

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

**PLANNING BOARD AGENDA
*AMENDED***

**DECEMBER 12, 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 ADVERTISE-
MENT 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. ROLL CALL

**IV. REQUEST TO CARRY PRELIM./FINAL SITE PLAN VARIANCE APPLICATION
ZERO'S ENT., INC. T/A BAR ANTICIPATION
703 -16TH AVENUE BLK – 22 LOT – 22, 23, 24**

**V. COMMUNICATIONS
RE-INTRODUCTION OF WALL TWP. ORD. NO. 20-2022 CREATING
NEW SINGLE -FAMILY SCATTERED SITE ZONES & AMENDING
THE ZONING MAP WITHIN CHAPTER 140, LAND USE & DEV. REGS.**

**VI. CONTINUED VARIANCE APPLICATION
VAIL, SUSAN
1819 FERNWOOD ROAD
BLK - 13 LOT - 7**

**VII. UPDATES
1. REQUEST FOR EXTENSION TO FILE SUBDIVISION
TOLOMANOSI, VANCHO
1707 MAIN STREET
BLK – 11 LOT - 12**

**VIII. EXECUTION OF DEEDS & REVIEW OF GRADING PLAN
PETERSON, TIM & CHARLENE
1802 LAUREL TERR. & 1803 PARKWAY
B-17 L-2 B-17 L-37**

PLANNING BOARD AGENDA (CONT.)
DECEMBER 12, 2022
PAGE 2

IX. PLANNING & ZONING DISCUSSIONS

- 1. REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA, JR.**
(WILL UPDATE AS NEEDED)
- 2. GRADING/DRAINAGE ORDINANCE JOE CAVALUZZI & ALAN HILLA,**
JR.
(SEE MANASQUAN, WALL, BRIELLE & SPRING LAKE ORDINANCES)

X. FUTURE MEETING DISCUSSIONS

**PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS,
50% LANDSCAPE AREA IN FRONT YARD & VERGE, GRADING PLAN, USE FOR
ACCESSORY STRUCTURES TO BE ADDRESSED AS MASTER PLAN UPDATE.**

XI. MINUTES TO BE APPROVED

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

XII. MOTION TO ADJOURN

**THE NEXT REORGANIZATION & REGULAR MEETING OF THE LAKE COMO
PLANNING BOARD WILL BE HELD IN PERSON ON MONDAY, JANUARAY 09, 2023,
AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE
PUBLIC.**



Graham, Viveca <vgraham@lakecomonj.org>

Re: Future Meeting Date for Lake Como Planning Board

1 message

gwvesq <gwvesq@aol.com>

Fri, Dec 9, 2022 at 8:58 AM

To: "Graham, Viveca" <vgraham@lakecomonj.org>

Please carry us to Feb 13, without further notice, our updated architectural are not done.

I am in the city for my 10th Anniversary, so Sorry sending email and not a letter

Gregory W. Vella, Esq.

Collins, Vella & Casello

2317 Highway 34, Suite 1A

Manasquan, NJ 08736

P 732-751-1766

F 732-751-1866

TOWNSHIP OF WALL

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

Kevin P. Oreder, 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

December 2, 2022

Re: Re-Introduction of **Ordinance No. 20-2022**

To Whom It May Concern:

Please find enclosed a copy of Ordinance No.20-2022 which was re-introduced by the Township Committee of the Township of Wall at a regular meeting held on **November 22, 2022**. This Ordinance will create new zoning districts for the following properties to allow for the construction of one single-family home on each property and amend the zoning map as follows:

Block	Lot	Address	July 14, 2011, Zone Map	New Zoning Designation*
227	2	2914 GARFIELD ST	R-10	R-10 SS
178	3	2706 FILMORE ST	R-10	R-10 SS
52	4	1113 18TH AVE	R-7.5	R-7.5 SS
254	7	3005 WILSON ST	R-10	R-10 SS
243	10	3006 HARDING ST	R-10	R-10 SS
266	14	1898 CLEVELAND AVE	R-10	R-10 SS
243	15	3005 COOLIDGE ST	R-10	R-10 SS
262	20	2407 BELMAR BLVD	R-15	R-15 SS
266	22	2605 JOHNSON ST	R-10	R-10 SS
336	28	1109 MANITO RD	R-7.5	R-7.5 SS
876	44.01	2505 RAMSHORN DR	R-30	R-30 SS
334	47	2511 LENAPE TR	R-7.5	R-7.5 SS
51	69	1110 FIRST ST	R-7.5	R-7.5 SS
30	462	2010 WORLD ST	POS	R-7.5 SS
240	17	1415 EVANS RD	R-7.5	R-7.5 SS
340	13	1211 TECUMSEH PL	R-10	R-10 SS
71	42	1818 SOUTH N ST	R-10	R-10 SS

* If approved by Developer's Agreement

The Ordinance is scheduled for public hearing and consideration of adoption on **December 14, 2022, at 7:00 p.m.** at the Township of Wall Municipal Building, located at 2700 Allaire Road, Wall, NJ 07719.

