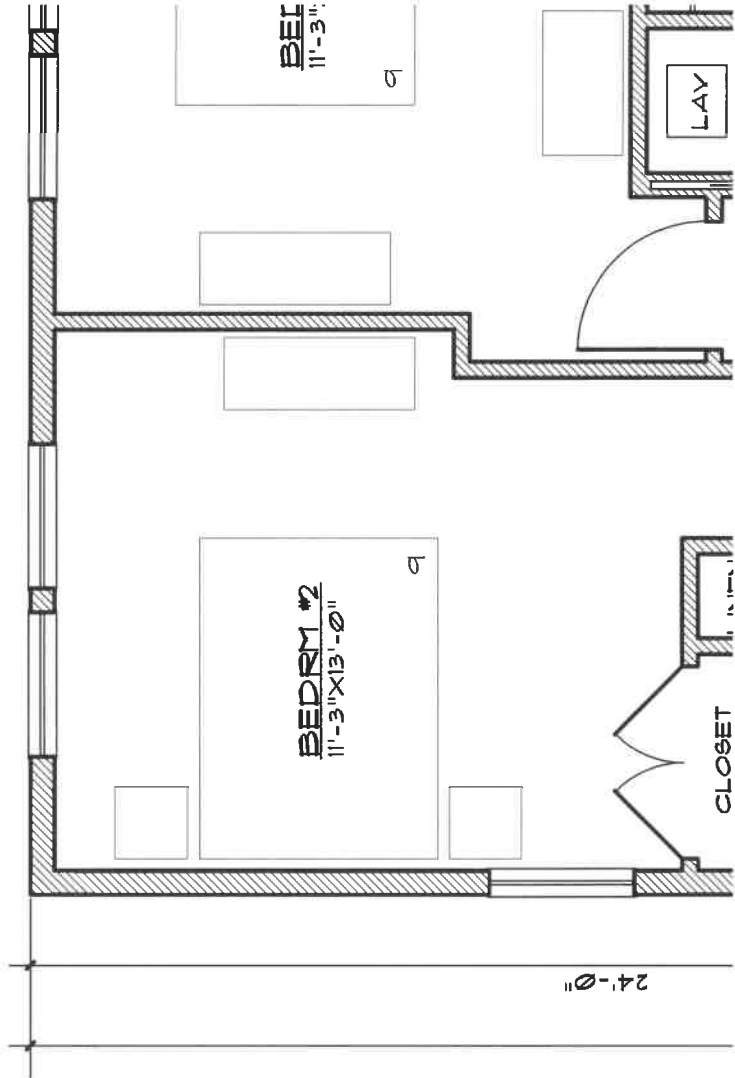


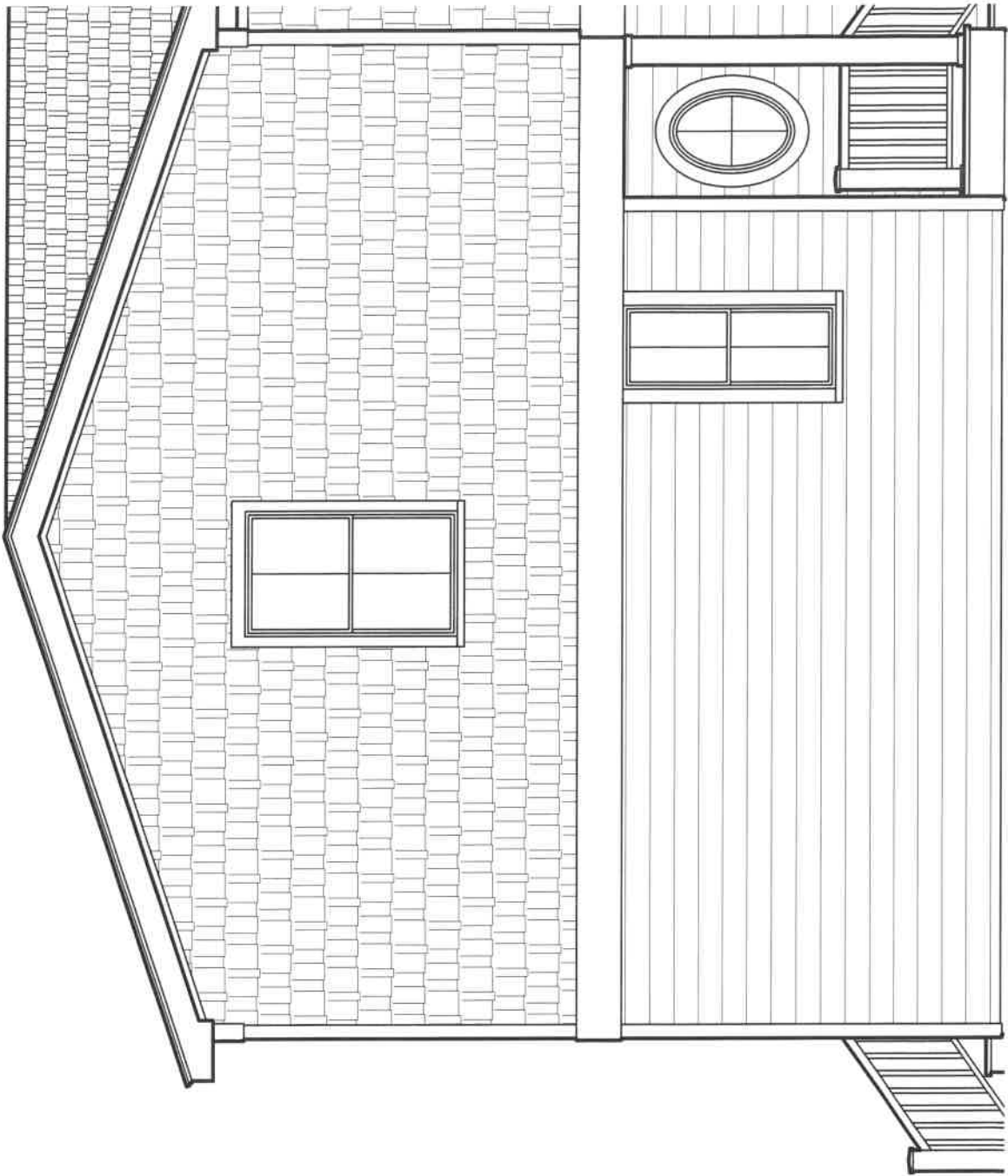
N16° 35' 42"W 30.00'
 N10° 20' 00"W 30.00' (DEED)
 X13.02 X13.12 X13.15
LAUREL TERRACE (40' R.O.W.)
 (30' WIDE BIT. CONC.)

