

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

PLANNING BOARD AGENDA

**MAY 09, 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:
SCOTT FISCHER, ALT. NO. 2**

IV. ROLL CALL

**V. APPRECIATION CERTIFICATE:
CHRISTINE NOONAN**

**VI. MEMORIALIZATION OF A RESOLUTION:
623 18TH AVE., REALTY, LLC
623 EIGHTEENTH AVENUE
BLK – 14; LOT – 43**

**VII. USE VARIANCE, PRELIMINARY & FINAL SITE PLAN APPLICATION
ELLITHY, BELAI
1900 MAIN STREET
BLK – 13; LOT – 40**

**VIII. PLANNING & ZONING DISCUSSIONS
REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA
(WILL UPDATE AS NEEDED)**

**IX. FUTURE MEETING DISCUSSIONS
PLANNING BOARD APPLICATION AND ESCROW FEES, ALLOW MAYOR AND COUNCIL LIAISON TO VOTE ON USE VARIANCES, STONES IN DRIVEWAYS, GRADING PLAN**

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

XI. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD IN PERSON (POSSIBLY HYBRID) ON MONDAY, JUNE 13, 2022, AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

OATH OF OFFICE OF
BOROUGH OF LAKE COMO
PLANNING BOARD MEMBER

I, Scott Fischer do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Alt. No. 2, Planning Board Member, according to the best of my ability. So help me God.

Date: May 9, 2022

Scott Fischer, Alt. No. 2, Planning Board Member

Attest: _____
Viveca H. Graham, Secretary

CERTIFICATE OF APPRECIATION
PRESENTED TO

CHRISTINE NOONAN

BY

THE BOROUGH OF LAKE COMO PLANNING BOARD

On this 9th day of May, 2022, The Planning Board of the Borough of Lake Como would like to thank you for your dedication and the valuable contributions you made to our community while serving on the Board. We wish you good health and happiness in all your future endeavors. No one can give a community a richer gift than a generous part of a precious lifetime. Please accept our heartfelt wishes for continued good health and happiness in life.

Mayor Kevin G. Higgins

Chairman Joseph Cavalluzzi

APPLICANT: 623 18TH AVE REALTY COMPANY
ATTORNEY: NATALIE PARONE, ESQ.
APPLICATION NO. 2022-04
BLOCK 14, LOT 43
PROPERTY: 623 18TH AVE

LAKE COMO PLANNING BOARD
RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF LAKE COMO,
COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

WHEREAS, 623 18TH Ave. Realty Company Company is the owner of the property located at 623 18th Avenue, Block 14, Lot 43, in the Borough of Lake Como, County of Monmouth, and State of New Jersey, hereinafter referred to as the “Applicant”, and has filed an application with the Planning Board of the Borough of Lake Como; hereinafter referred to as the “Board”; and

WHEREAS, the Applicant appeared before the Board on April 11, 2022, represented by their attorney Natalie Parone, Esq., and all notice requirements mandated by statute were made and notice provided to the public, and proof submitted to the Board; and

WHEREAS, the Board has jurisdiction to hear, consider, and determine the application at issue; and

WHEREAS, the Board, having given due consideration to the exhibits moved into evidence, and the testimony presented at the meeting and does hereby make the following findings of fact and conclusions of law:

1. The property is a corner lot on the southeasterly corner of 18th Avenue at Fernwood Road. The property is zoned R-40. The site currently contains three dwelling units. The application is to convert an existing two-family home to a single-family home while expanding and improving the second floor of the dwelling unit. The existing structure is non-conforming for the zone as it is a multi-family use in a single-family zone. The application proposes improvements which would be an expansion of the nonconforming use.

2. The application as presented requires the following variances:
- A. Expansion of nonconforming use as only single-family dwellings are a permitted use and the Applicant currently maintains three dwelling units on the property.
 - B. Lot depth where 100 feet is required and 70 feet is existing.
 - C. Front setback to 18th Avenue where 19.9 feet is required and 8.7 feet is existing and 8.71 feet is proposed.