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)
Nora Coyne, P.P. AICP Township Planner (Interoffice Mail)
Sean O'Halloran, 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. 20-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL CREATING NEW SINGLE-FAMILY SCATTERED SITE ZONES AND AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED, "LAND USE AND DEVELOPMENT REGULATIONS" TO REZONE PROPERTY INTO THE SCATTERED SITE SINGLE-FAMILY RESIDENTIAL ZONES

WHEREAS, the Township of Wall recognizes its constitutional responsibility to provide for the development of affordable housing pursuant to the New Jersey Supreme Court's Mount Laurel decisions; and,

WHEREAS, in an effort to retain its immunity from builder development lawsuits and retain control over affordable housing development, the Township of Wall has recognized its current need to facilitate responsible development; and,

WHEREAS, the Township has identified nineteen (19) municipally owned sites that are set forth within the Township's Third Round Housing Element and Fair Share Plan, dated March 2001, as amended, and Settlement Agreement with Fair Share Housing Center dated July 26, 2019, as amended; and,

WHEREAS, two (2) of those sites have received approval for the development of a single-family home on each lot; and,

WHEREAS, the remaining seventeen (17) lots are undersized in either, lot size and/or lot dimension (width, depth, or frontage); and,

WHEREAS, the Township is desirous of simplifying the development of the remaining scattered sites in order to continue to meet their affordable housing obligations; and

WHEREAS, to achieve this, the Township wishes to rezone the 17 remaining sites to allow them to be developed each with one single-family dwelling in compliance with the zoning requirements for their existing zoning designation with the exception of lot size and/or lot dimension (width, depth, or frontage); and,

WHEREAS, the Township of Wall regulates land use and development within the Township of Wall, by and through Chapter 140 of the Code of the Township of Wall; and,

WHEREAS, the Township Committee on December 11, 2011, adopted an official Zoning Map of the Township; and,

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall, in the County of Monmouth and State of New Jersey, as follows:

Section 1. Chapter 140, "Land Use and Development" Section 133, "Enumeration of Districts," be and the same is hereby amended as follows (additions underscored, deletions struck-through):

140-133 Enumeration of districts.

[Amended 8-12-1998 by Ord. No. 19-1998; 1-27-1999 by Ord. No. 4-1999]

The Township of Wall is hereby divided into zone districts as follows:

R-5	Single-Family Residential
R-7.5	Single-Family Residential
<u>R-7.5 SS</u>	<u>Single-Family Residential Scattered Site</u>
R-10	Single-Family Residential
<u>R-10 SS</u>	<u>Single-Family Residential Scattered Site</u>
R-15	Single-Family Residential
<u>R-15 SS</u>	<u>Single-Family Residential Scattered Site</u>
R-20	Single-Family Residential
R-25	Single-Family Residential
R-30	Single-Family Residential
<u>R-30 SS</u>	<u>Single-Family Residential Scattered Site</u>
R-40	Single-Family Residential
R-60	Single-Family Residential
RR	Rural Residential
RR-5	Rural Residential Five-Acre (minimum lot size five acres)
RR-6	Rural Residential (minimum lot size six acres)
HD-8	Multifamily Residential
HD-12	Multifamily Residential
MH	Manufactured Housing
MHP	Mobile Home Park
ML-25	Moderate/Low Income — 25
ML-3	Mount Laurel — 3
ML-6	Moderate/Low Income — Multifamily 6
ML-7	Moderate/Low Income — Multifamily 7
ML-8B	Senior Citizen and Townhouse (eight DU/Acre)
MLC-3	Multifamily (three DU/acre)
MLC-7	Multifamily (seven DU/acre)
MLC-8	Multifamily (eight DU/acre)
MLC-8A	Mount Laurel Compliance — Multifamily
ML-8A	Multifamily (eight DU/acre)
ML-12	Moderate Low Income Multifamily (12 DU/acre)
ML-12A	Mount Laurel Contribution
MLCC	Mount Laurel Congregate Care (14 DU/acre)
MLC-RAC	Mount Laurel Compliance Residential Adult Community
MLC-RAC-2	Mount Laurel Compliance Residential Adult Community — 2
MLC-3.4	Mount Laurel Compliance
NB	Neighborhood Business
HB-20	Highway Business