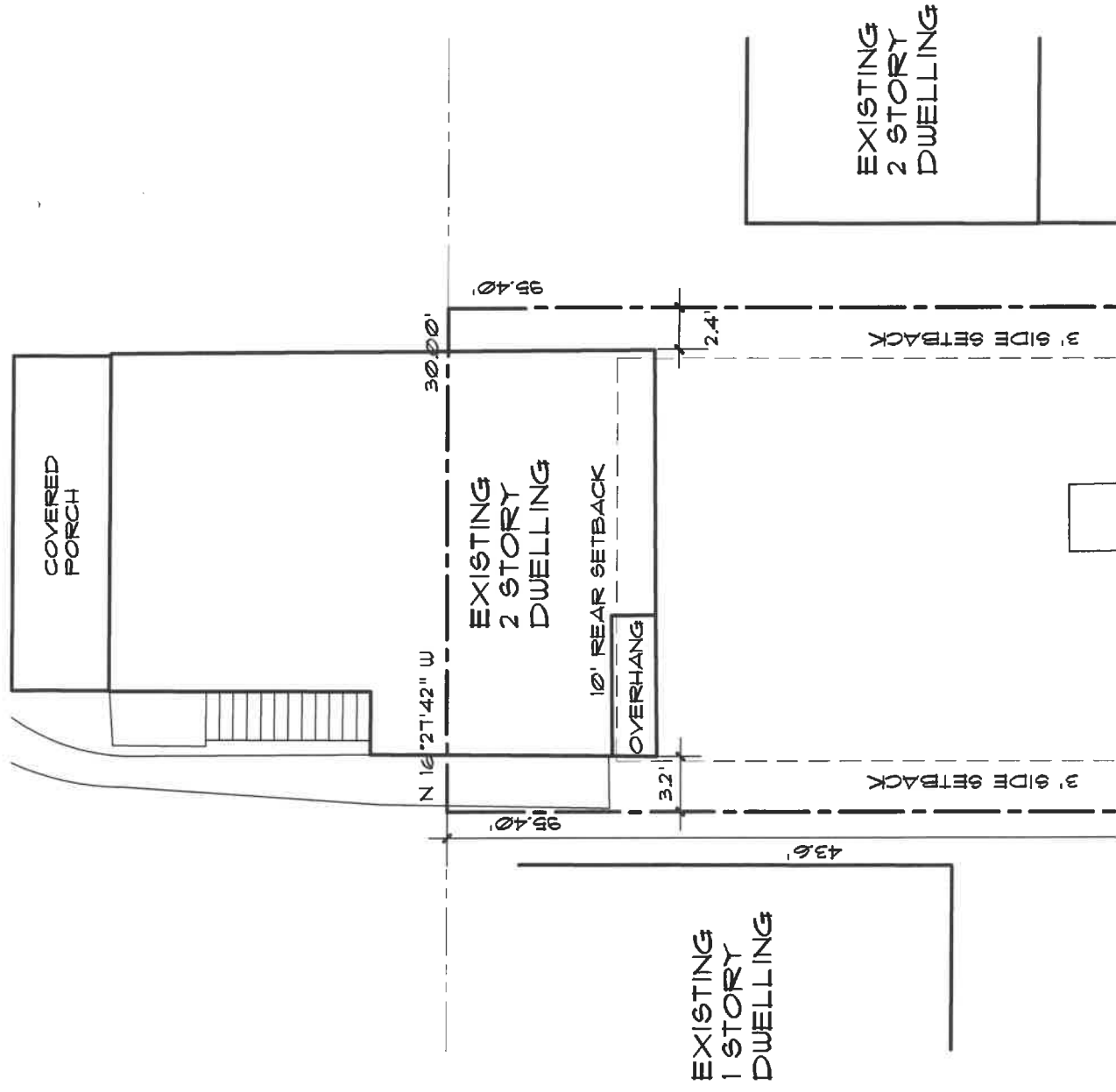
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 G 12.80

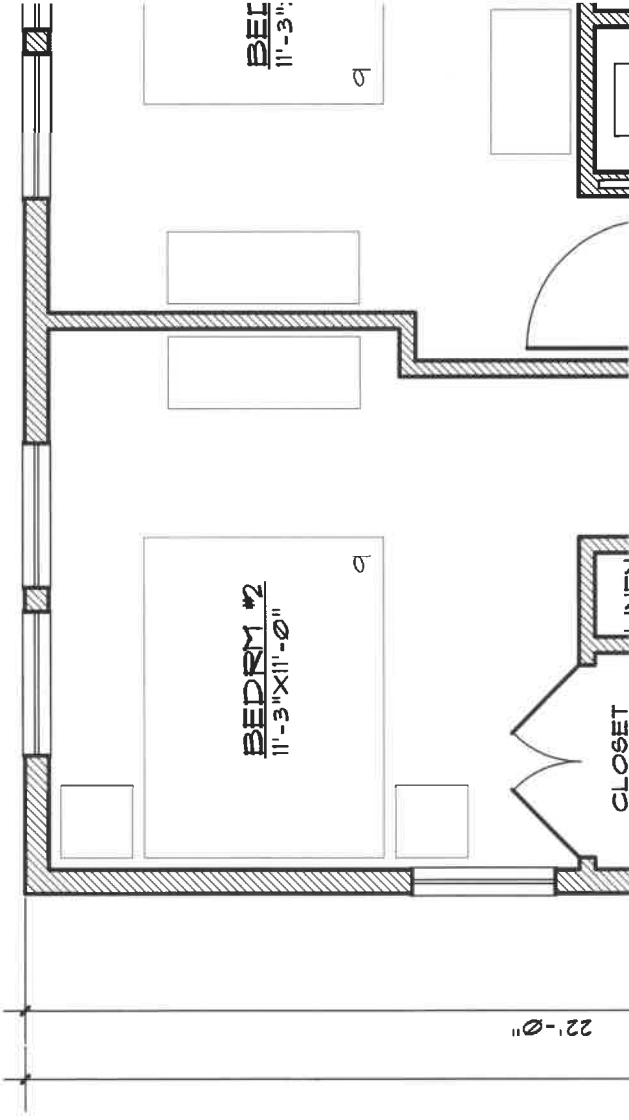
SITE BENCHMARK
 PK NAIL SET
 IN U-POLE
 ELEV 1997