- D. Front setback from 1802 Fernwood where 13.66 feet is required and 7.9 feet is existing.
- E. Side yard setback from 1621 18th Avenue where 3 feet is required and 0.71 feet is existing.
- F. Rear yard setback from 1621 18th Avenue where 10 feet is required and 3.08 feet is existing.
- G. Backyard setback from 1802 Fernwood Road where 10 feet is required and 0.71 feet is existing.
- H. Maximum building coverage where 40% is allowed, 49.04% is existing and 46.44% is proposed.
- I. Maximum impervious coverage where 60% is allowed, 66.07% is existing and 64.6% is proposed.
- J. Parking variance is required as two off-street spaces are provided and five spaces are required.

3. Testimony was provided by Nader Mashani, managing member of the company. Mr. Mashani testified that since buying the property, he has taken several steps to improve the buildings and make the property more conforming to local zoning laws. When he purchased the property, there were five apartments in the three buildings. If the application is approved, he will have reduced the total number of dwelling units by two with one less bedroom. Furthermore, the buildings will have been brought up to code, the property will be more aesthetically pleasing, sidewalks and curbs will be replaced as part of the application, and an old tree in front of the house will be removed and replaced with more attractive shrubbery native to an oceanfront community.

Testimony was also provided by George Tsairis, a licensed architect in the State of New Jersey. Mr. Tsairis testified that the construction on the house was designed for purposes of making the dwelling unit code compliant, more attractive, and safer, as the old structure did not have adequate egress and ingress, or other features required under current building codes. He also testified that the alterations on the exterior of the property will make it more attractive, and improve drainage.

4. No members of the public appeared.

5. The Board finds that the Applicant has demonstrated substantial reasons for the approval of the project in the granting of the use variances. While the Applicant is expanding a nonconforming use, at the same time they have minimized the nonconforming aspects. Specifically, he testified that he has reduced the number of apartments from five to three so that the nature of the use is less intense. Furthermore, he has testified, along with the architect, that each individual structure is improved, and more compliant with local zoning and building codes. The bulk variances are relatively minor in nature, and/or for the most part, pre-existing,

and the evidence as presented by the Applicant was that they have taken steps to be more compliant. Granting of the variances requested will not be detrimental to the Zoning Plan of the Borough.

NOW THEREFORE, BE IT RESOLVED by the Lake Como Planning Board that it adopts the aforesaid findings of fact and specifically makes the following conclusions of law:

1. Based on the aforesaid findings of fact, the Board concludes that granting the approval requested by the Applicant will make the properties more conforming to the zoning ordinance of the Borough; that the structures will be more consistent with the existing homes in the neighborhood; the aesthetics of the property will be improved; and the use of the property will be less dense.
2. The following variances are hereby granted:
 - A. Expansion of nonconforming use where single-family dwellings are a permitted use and the three dwelling units on the property will remain.
 - B. Lot depth where 100 feet is required and 70 feet is existing.
 - C. Front setback to 18th Avenue where 19.9 feet is required and 8.71 feet is proposed.
 - D. Front setback from 1802 Fernwood where 13.66 feet is required and 7.9 feet is existing.
 - E. Side yard setback from 1621 18th Avenue where 3 feet is required and 0.71 feet exists.
 - F. Rear yard setback from 1621 18th Avenue where 10 feet is required and 3.08 feet is existing.
 - G. Backyard setback from 1802 Fernwood Road where 10 feet is required and 0.71 feet is existing.
 - H. Maximum building coverage where 40% is allowed and 46.44% is proposed.
 - I. Maximum impervious coverage where 60% is allowed and 64.6% is proposed.
 - J. Parking variance is required as two off-street spaces are provided and five spaces are required.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Lake Como that the application is approved subject to the following conditions:

1. Drainage plan will be submitted to the Board Engineer and approved prior to any permits being granted
2. All construction and development on the site will be consistent with the plans, renderings, and testimony presented at the public hearing and subject to any and all conditions set forth at the public meeting, whether or not included in this resolution.