HB-40	Highway Business
HB-80	Highway Business
HB-120	Highway Business
HB-200	Highway Business
CR-10	Commercial Recreation
CR-40	Commercial Recreation
OR-2	Office Research
OR-5	Office Research
OR-10	Office Research
OP-2	Office Park
OP-10	Office Park
GI-2	General Industrial
GI-5	General Industrial
GI-10	General Industrial
AI	Airport Industrial
POS	Public Open Space
OB-20	Office Business
OB-40	Office Business
OB-120	Office Business

Section 2. Chapter 140, "Land Use and Development" Section 140 Attachment 1:1 be and the same is hereby amended as follows (additions underscored, deletions struck-through):

LAND USE AND DEVELOPMENT REGULATIONS
140 Attachment 1

Township of Wall
Schedule of Zone Requirements
January 2004
[Amended 5-12-2004 by Ord. No. 11-2004]

Zone	Minimum Lot Dimensions					Maximum Lot Coverage		Minimum Yard Depths			Maximum Height	
	Maximum Gross	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	All Buildings (percentage)	All Impervious Surfaces (percentage)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet
Residential												
RR-6	0.16	6 Ac	400	275	400	5	6	75	50	75	2.5	35
RR-5	0.2	5 Ac	400	275	400	6	7	75	50	75	2.5	35
R-R	0.5	2 Ac	300	165	200	9	15	50	30	50	2.5	35
R-60	0.6	60,000	200	145	200	10	20	50	20	50	2.5	35
R-40	0.9	40,000	150	125	150	12	20	40	20	30	2.5	35
R-30	1.2	30,000	125	100	150	14	25	40	20	25	2.5	35
R-30 SS	1.2	=	=	=	=	14	25	40	20	25	2.5	35
R-25	1.5	25,000	125	80	150	15	30	35	20	25	2.5	35
R-20	1.7	20,000	100	80	150	17	30	30	15	15	2.5	35
R-15	2.9	15,000	75	75	150	19	35	30	10	15	2.5	35
R-15 corner lot	2.9	18,000	75	75	150	19	35	30	10	15	2.5	35
R-15 SS	2.9	=	=	=	=	19	35	30	10	15	2.5	35
R-10	4.4	10,000	75	75	100	22	40	30	10	15	2.5	35
R-10 corner lot	4.4	12,000	75	75	100	22	40	30	10	15	2.5	35
R-10 SS	4.4	=	=	=	=	22	40	30	10	15	2.5	35
R-7.5	5.8	7,500	65	65	100	25	40	25	7.5	15	2.5	35
R-7.5 corner lot	5.8	9,000	65	65	100	25	40	25	7.5	15	2.5	35
R-7.5 SS	5.8	=	=	=	=	25	40	25	7.5	15	2.5	35
Residential Multifamily												
MH/MHP	7	10 Ac	400	300	500	30	50	50	40	40	1	15
HD-8	8	10 Ac	400	300	500	30	50	100	50	50	2	30
HD-12	12	10 Ac	400	300	500	30	60	75	50	50	2	30
Highway Business												
HB-200		200,000	350	350	350	20	60	125	50	75	2	40
HB-120		120,000	250	250	250	20	65	75	30	50	2	35
HB-80		80,000	200	150	200	20	65	50	20	25	2	35
HB-40		40,000	150	150	150	20	65	50	20	25	2	30
HB-20		20,000	100	100	100	20	65	50	20	25	2	30

NOTES:

- ¹ Individual site plans shall comply with GL-2 requirements, except sites fronting Route 34 or Hurley Pond Road shall have a one-hundred-foot front setback.
- ² Hangers and airport towers may have a height of 50 feet.
- ³ The maximum gross density for townhouses shall be six units per acre.
- ⁴ See § 140-192.1.
- ⁵ See § 140-1971.