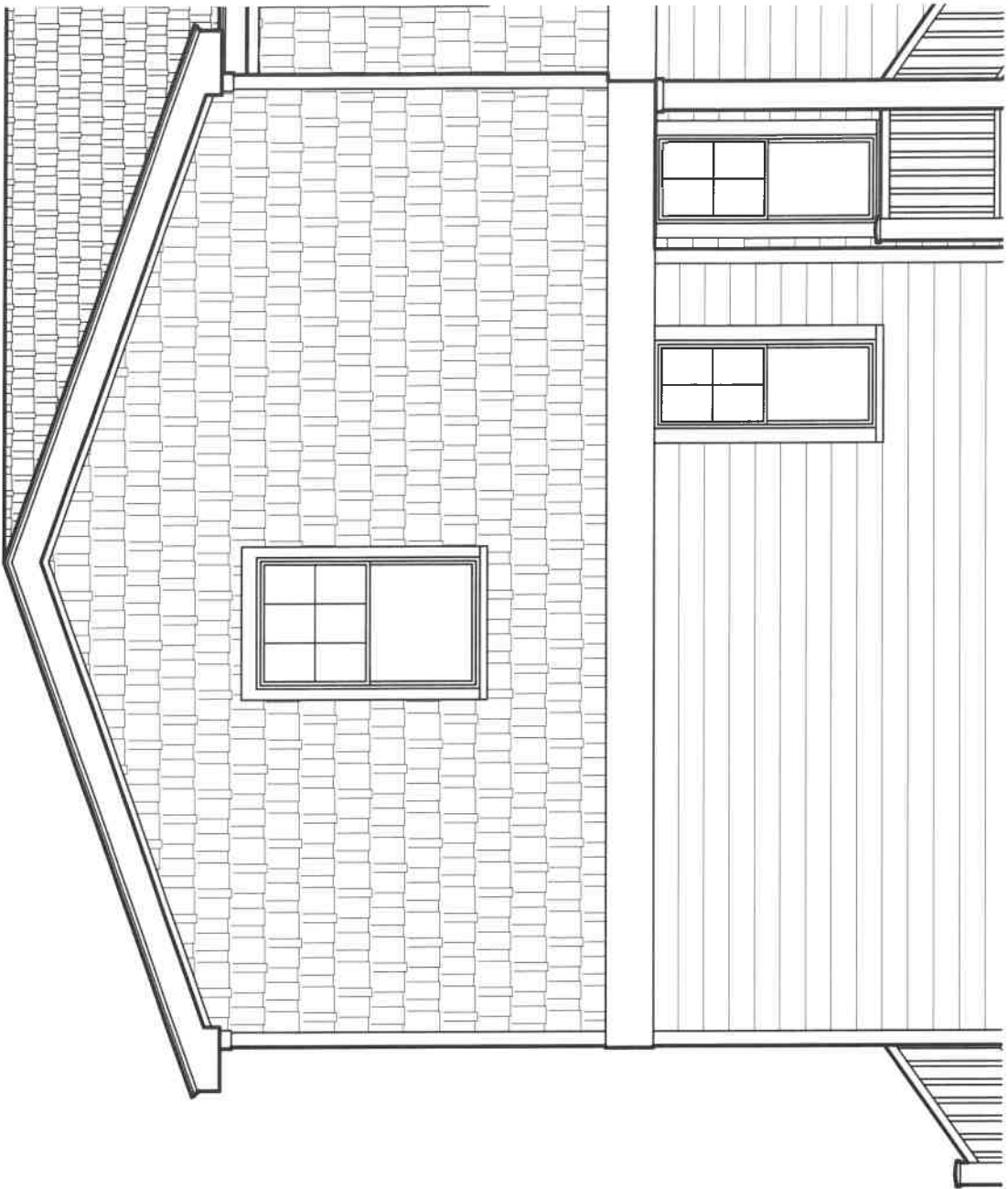








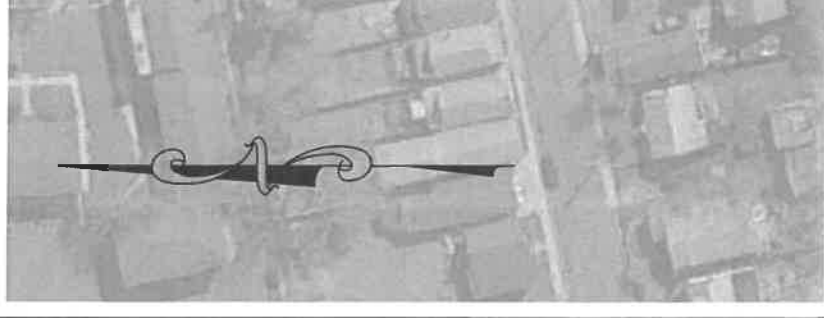




PRELIM

PROPERTY OWNERS WITHIN 200 FEET - LOT 37

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
7	10		2	LUKE'S SHACK, LLC 500 18TH AVENUE LAKE COMO, NJ	500 EIGHTEENTH AVENUE	17	3		2	POUSTY, YAGHOOB & BEVERLY 285 GRANDVIEW AVE SUFFERN, NY	1805-1805 1/2 PARKWAY
7	11		2	PREZIOSO, DOMINICK J & HELEN M 18 MARION DRIVE STATEN ISLAND, NY	502 EIGHTEENTH AVENUE	17	4		2	POUSTY, YAGHOOB & BEVERLY 285 GRANDVIEW AVE SUFFERN, NY	1807 PARKWAY
7	12		2	RUSSETT, ROBERT B & BARBARA 508 EIGHTEENTH AVENUE LAKE COMO, NJ	504 EIGHTEENTH AVENUE	17	5		2	MERSCHROD, LAWRENCE & KRISTA 82 WILLIAMSON ROAD BERGENFIELD, NJ	1809 PARKWAY
7	13		2	KELLY, KEVIN J & JULIE 508 EIGHTEENTH AVENUE LAKE COMO, NJ	506 EIGHTEENTH AVENUE	17	6		2	CARR, JOHN J & MICHELE P 40 EAST 89TH ST APT 106 NEW YORK, NY	1811 PARKWAY
8	7		2	TILLMAN, MARGARET 415 WILDMOOD PLACE LAKE COMO, NJ	413 WILDMOOD PLACE	17	7		2	ALLEN, BRUCE PO BOX 443 BELMAR, NJ	1815 PARKWAY
8	8		2	ROCKWELL, MURGEN & MARGARET 415 WILDMOOD PLACE LAKE COMO, NJ	415 WILDMOOD PLACE	17	8		2	PATRINE-SINGER, WANDA 583 SUDBURY LANE BRIDGEWATER, NJ	1817 PARKWAY
8	9		4A	CONERSON REALTY LLC 1700 WEBB ST, 1F ASBURY PARK, NJ	415-417 EIGHTEENTH AVENUE	17	30		2	WAGSTRO, PAUL T 428 RIVER ROAD CHATHAM, NJ	1816 LAUREL TERRACE
9	11		2	MORIARTY, DANIEL & VIRGINIA 414 WILDMOOD PLACE LAKE COMO, NJ	414 WILDMOOD PLACE	17	31		2	ROMANITO, JACQUELINE P 1814 LAUREL TERRACE LAKE COMO, NJ	1814 LAUREL TERRACE
12	23		4A	KARAN TWO REALTY LLC 508 EIGHTEENTH AVENUE LAKE COMO, NJ	508 EIGHTEENTH AVENUE	17	32		2	FENNEL, TRACY L 1814 LAUREL TERRACE LAKE COMO, NJ	1812 LAUREL TERRACE
12	24		2	SHEA, MICHAEL J 811 SEVENTEENTH AVENUE WALL, NJ	510 EIGHTEENTH AVENUE	17	33		2	MCNEER, JAMES 1814 LAUREL TERRACE LAKE COMO, NJ	1810 LAUREL TERRACE
12	25		2	PRASNA, PETER 11 VICTORY DRIVE EATONTOWN, NJ	512 EIGHTEENTH AVENUE	17	34		2	SLONER, RONALD & ELAINE 50 LAUREL DRIVE CHANDLER, NJ	1808 LAUREL TERRACE
12	26		2	CHASON, ROBERT CLAYTON 508 EIGHTEENTH AVENUE LAKE COMO, NJ	514 EIGHTEENTH AVENUE	17	35		2	FIRST SHOWEL, LLC 627 RIDGEMOOD AVENUE ORADELL, NJ	1806 LAUREL TERRACE
16	1		2	GIBBONS, JON JOEL 1814 LAUREL TERRACE LAKE COMO, NJ	513 EIGHTEENTH AVENUE	17	36		2	COLE, RYAN & JENNIFER BATES 1804 LAUREL TERRACE LAKE COMO, NJ	1804 LAUREL TERRACE
16	2		2	DOERING, STEVEN P 1814 LAUREL TERRACE LAKE COMO, NJ	1805 LAUREL TERRACE	17	37		2	PETERSON, CHARLENE A 710 SUSSEX AVENUE SPRING LAKE, NJ	1802 LAUREL TERRACE
16	3		2	HYER, JOHN T JR 225 PUTTINER PLACE NEPTUNE, NJ	1807-1809 LAUREL TERRACE	17	38		2	UNDERHILL, MARY LOUISE 511 EIGHTEENTH AVENUE LAKE COMO, NJ	511 EIGHTEENTH AVENUE