3. Subject to the Applicant complying with any and all federal and state, county, and local rules and regulations affecting or pertaining to the development use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects the approval of any condition attached hereto or otherwise requires any change to the plans herein approved, this matter will be brought back before the Board for review of any such action, and the Board shall have the right to modify this approval and/or the conditions attached hereto as a result of such actions.

RESOLUTION 2022-04

MOVED BY:

SECONDED BY:

ADOPTED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSTAIN:

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the ____ day of _____, 2022. I do hereby certify that the foregoing is a true and correct copy of the Planning Board Resolution No. 2022-04.

CHAIRMAN, Joseph Cavaluzzi

ZONING

Ck# 5859

\$ 70⁰⁰

Rec'd by

[Signature]

Date

9-27-21

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) prospective owner
Address: 2 Walden Court Old Bridge 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 SALTER & Cheryl Miller
Address: 2804 Hurley Rd. Lond, WNC, NC 27799
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:

Joe P. Rowe

10/4/21

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 ELLIOTT
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
MANASSA 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:

GAIL SALZEN AND CHERYL MILLER
2804 HURLEY ROAD, WALL, NJ 07719

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 5912 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

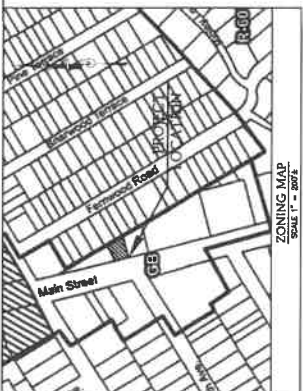
Applicant/Agent

Timothy S. Moschetti
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)



ZONING MAP
SCALE 1" = 200'