Section 3. Chapter 140, "Land Use and Development" Section 140 Attachment 2:1 be and the same is hereby amended as follows (additions underscored, deletions struck-through):

Draft

LAND USE AND DEVELOPMENT REGULATIONS 140 Attachment 2

Township of Wall Schedule of Permitted and Conditional Uses for Residential Zone Districts^{1,2} January 2004

[Amended 5-9-2007 by Ord. No. 8-2007; 2-27-2013 by Ord. No. 2-2013; 12-28-2016 by Ord. No. 14-2016]

[Amended 5-9-2007 by Ord. No. 8-2007; 2-27-2013 by Ord. No. 12-28-2016 by Ord. No. 14-2016]																
NAICS Code ³	Use	Single-Family Residential											Multifamily Residential			
		RR-6	RR-5	R-R	R-60	R-40	R-30	R-25	R-20	R-15	R-10	R-7.5	R-5	MH/ MHP	HD-12	HD-8
	Residential¹															
	Single-family attached dwellings															
	Single-family detached dwellings															
	Home professional offices	P	P	P	P	P	P	P	P	P	P	P	P			
	Multifamily dwellings	C	C	C	C	C	C	C	C	C						
	Townhouses															
	Quadruplexes														P	P
	Manufactured homes															P
	Agriculture, forestry and finishing⁵													P		
111	Agricultural production – crops	P	P	P	P	P	P	P	P	P	P	P	P			
11211	Beef cattle	P	P	P	P	P	P	P	P	P	P	P	P			
1124	Sheep and goats	P	P	P	P	P	P	P	P	P	P	P	P			
11299	General livestock	P	P	P	P	P	P	P	P	P	P	P	P			
11212	Dairy farms	P	P	P	P	P	P	P	P	P	P	P	P			
11293	Fur-bearing animals	P	P	P	P	P	P	P	P	P	P	P	P			
11292	Horses and other equines	P	P	P	P	P	P	P	P	P	P	P	P			
113	Forestry	P	P	P	P	P	P	P	P	P	P	P	P			
115112	Crop planting, cultivating	P	P	P	P	P	P	P	P	P	P	P	P			
115113	Crop harvesting	P	P	P	P	P	P	P	P	P	P	P	P			
	Services															
22112	Electric utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221210	Gas utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
513	Communications (except 513322)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
623312	Assisted living facilities															
	Group homes ⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
71391	Public golf courses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
71391	Private golf courses and country clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
81311	Religious organizations ⁶	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

NOTES:

¹ P = permitted use, C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.

² Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)

³ NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.

⁴ Uses not classified by NAICS code.

⁵ Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.

⁶ Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.

⁷ Solar system contractors only.

⁸ Except solar system contractors.

⁹ Except NAICS 72241 Drinking places with entertainment.

¹⁰ Gross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.

¹¹ Single-family detached dwellings and Group Homes shall be the only permitted uses within the R-30 SS, R-15 SS, R-10 SS, and R-7.5 SS Zone Districts.

Section 4. The Official Zoning Map the Township of Wall dated July 14, 2011, be and the same is hereby amended to change the zoning designation of the following Blocks and Lots as indicated:

Block	Lot	Address	July 14, 2011, Zone Map	New Zoning Designation*
227	2	2914 GARFIELD ST	R-10	R-10 SS
178	3	2706 FILMORE ST	R-10	R-10 SS
52	4	1113 18TH AVE	R-7.5	R-7.5 SS
254	7	3005 WILSON ST	R-10	R-10 SS
243	10	3006 HARDING ST	R-10	R-10 SS
266	14	1898 CLEVELAND AVE	R-10	R-10 SS
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262	20	2407 BELMAR BLVD	R-15	R-15 SS
266	22	2605 JOHNSON ST	R-10	R-10 SS
336	28	1109 MANITOR RD	R-7.5	R-7.5 SS
876	44.01	2505 RAMSHORN DR	R-30	R-30 SS
334	47	2511 LENAPE TR	R-7.5	R-7.5 SS
51	69	1110 FIRST ST	R-7.5	R-7.5 SS
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340	13	1211 TECUMSEH PL	R-10	R-10 SS
71	42	1818 SOUTH N ST	R-10	R-10 SS
* If approved by Developer's Agreement				

Section 5. Should any section, paragraph, clause, or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 6. This Ordinance shall take effect upon final passage and publication as provided by law; however, subsequent to first reading, this Ordinance shall be referred to the municipal Planning Board for review, which shall be based on whether the proposal is consistent with or designed to effectuate the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance

Section 7. Pursuant to the Municipal Land Use Law, the Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board as required by N.J.S.A. 40:55D-16.

Section 8. 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.