16	4		2	HIGGINS, MICHAEL E & MARY JEAN 1811 LAUREL TERRACE LAKE COMO, NJ	1811 LAUREL TERRACE	17	39		2	TERMULO, DAISY 505 EIGHTEENTH AVENUE LAKE COMO, NJ	505 EIGHTEENTH AVENUE
16	5		2	QUINN, JOSEPH P	1813 LAUREL TERRACE	18	1		15C	SOUTH MONMOUTH REG SEWER AUTHORITY	1800 PARKWAY



LOT 38

PROPOSED BUILDING
SETBACK LINES
(TYP.)

ADJAC
GAR

DR
(C

DRILL

P.C

90.00'

LAUR



H2M Associates, Inc.

4810 Belmar Boulevard, Ste 201
Wall Township, NJ 07753 | tel 732.414.2661

February 10, 2022

Lake Como Planning Board
c/o Viveca Graham, Board Secretary
1740 Main Street
P.O. Box 569
Lake Como, NJ 07719

**Re: Completeness/Technical Review
Peterson Minor Subdivision
1802 Laurel Terrace and 1803 Parkway
Block 17, Lot 37, and Block 17, Lot 2
H2M Project No. LKCP 2109**

Dear Chairman and Board Members:

I am in receipt of an Application package for the referenced project. The package includes a Subdivision Plan set (three sheets) prepared by William E Jensen, Jr. P.E., dated November 22, 2021; Architectural Plans (3 sheets) prepared by Mary B. Hearn, AIA, dated July 26, 2021 (for the Parkway lot); Architectural Plans (3 sheets) prepared by Mary B. Hearn, AIA, dated July 29, 2021 (for the Laurel Terrace lot); and a completed Application form with attachments. Based on my review of these submitted documents, I find that this application is substantially complete, and may be scheduled for a public hearing at the Board's earliest convenience upon the posting of the requisite fees as identified below. Further, based on my review of these documents with the Borough Zoning Ordinance, a site visit, and good engineering practice, I offer the following comments for your use through the public hearing process.

Fees

In accordance with Code Section 17-15.1, the applicable Application Fees are calculated as follows:

- Base Fee – \$850.00 (Minor Subdivision and bulk variances (3))
- Escrow Fee - \$250.00

A total of \$1,100.00 should be posted prior to the scheduling of this application for public hearing.

General

The property in question is a through lot spanning from eastern side of Laurel Terrace and western side of Parkway, about 90 feet south of 18th Avenue (New Bedford Road). This location is within the Borough's Single-Family Residential District (R-40). The site currently contains three (3) dwellings, one of which straddles the existing property line between the lots. The Applicant wishes to demolish the existing dwellings to re-subdivide the existing lots and construct new 2-story residential dwellings with ancillary site improvements on each of the lots (2). The proposed use and proposed structures are conforming for the zone; however, the existing use, the existing and proposed lots, and the existing structures are non-conforming for the zone.