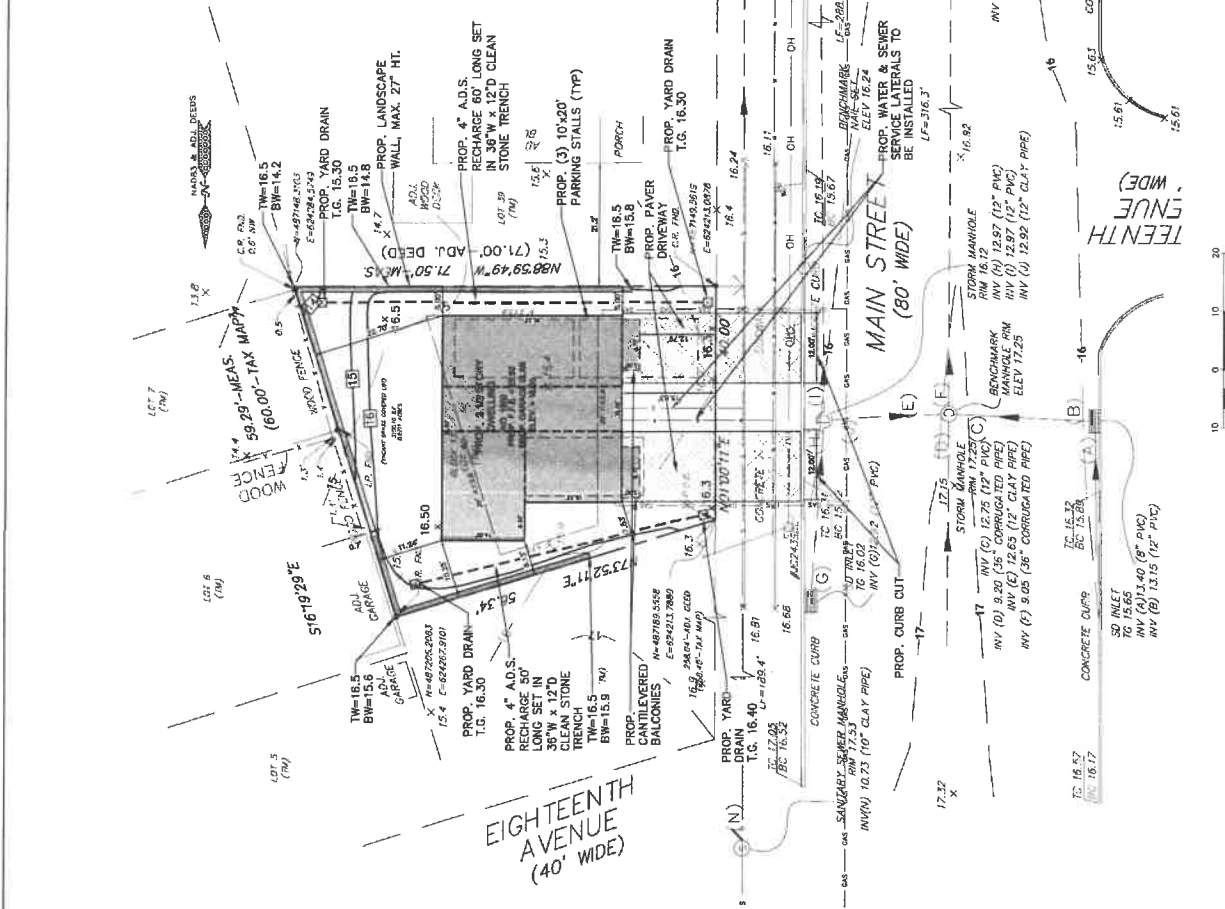
TABLE 1: EXISTING PROPERTIES

BLK	LOT	AREA	OWNER	USE
1	1	10,000	ABC	RES
1	2	10,000	DEF	RES
1	3	10,000	GHI	RES
1	4	10,000	JKL	RES
1	5	10,000	MNO	RES
1	6	10,000	PQR	RES
1	7	10,000	STU	RES
1	8	10,000	VWX	RES
1	9	10,000	YZA	RES
1	10	10,000	BCD	RES
1	11	10,000	EFG	RES
1	12	10,000	HIJ	RES
1	13	10,000	KLM	RES
1	14	10,000	NOP	RES
1	15	10,000	QRS	RES
1	16	10,000	TUV	RES
1	17	10,000	WXY	RES
1	18	10,000	ZAB	RES
1	19	10,000	ACD	RES
1	20	10,000	EFG	RES
1	21	10,000	HIJ	RES
1	22	10,000	KLM	RES
1	23	10,000	NOP	RES
1	24	10,000	QRS	RES
1	25	10,000	TUV	RES
1	26	10,000	WXY	RES
1	27	10,000	ZAB	RES
1	28	10,000	ACD	RES
1	29	10,000	EFG	RES
1	30	10,000	HIJ	RES
1	31	10,000	KLM	RES
1	32	10,000	NOP	RES
1	33	10,000	QRS	RES
1	34	10,000	TUV	RES
1	35	10,000	WXY	RES
1	36	10,000	ZAB	RES
1	37	10,000	ACD	RES
1	38	10,000	EFG	RES
1	39	10,000	HIJ	RES
1	40	10,000	KLM	RES
1	41	10,000	NOP	RES
1	42	10,000	QRS	RES
1	43	10,000	TUV	RES
1	44	10,000	WXY	RES
1	45	10,000	ZAB	RES
1	46	10,000	ACD	RES
1	47	10,000	EFG	RES
1	48	10,000	HIJ	RES