Re-Introduction of Ordinance 20-2022 – November 22, 2022			
Committeeman	Vote	Abstention	Absent
Committeeman Farrell			
Committeeman Kingman			
Committeewoman Mangan			
Deputy Mayor Becht			
Mayor Orender			

November 22, 2022

Attest:

Roberta Lang, RMC
Township Clerk

Adoption of Ordinance 20-2022 – December 14, 2022			
Committeeman	Vote	Abstention	Absent
Committeeman Farrell			
Committeeman Kingman			
Committeewoman Mangan			
Deputy Mayor Becht			
Mayor Orender			

December 14, 2022

Attest:

Roberta Lang, RMC
Township Clerk

Approve:

Kevin Orender
Mayor

SUMMARY AND NOTICE

**TOWNSHIP OF WALL
ORDINANCE NO. 20-2022**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
WALL CREATING NEW SINGLE-FAMILY SCATTERED SITE ZONES AND
AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF
THE TOWNSHIP OF WALL ENTITLED LAND USE AND DEVELOPMENT
REGULATIONS TO REZONE PROPERTY INTO THE SCATTERED SITE
SINGLE-FAMILY RESIDENTIAL ZONES**

Adoption of this ordinance will create new zoning districts for the following properties to allow for the construction of one single-family home on each property and amend the zoning map as follows:

Block	Lot	Address	July 14, 2011, Zone Map	New Zoning Designation*
227	2	2914 GARFIELD ST	R-10	R-10 SS
178	3	2706 FILMORE ST	R-10	R-10 SS
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340	13	1211 TECUMSEH PL	R-10	R-10 SS
71	42	1818 SOUTHERN ST	R-10	R-10 SS
If approved by Developer's Agreement				

Notice is hereby given that the foregoing Ordinance was re-introduced and passed on first reading by the Township Committee of the Township of Wall on **November 22, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **December 14, 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**



M I C H A E L S A V A R E S E A S S O C I A T E S

ARCHITECTS

RESIDENTIAL DESIGN

CORPORATE DESIGN

REHABILITATION

October 26, 2022

Borough of Lake Como Planning Board
1740 Main Street
Lake Como, NJ 07719

Re: Vail Residence
1819 Fernwood Rd
Lake Como, NJ 07719

Members of Board & Board Professionals,

The proposed scope of work for the above noted application has changed since we last appeared in front of the board for the September meeting. At the conclusion of the last meeting, we planned on re-working the parking coverage to avoid a variance for the neighbors (1819 1/1 Fernwood Rd) lot. The neighbor has since decided that she is no longer interested in having (2) cars park in the driveway between the homes and instead is only willing to deed the (1) existing parking spots. As such we have made the following updates:

1. The site plan has been revised back to its existing condition. There is not site work proposed under this application, only a legal agreement for 1819 Fernwood to have the right to park on the existing spot.
2. As we can no longer provide (2) parking spaces we have revised the plans to provide (3) bedrooms in lieu of the originally proposed (4) bedrooms.

If you have any additional questions, please do not hesitate to reach us in the office.

Sincerely,

MICHAEL SAVARESE

CC: David Grimm

Contract and Agreement as to Easement

Whereas Susan Vail, (hereinafter referred to as "Vail"), owns the property known as 1819 Fernwood Road, Lake Como, NJ 07719, (hereinafter referred to as "the Vail Property"); and,

Whereas, Jami Nealon, (hereinafter referred to as "Nealon"), (Vail and Nealon are hereinafter collectively referred to as "the Parties"), owns the property known as 1819 1/2 Fernwood Road, Lake Como, NJ 07719, (hereinafter referred to as "the Nealon Property"); and,

Whereas, the Vail Property and the Nealon Property, (the Vail Property and the Nealon Property are collectively hereinafter referred to as "the Properties"), are situated adjacent to each other; and,

Whereas, there now exists mutual easements to which each of the properties are subject for the benefit of the other to allow a right of way creating a shared driveway, (which space shall hereinafter be referred to as "the shared driveway"), between the properties; and,

Whereas, the parties now desire to adjust and clarify rights associated with a certain portion of the aforementioned shared driveway provided the Borough of Lake Como grants a variance application in favor of Vail for the improvement of the Vail Property, which variance application is now pending;

It, is therefore, hereby agreed by the parties as follows:

(1) The below obligations hereunder are contingent upon the Borough of Lake Como granting a variance application to Vail associated with the Vail Property which is now pending before the Planning Board and which generally seeks to build a second floor.

(2) Nealon will convey an easement to Vail and to any beneficial owner of the Vail Property thereafter allowing the owner of the Vail Property conferring an absolute right to park one motor vehicle upon the shared driveway, provided, however, that Nealon will be allowed to park a motor vehicle upon the shared driveway at times when Vail does not exercise this right, and, in exchange Vail will pay Nealon a sum of Five-Thousand Dollars, (\$5,000.00), and, in exchange, Nealon will convey an easement to Vail and to any beneficial owner of the Vail Property thereafter allowing the owner of the Vail Property conferring an absolute right to park a motor vehicle thereupon, .