CORPORATE HEADQUARTERS

119 Cherry Hill Road, Ste 110 | Parsippany, NJ 07054 | 862.207.5900 | h2m.com

Land Use/Site Planning Issues

My review of the proposed plan identified the following issues that should be addressed through the public hearing process:

1. Code Section 17-19.1D sets forth the yard, area and building requirements for the R-40 Zone. My review of these requirements in conjunction with the subject application identified the following inconsistencies:

- Lot area (Laurel Terrace) – 4,000 square feet required; **3,000 square feet proposed**;
- Lot area (Parkway) – 4,000 square feet required; **2,862 square feet proposed**;
- Lot Frontage (Laurel Terrace) – 40 feet required; 30 feet existing;
- Lot Frontage (Parkway) – 40 feet required; 30 feet existing;
- Lot Width (Laurel Terrace) – 40 feet required; 30 feet existing;
- Lot Width (Parkway) – 40 feet required; 30 feet existing;
- Lot Depth (Parkway) – 100 feet required; **95.4 feet proposed**;

The existing non-conforming conditions cited above are provided for the Board's information only. Bulk variances will be required for proposed non-conforming conditions **bolded** above.

It should be noted that although it appears the Applicant's intent is to provide for fully conforming structures, the plans provided for both dwellings yielded proposed building heights in excess of that allowed. The Board should elicit testimony regarding this issue to clarify the Applicant's intentions on the record and consider any variance relief that may result from that testimony.

2. The Site Plan needs to be revised to include (1) topographic (contours and spot elevation) information; (2) proposed drainage facilities (so as to not impact adjacent properties); (3) existing/proposed water and sanitary sewer connections along with details; and (4) construction details for paver driveway and patio. The revised plan needs to be signed and sealed by a licensed engineer.
3. The architectural plans depicts sump pumps in the crawlspaces of each structure, and the elevation view identifies the seasonal high groundwater table elevation; however, there is no detail of where the sump would discharge and no log of the soil boring information. The Board should elicit testimony regarding these items to ensure the sump discharges will not adversely affect the adjoining properties or the streets.
4. The survey provided depicts the sidewalk along both frontages encroaching on the subject property. The Board should condition any approval on the Applicant providing a suitable easement to legally permit the sidewalk to legally remain.

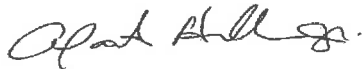
The survey also depicts any number of fences at the perimeter of the property, with some located on the subject property, and some on other properties. The Board should elicit testimony regarding the ownership of these fences and condition any approval on the Applicant relocating any fence under their ownership to be fully

contained on their property (remove encroachments).

5. The Application is silent with regard to the means of filing if approved. The Board should elicit the Applicant's intention to file the subdivision, whether by deed or by map.
6. The site visit revealed that the curb and sidewalk fronting this property are in fair to poor condition and should be replaced as a condition of any approval.

I trust this report is suitable for your purposes. If you have any questions regarding this application, please contact me.

Very truly yours,
H2M ASSOCIATES, INC.



Alan P. Hilla, Jr., P.E., P.P., CME
Planning Board Engineer

cc: Tim & Charlene Peterson, Applicant
Adam Schneider, Esq., Board Attorney
George McGill, Esq., Applicant's Attorney

ZONING

Ck# 5859 \$ 70⁰⁰ Rec'd by NH Date 9-27-74 Permit # 21-74

* 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: 1900 Main Street
Block: 13 Lot: 40 Zone: _____
2. Property Designation: Single Family _____ Multi Family _____ Commercial _____
3. Applicant's Name*: BELA ELLITHY (Nancy wife) prospective owner
Address: 2 Walden Court Old Bldg NJ 08857
Phone Number: 732-241-1960 bellithy@gmail.com
nancyellithy@yahoo.com
- *Applicant is: Owner _____ Contractor _____ Other _____
(If other, please describe) Contract Purchaser
4. Owner's Name: GAIL SOLTZ & Cheryl Miller
Address: 2804 Hurley Rd. Lond, WNC, NJ 07719
Phone Number: _____
5. Type of Proposal: (please check)

<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Upgraded _____
Sewer Line: Existing _____	New <input checked="" type="checkbox"/> Upgraded _____

Dimension of New Building/Addition: 30.33 x 32 Height of New Building/Addition: _____
Area of New Building/Addition: _____ 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

9.24.21

Office Use Only

Zoning Reviewer:

Date:

Application Complete: Yes ☐ No ☐

Approved:

Rejected:

Planning/Variance Board action needed: Yes ☒ No ☐

Proposed Work Needs Construction Permits: Yes ☒ No ☐

Mercantile License Needed? Yes ☐ No ☒

Notes:

SEE ATTACHED

1900 Main Street Permit Zoning #21-74

Owner proposes to construct a new Two Family House, 3 ½ story, 40' in height in the GB Zone

The following Variances will be required:

Building Use	Residential in a General Business Zone (Use Variance)
Lot Area	3100 SF where a minimum of 7000 SF is required
Lot Frontage	40' where a minimum of 50' is required (0' for Main St)
Lot Width	46.17' where a minimum of 50' is required
Lot Depth	63.92' where a minimum of 100' is required
Front Yard Setback	12.79' where a minimum of 20' is required
Rear Yard Setback	7.89' where a minimum of 20' is required
Max. Building Height	40.20' where a maximum of 35' (2.5 Stories) is allowed (D Variance)

A Construction permit is required.

A Road Opening Permit is required for the curb/apron/sidewalk work..

Care must be taken to insure that run-off water does not flow onto neighboring property



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: _____

Received By: _____

Fees Collected: _____

Hearing Date: _____

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

BELAI ELLITHY

2 WALDEN COURT, OLD BRIDGE, NJ 08857

732 546-0344

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

Timothy B. Middleton

2517 Highway 35

MADISON NJ 08736

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: Contract Purchaser

☐ Owner ☐ Lessee

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

GAIZ SALZEN AND CHERYL MILLER

2804 Hurley Road, Wall, NJ 07729

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 See attached exhibit A

☐ Informal Hearing

7. Give a brief description of application:

Applicant is proposing to build 2 family residence on 5913 property. Requires variances as set forth on Exhibit A.