1	49	10,000	KLM	RES
1	50	10,000	NOP	RES
1	51	10,000	QRS	RES
1	52	10,000	TUV	RES
1	53	10,000	WXY	RES
1	54	10,000	ZAB	RES
1	55	10,000	ACD	RES
1	56	10,000	EFG	RES
1	57	10,000	HIJ	RES
1	58	10,000	KLM	RES
1	59	10,000	NOP	RES
1	60	10,000	QRS	RES
1	61	10,000	TUV	RES
1	62	10,000	WXY	RES
1	63	10,000	ZAB	RES
1	64	10,000	ACD	RES
1	65	10,000	EFG	RES
1	66	10,000	HIJ	RES
1	67	10,000	KLM	RES
1	68	10,000	NOP	RES
1	69	10,000	QRS	RES
1	70	10,000	TUV	RES
1	71	10,000	WXY	RES
1	72	10,000	ZAB	RES
1	73	10,000	ACD	RES
1	74	10,000	EFG	RES
1	75	10,000	HIJ	RES
1	76	10,000	KLM	RES
1	77	10,000	NOP	RES
1	78	10,000	QRS	RES
1	79	10,000	TUV	RES
1	80	10,000	WXY	RES
1	81	10,000	ZAB	RES
1	82	10,000	ACD	RES
1	83	10,000	EFG	RES
1	84	10,000	HIJ	RES
1	85	10,000	KLM	RES
1	86	10,000	NOP	RES
1	87	10,000	QRS	RES
1	88	10,000	TUV	RES
1	89	10,000	WXY	RES
1	90	10,000	ZAB	RES
1	91	10,000	ACD	RES
1	92	10,000	EFG	RES
1	93	10,000	HIJ	RES
1	94	10,000	KLM	RES
1	95	10,000	NOP	RES
1	96	10,000	QRS	RES
1	97	10,000	TUV	RES
1	98	10,000	WXY	RES
1	99	10,000	ZAB	RES
1	100	10,000	ACD	RES