(3) The parties may execute this contract and agreement in counterpart, with facsimile or PDF signatures being accepted, all of which constitute one and the same instrument, and it will be sufficient for each party to have executed at least one (1), but not necessarily the same counterpart.

Dated: 10/27/2022

DocuSigned by:

Susan Vail
60DBE0604D644F8...

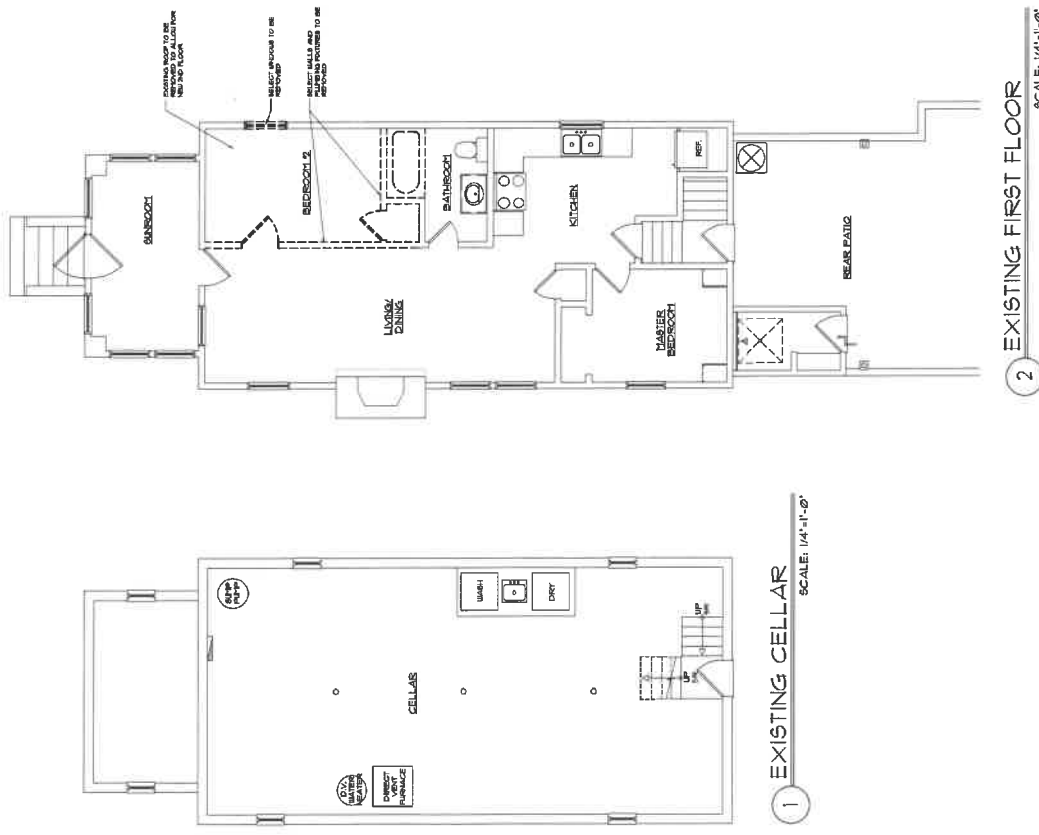
Dated: 10/30/2022

DocuSigned by:

Jami Nealon
981AFCD41266495...

[illegible]

PROPOSED SITE PLAN

MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031



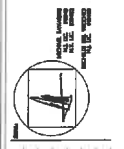
EXISTING PLANS & ELEVATIONS



MICHAEL SAVARESE ASSOCIATES
 34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1424
 114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