8. Street Address of Property:

1900 MAIN Street

Block: 13

Lot: 40

9. Use of Property:

VACANT

Existing:

VACANT

Zone:

GENERAL BUSINESS Zone

Proposed:

Lot Area:

3100 SF

Building Area:

10. Map Information:

Map Dated:

Prepared By:

Map Entitled:

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

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

10/28/21

Date

Applicant/Agent

Timothy S. Mueller
attorney for applicant

EXHIBIT A

LIST OF VARIANCES

BUILDING USE	Residential in a General Business Zone (Use Variance)
LOT AREA	3100 SF where a minimum of 7000 SF is required
LOT FRONTAGE	40' where a minimum of 50' is required (0 for Main St)
LOT WIDTH	46.17' where a minimum of 50' is required
LOT DEPTH	63.92' where a minimum of 100' is required
Front Yard Setback	12.79' where a minimum of 20' is required
Rear Yard Setback	7.89' where a minimum of 20' is required
Max. Building Hgt.	38.32' where a maximum of 35' (2.5 Stories) is allowed (C Variance)

LOT 5
(TM)



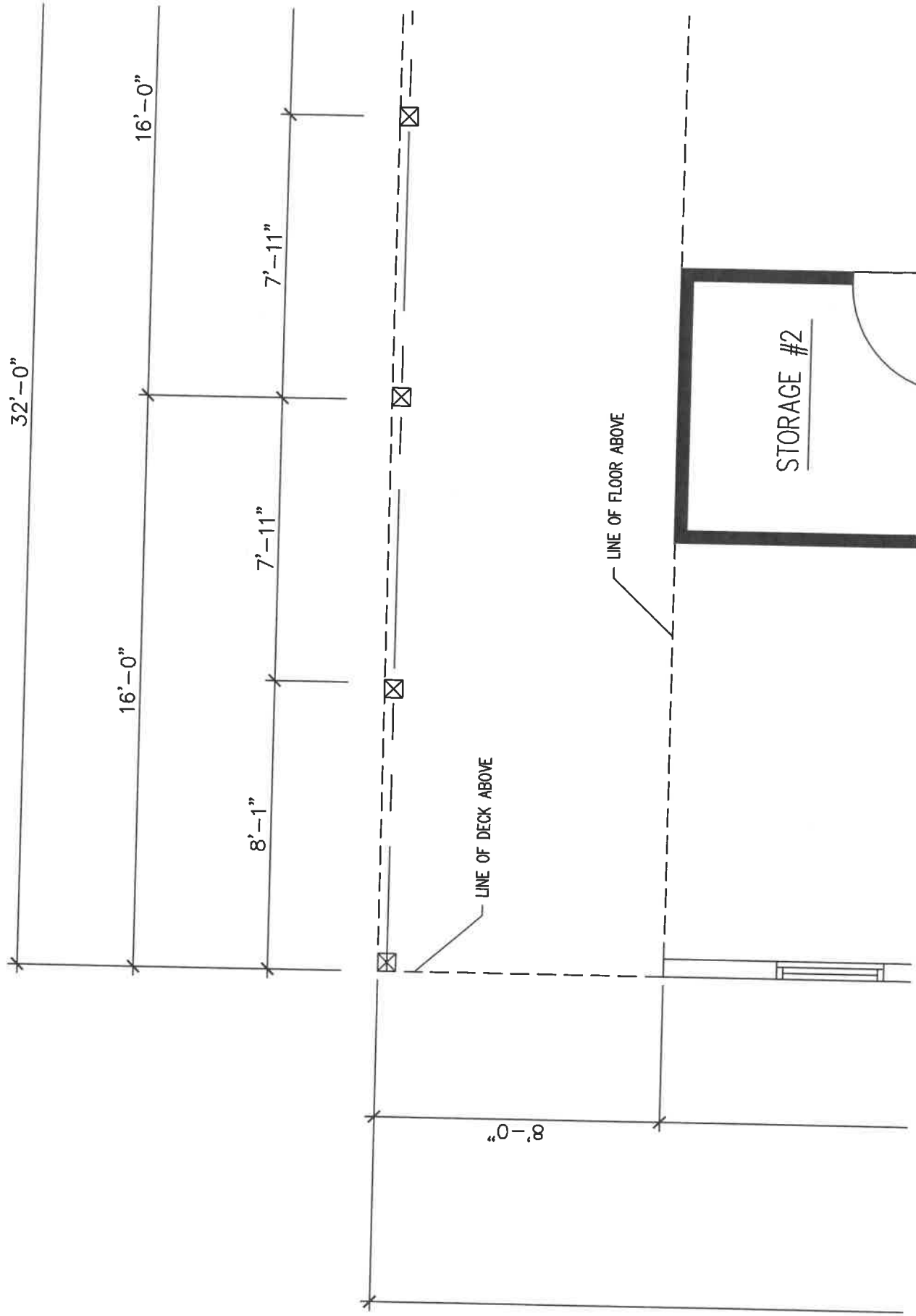
10/08/21 Page 1 of 2

OWNER & ADDRESS REPORT

LAKE COMO

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
13	1		4A	BARDIS, SPYROS & ANGELA BARDIS, TRST 113 SECOND AVENUE BRADLEY BEACH, NJ 07720	1800 MAIN STREET	41
13	2		2	MORGAN, CARL & RACHEL 1807 FERNWOOD ROAD LAKE COMO, NJ 07719	1807 FERNWOOD ROAD	
					1809 FERNWOOD ROAD	

APPROVED BY: CAROL S.



32'-0"

16'-0"

16'-0"

7'-11"

7'-11"

8'-1"

8'-0"