TABLE 2: EXISTING PROPERTIES

BLK	LOT	AREA	OWNER	USE
2	1	10,000	ABC	RES
2	2	10,000	DEF	RES
2	3	10,000	GHI	RES
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2	5	10,000	MNO	RES
2	6	10,000	PQR	RES
2	7	10,000	STU	RES
2	8	10,000	VWX	RES
2	9	10,000	YZA	RES
2	10	10,000	BCD	RES
2	11	10,000	EFG	RES
2	12	10,000	HIJ	RES
2	13	10,000	KLM	RES
2	14	10,000	NOP	RES
2	15	10,000	QRS	RES
2	16	10,000	TUV	RES
2	17	10,000	WXY	RES
2	18	10,000	ZAB	RES
2	19	10,000	ACD	RES
2	20	10,000	EFG	RES
2	21	10,000	HIJ	RES
2	22	10,000	KLM	RES
2	23	10,000	NOP	RES
2	24	10,000	QRS	RES
2	25	10,000	TUV	RES
2	26	10,000	WXY	RES
2	27	10,000	ZAB	RES
2	28	10,000	ACD	RES
2	29	10,000	EFG	RES
2	30	10,000	HIJ	RES
2	31	10,000	KLM	RES
2	32	10,000	NOP	RES
2	33	10,000	QRS	RES
2	34	10,000	TUV	RES
2	35	10,000	WXY	RES
2	36	10,000	ZAB	RES
2	37	10,000	ACD	RES
2	38	10,000	EFG	RES
2	39	10,000	HIJ	RES
2	40	10,000	KLM	RES
2	41	10,000	NOP	RES
2	42	10,000	QRS	RES
2	43	10,000	TUV	RES
2	44	10,000	WXY	RES
2	45	10,000	ZAB	RES
2	46	10,000	ACD	RES
2	47	10,000	EFG	RES
2	48	10,000	HIJ	RES
2	49	10,000	KLM	RES
2	50	10,000	NOP	RES
2	51	10,000	QRS	RES
2	52	10,000	TUV	RES
2	53	10,000	WXY	RES
2	54	10,000	ZAB	RES
2	55	10,000	ACD	RES
2	56	10,000	EFG	RES
2	57	10,000	HIJ	RES
2	58	10,000	KLM	RES
2	59	10,000	NOP	RES
2	60	10,000	QRS	RES
2	61	10,000	TUV	RES
2	62	10,000	WXY	RES
2	63	10,000	ZAB	RES
2	64	10,000	ACD	RES
2	65	10,000	EFG	RES
2	66	10,000	HIJ	RES
2	67	10,000	KLM	RES
2	68	10,000	NOP	RES
2	69	10,000	QRS	RES
2	70	10,000	TUV	RES
2	71	10,000	WXY	RES
2	72	10,000	ZAB	RES
2	73	10,000	ACD	RES
2	74	10,000	EFG	RES
2	75	10,000	HIJ	RES
2	76	10,000	KLM	RES
2	77	10,000	NOP	RES
2	78	10,000	QRS	RES
2	79	10,000	TUV	RES
2	80	10,000	WXY	RES
2	81	10,000	ZAB	RES
2	82	10,000	ACD	RES
2	83	10,000	EFG	RES
2	84	10,000	HIJ	RES
2	85	10,000	KLM	RES
2	86	10,000	NOP	RES
2	87	10,000	QRS	RES
2	88	10,000	TUV	RES
2	89	10,000	WXY	RES
2	90	10,000	ZAB	RES
2	91	10,000	ACD	RES
2	92	10,000	EFG	RES
2	93	10,000	HIJ	RES
2	94	10,000	KLM	RES
2	95	10,000	NOP	RES
2	96	10,000	QRS	RES
2	97	10,000	TUV	RES
2	98	10,000	WXY	RES
2	99	10,000	ZAB	RES
2	100	10,000	ACD	RES