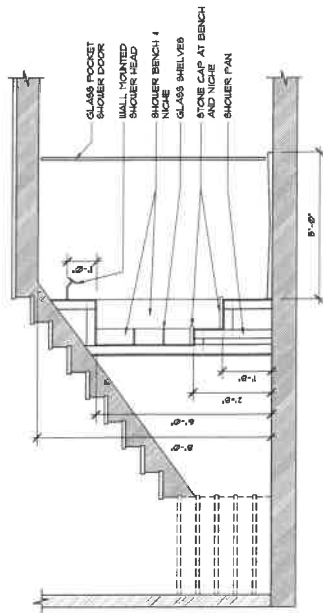
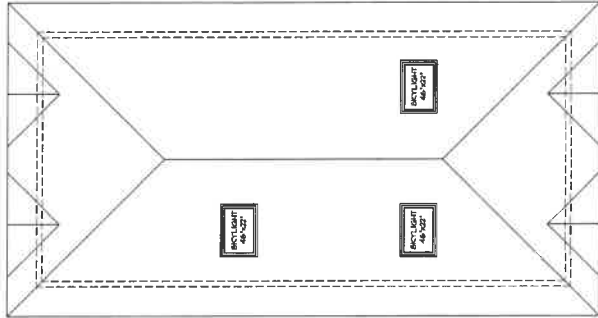
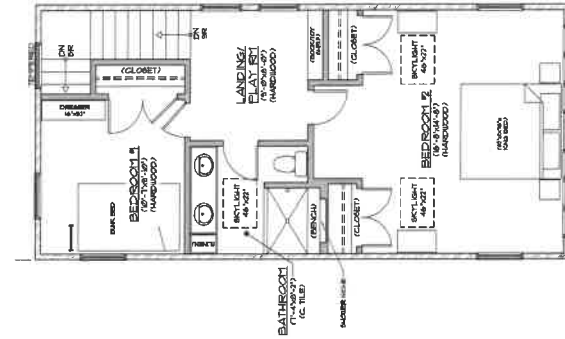
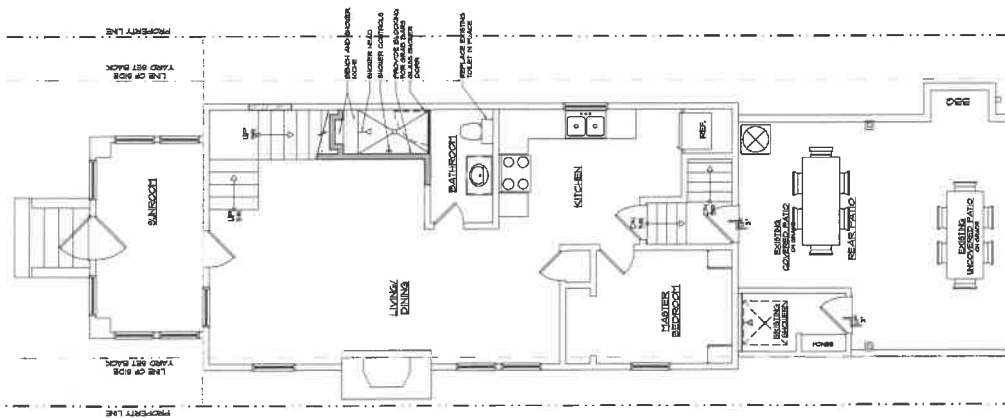
VAIL RESIDENCE

1815 BERNWOOD RD
 LAKE COHO NJ 07119
 SCALE: AS NOTED ON 24" X 36"
 2 OF 4



2203001 - UPDATED PER MEETING
220319 - UPDATED PER MEETING
220314 - UPDATED PER MEETING

210006 - PROPOSED
21014 - PROPOSED (1)
220103 - ZONING SET
220103 - ZONING SET (LOWER ROOF)
220404 - VARIANCE APPLICATION
220105 - UPDATED PER MEETING



PROPOSED PLANS

VAIL RESIDENCE

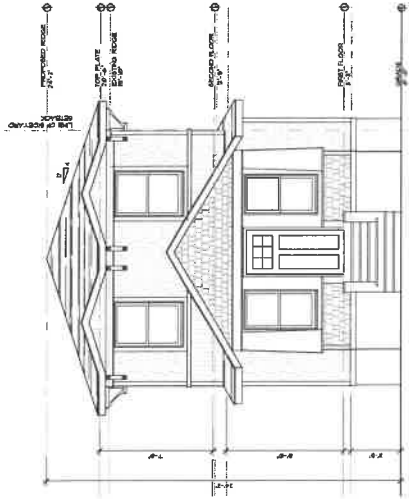


MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

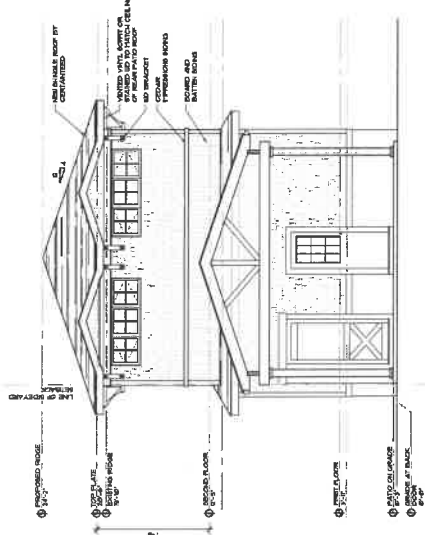
210206 - PROPOSED	210207 - UPDATED PER MEETING
210214 - PROPOSED 11	210215 - UPDATED PER MEETING
210218 - ZONING SET	210224 - UPDATED PER MEETING
210221 - ZONING SET (LOWER ROOF)	
210404 - VARIANCE APPLICATION	
210709 - UPDATED PER MEETING	