DECK

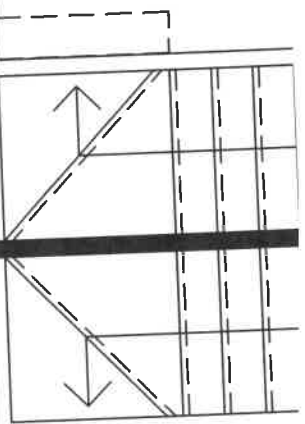
LINE OF DECK ABOVE

SCREEN WALL

DECK

MASTER

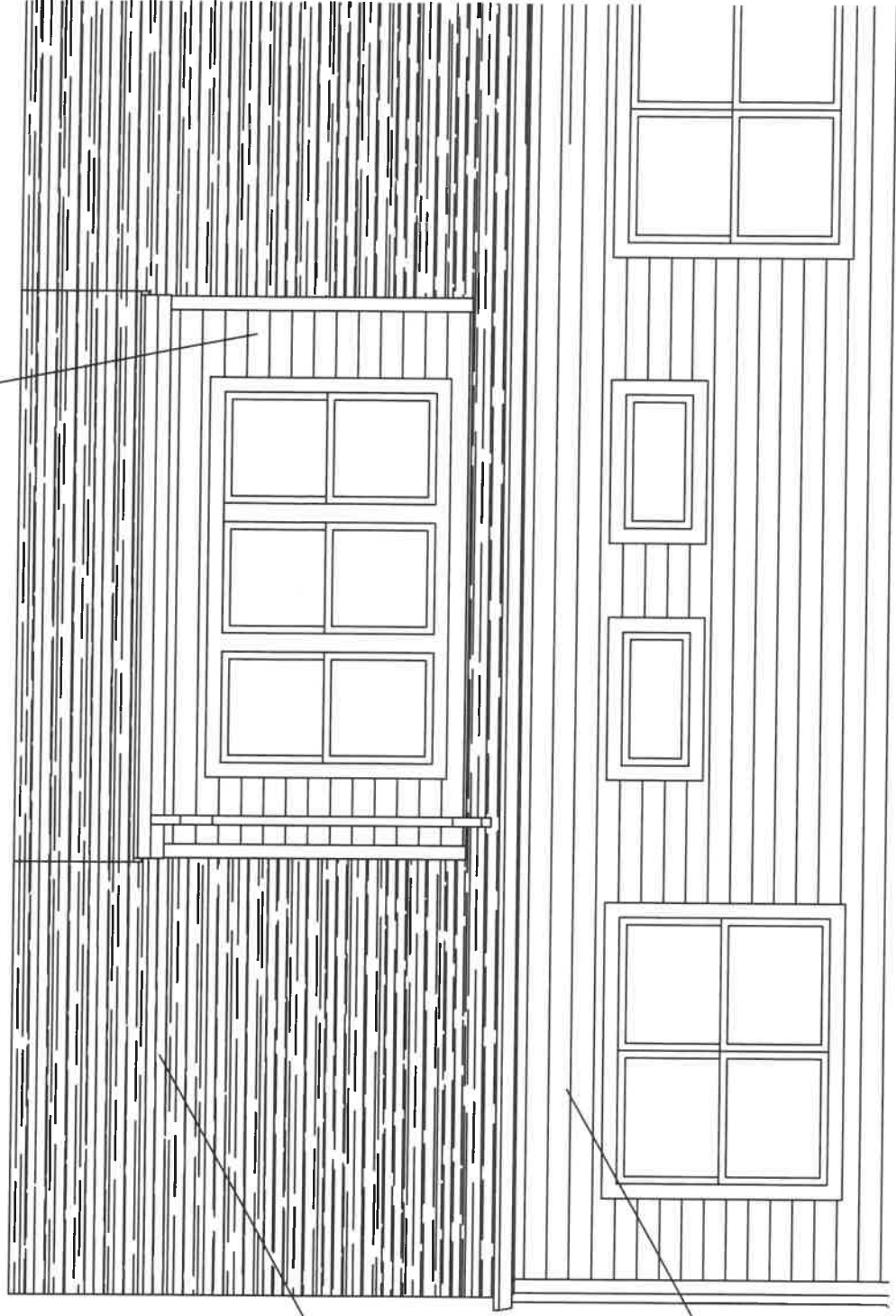
SCREEN WALL



HORZ. VINYL SIDING COLOR "A"

ASPHALT ROOF SHINGLES

HORZ. VINYL SIDING COLOR "B"