TABLE 3: EXISTING PROPERTIES



SCALE IN FEET
(1"=10')

GENERAL NOTES

- IN BLOCK 13, LOT 40 AS SHOWN ON THE MAP THE OFFICIAL TAX MAPS OF THE BOROUGH OF LAKE COMO, MONMOUTH COUNTY, NEW JERSEY.
- PROPERTY IS LOCATED IN THE 40' RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.714 ACRES (1.18 AC).

APPLICANT:

BELA ELLIOT
325 WALTON COURT
GLD BRIDGE, NJ 08057

APPLICANT PROPOSES TO CONSTRUCT A NEW 2 1/2 - STORY SINGLE FAMILY DWELLING.

DESCRIPTION

BUILDING USE
LOT AREA
LOT AREA
MIN. LOT WIDTH
MIN. LOT DEPTH
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
MAX. BUILD HEIGHT
PARKING REQUIRED

EXISTING CONDITIONS

GENERAL BUSINESS
2,000 S.F.
30 FT.
30 FT.
100 FT.
9 FT.
20 FT.
20 FT.
20 FT. (23.5 STY)
2 SPACES
N/A

PROPOSED

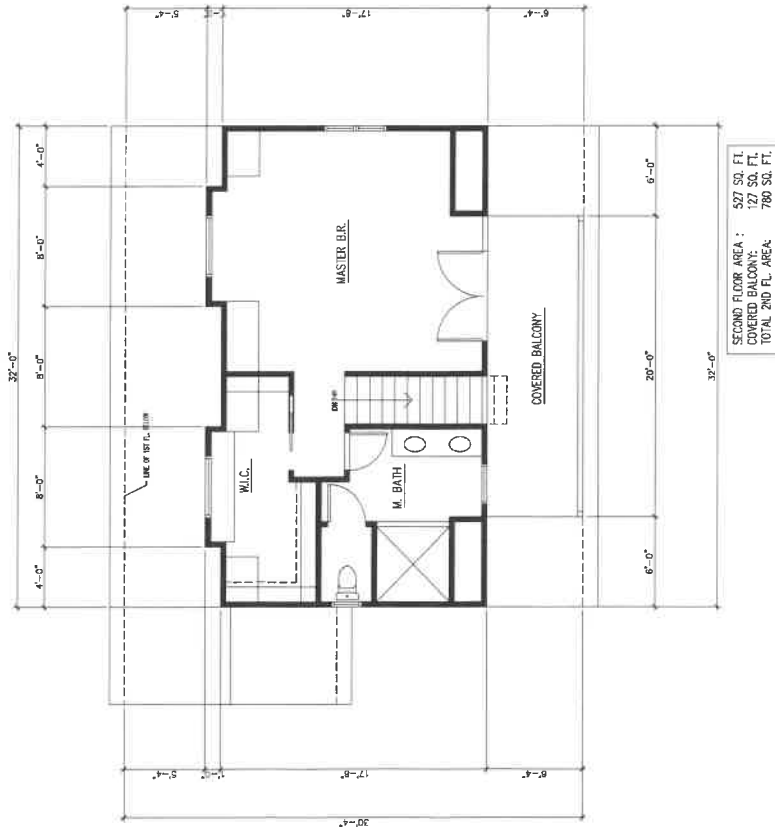
40' SINGLE FAMILY DWELLING
4,310.10 S.F.
40 FT.
40 FT.
43.52 FT.
12.26 FT.
8.00 FT.
11.24 FT.
32.87 FT. (31.5 STY)
2 SPACES
3 SPACES

* - INDICATES EXISTING NON-COMMUNITY
** - INDICATES VARIANCE REQUESTED

PLAN NOTES

- PROPOSED PUBLIC SEWER AND WATER SERVICES TO BE INSTALLED.
- ELEVATIONS BASED ON NAVD83 DATUM.
- ALL DIMENSIONS TO BE SHOWN ON THE PLAN.
- PROPERTY IS NOT LOCATED IN FLOOD ZONE.

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



Architrave
Group PC

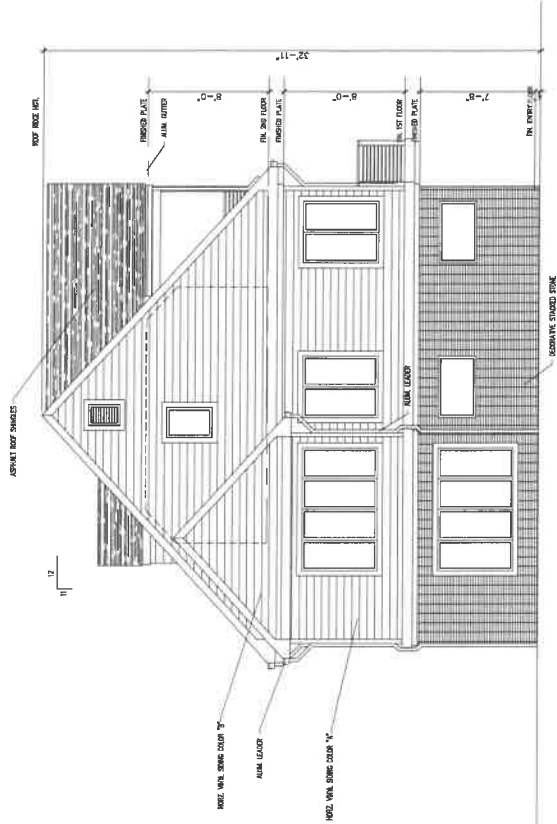
157 Broad Street • Suite 107
Red Bank, New Jersey 07070
Phone (732) 212-0057 Fax (732) 212-0059
N.J. 07070 • PA 0400229 MD 16697
JOSEPH SANTOS, PA - NJ A18745



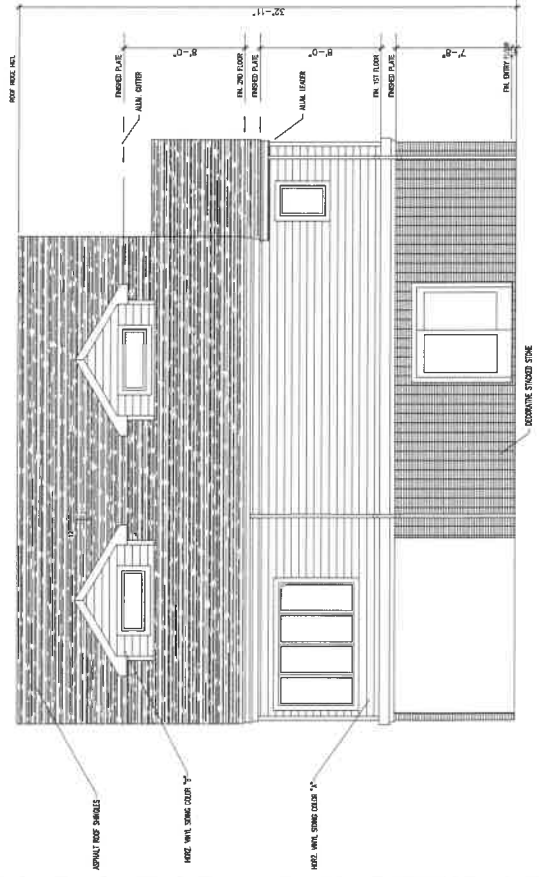
PROPOSED ALTERATION FOR:
ELLIOTH RESIDENCE
1300 MAIN STREET
LANE CO. NEW JERSEY
MONMOUTH COUNTY
EXTERIOR ELEVATIONS

Date	4-21-2022
Scale	AS NOTED
Drawn By	JOSEPH SANTOS
Checked By	JOSEPH SANTOS
CS	CS
Project Number	021-4620
	021-46
	A-4

ALL DIMENSIONS SHOWN ARE APPROXIMATE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



H2M Associates, Inc.

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

May 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 #3
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 a second amended Application package for the referenced project. The package includes Architectural Plans (four sheets) prepared by Jose C. Santos, RA, dated April 21, 2022; a Variance Plan prepared by Joseph J. Kociuba, P.E. dated revised April 25, 2022, 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. It should be noted that this constitutes a new review for this project as trying to amend my previously amended review was too difficult and potentially confusing.

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-story single-family residential structure with ancillary site improvements on the currently vacant lot there. The existing lot, proposed use, and proposed structure are all 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 single-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; **11.24 feet proposed**; and
- No. of Stories – 2-1/2 maximum allowable, **3 stories proposed**.

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

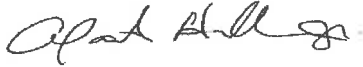
3. The revised Variance Plan depicts a more useful on-site stormwater disposal system that appears to be sized properly; however, there are two issues that must be resolved as follows:
- The plan does not depict the leaders and gutters to connect to the proposed recharge system; and
 - The plan would force the system to fail to the rear of the property, where it would have to rely on the watertightness of the landscape wall to keep stormwater from passing to the properties in the rear.

The Board should elicit testimony regarding these issues to vet the anticipated performance of the drainage system.

4. The Applicant proposes to introduce a low retaining wall for the bulk of the side yard and across the rear likely to facilitate the proposed drainage scheme, which in theory seems sound but has problems as identified in Item 3 above. At one point, the proposed wall would be 2 feet higher than the adjacent grade. My concern has to do with any fencing that may be proposed in the future whereby a 6 foot high fence is installed, and it appears that that fence is 8 feet high to the neighbor. The Board should condition any approval on developing a detail that will ensure such an outsized installation cannot happen.
5. 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.
6. The plan calls for the installation of pavers beyond the property line (e.g. into the right of way). This proposed condition is well outside of the norm along Main Street. The Board should consider conditioning any approval on limiting paver use to the Applicant's property only and require concrete curb and sidewalk replacement and along the entire frontage of the subject lot. The Board should also question the need for two curb cuts in an area where street parking is at times at a premium.

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)