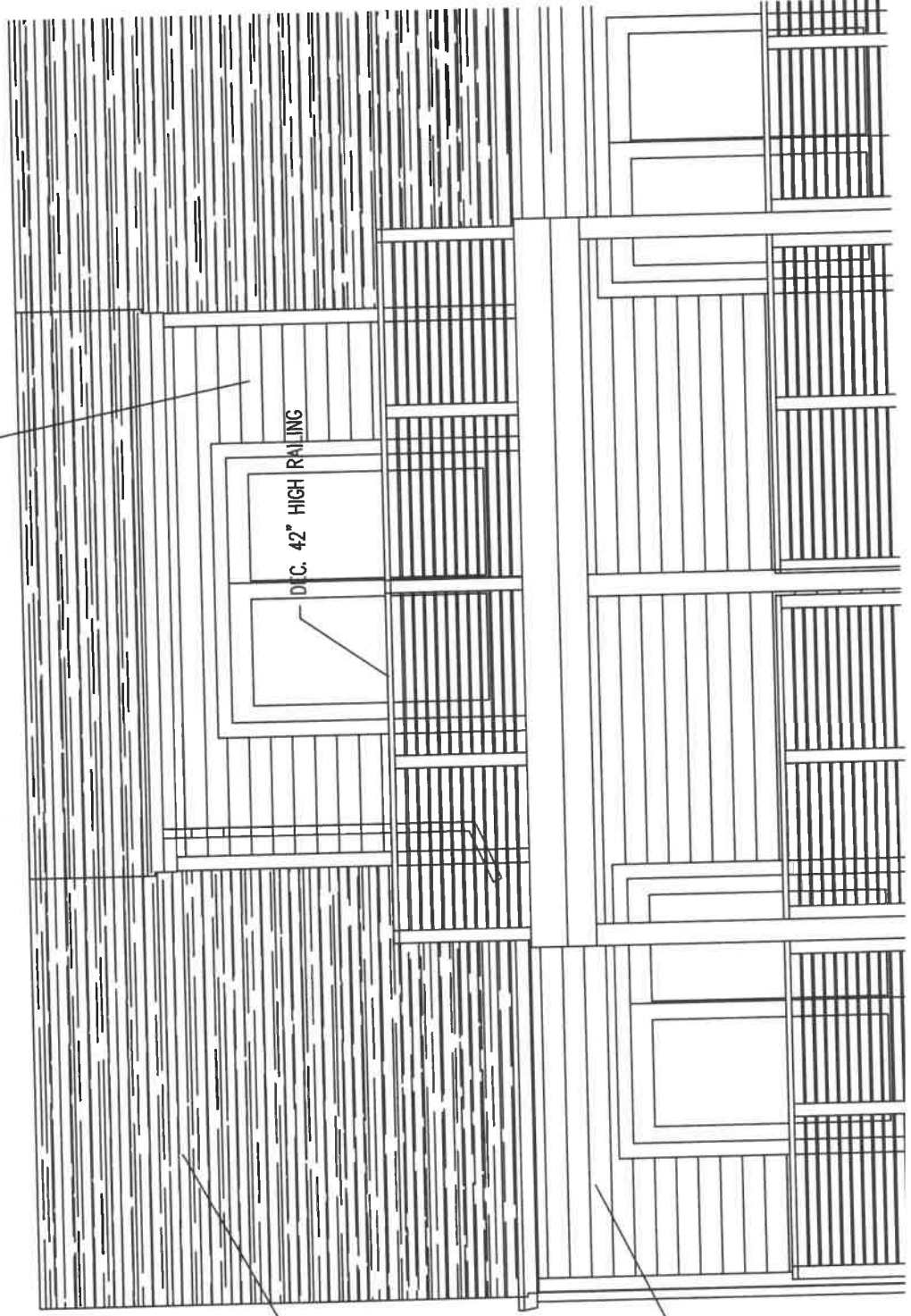


HORZ. VINYL SIDING COLOR "A"

DEC. 42" HIGH RAILING

ASPHALT ROOF SHINGLES

HORZ. VINYL SIDING COLOR "B"





H2M Associates, Inc.

4810 Belmar Boulevard, Ste 201
Wall Township, NJ 07753 | tel 732.414.2661

February 2, 2022

Lake Como Planning Board
c/o Viveca Graham, Board Secretary
1740 Main Street
P.O. Box 569
Lake Como, NJ 07719

**Re: Completeness/Technical Review
Ellithy Use Variance
1900 Main Street
Block 13, Lot 40
H2M Project No. LKCP 2108**

Dear Chairman and Board Members:

I am in receipt of an Application package for the referenced project. The package includes Architectural Plans (four sheets) prepared by Jose C. Santos, RA, dated October 21, 2021; Variance Plan prepared by Joseph J. Kociuba, P.E. dated November 3, 2021, and a completed Application form with attachments. Based on my review of these submitted documents, I find that this application is substantially complete, and may be scheduled for a public hearing at the Board's earliest convenience upon the posting of the Application and Escrow fees below. Further, based on my review of these documents with the Borough Zoning Ordinance, a site visit, and good engineering practice, I offer the following comments for your use through the public hearing process.

Fees

In accordance with Code Section 17-15.1, the applicable Application Fees are calculated as follows:

- Base Fee – \$1,850.00 (Use variances (2) and bulk variances (3))
- Escrow Fee - \$250.00

A total of \$2,100.00 should be posted prior to the scheduling of this application for public hearing.

General

The property in question is 3,100 square foot vacant property and is located on eastern side of Main Street, south of 18th Avenue. This location is within the Borough's General Business (GB) Zone. The Applicant wishes to construct a new 3-1/2 story duplex residential structure with ancillary site improvements on the currently vacant lot there. The proposed use is conforming; however, the existing lot, proposed use, and proposed structure are non-conforming for the zone.

Land Use/Site Planning Issues

My review of the proposed plan identified the following issues that should be addressed through the public hearing process:

1. Code Section 17-9.3(a) sets forth the permitted principal uses in the GB Zone. Review of these uses revealed that stand-alone residential uses are not permitted in this zone. The Applicant

proposes a two-family residential use on this small lot. A Use Variance (d(1)) will be required for this proposed non-conformity.

2. Code Section 17-19.3 sets forth the yard, area and building requirements for the GB Zone. My review of these requirements in conjunction with the subject application identified the following inconsistencies:

- Lot Area – 7,000 square feet required; 3,100.10 square feet existing;
- Lot Frontage – 50 feet required; 40 feet existing;
- Lot Width – 50 feet required; 46.17 feet existing;
- Lot Depth – 100 feet required; 63.92 feet existing;
- Front Yard Setback – 20 feet required; **12.79 feet proposed;**
- Rear Yard Setback – 20 feet required; **7.89 feet proposed;**
- Building Height – 35 feet maximum, **39.29 feet proposed (as measured from the grade floor) or 40.19 feet proposed (as measured from the first floor);** and
- No. of Stories – 2-1/2 maximum allowable, **4 stories proposed.**

The existing non-conforming conditions cited above are provided for the Board's information. A Use Criteria variance (d(6)) will be required for either of the proposed building heights cited above. The Board should elicit testimony regarding the intentions of the Applicant regarding the Building Height. Bulk variances will be required for the remainder of the proposed non-conformities **bolded** above.

Also, as you can see from the differing variances cited above for Building Height, there are inconsistencies between the plans submitted. It should be noted that the building heights calculated here rely on the finished floor elevations on the Variance Plan and scaling of the architectural plans. The plans should be revised so that there is consistency in scaling and between the plans.

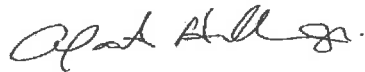
3. Although the Variance Plan proposes on-site recharge of storm water, it is unclear how effective the plan may be. I believe the plan needs to be revised to show the calculation for the sizing of the system for the improvements proposed. In addition, the stone base beneath the yard drain shall also be wrapped in filter fabric. The roof leaders need to be shown and connected directly to the yard drains.
4. The plan is silent with regard to where mechanical equipment may be located. The Board should elicit testimony regarding these installations and require the plans to be revised to include same.
5. The plans do not depict the proposed utility services to serve the proposed structure. The Board should elicit testimony regarding this aspect and require the Applicant to amend the plans accordingly.
6. The application is silent with regard to how this property would function as proposed. The Board should elicit testimony regarding anticipated ownership and maintenance issues with the proposed development.

7. The Board should be aware that the proposed structure is very different from those in the vicinity of the site. The Board should elicit testimony regarding the aesthetic parameters as relates to the neighborhood.

In addition, the Board should also take note that the proposed structure (1) proposes 3 stories of rear balconies; and (2) is designed that the front access to the structure is not apparent. The Board should elicit testimony regarding these features and consider the aesthetic and other impacts such features present.

I trust this report is suitable for your purposes. If you have any questions regarding this application, please contact me.

Very truly yours,
H2M ASSOCIATES, INC.



Alan P. Hilla, Jr., P.E., P.P., CME
Planning Board Engineer

cc: Belal Ellithy, Applicant (via email)
Adam Schneider, Esq., Board Attorney (via email)
Timothy Middleton, Esq., Applicant's Attorney (via email)