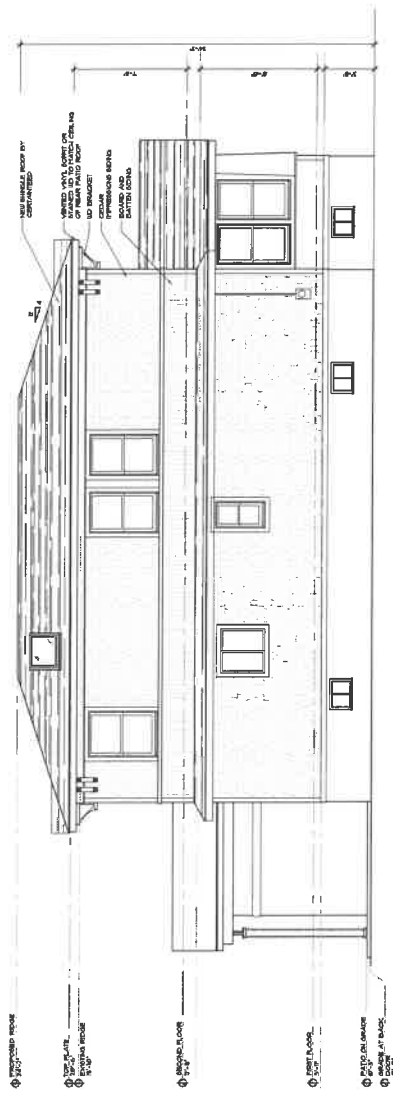
1815 FERNWOOD RD
LAKE COHO, NJ 07115
SCALE: AS NOTED ON 24" X 36"



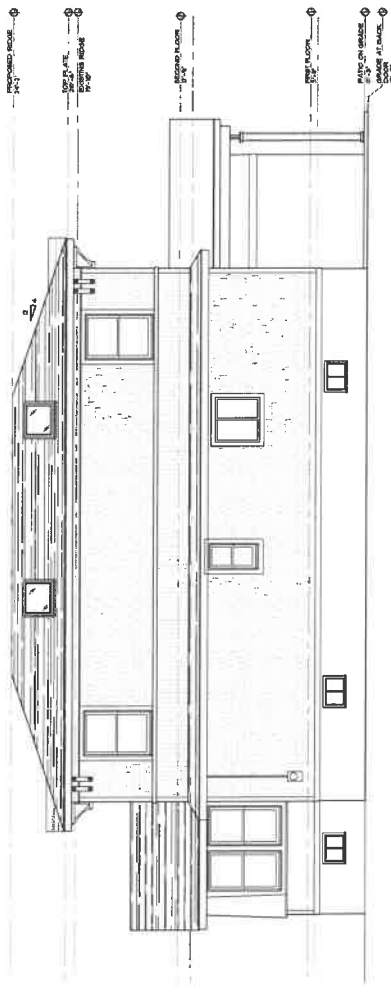
1 PROPOSED FRONT (EAST)
SCALE: 1/4"=1'-0"



3 PROPOSED REAR (WEST)
SCALE: 1/4"=1'-0"



2 PROPOSED SIDE (SOUTH)
SCALE: 1/4"=1'-0"



4 PROPOSED SIDE (NORTH)
SCALE: 1/4"=1'-0"

PROPOSED ELEVATIONS - LOWERED ROOF HEIGHT



MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031



2/2/2021 - UPDATED PER MEETING
2/2/2021 - UPDATED PER MEETING
2/2/2021 - UPDATED PER MEETING

2/2/2021 - PROPOSED
2/2/2021 - PROPOSED 1
2/2/2021 - ZONING SET
2/2/2021 - VARIANCE APPLICATION
2/2/2021 - UPDATED PER MEETING

ZONING

Ck# _____ \$ _____ Rec'd by _____ Date _____ Permit # _____

** 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:** 411 SEVENTEENTH AVE.
Block: 6 **Lot:** 35 **Zone:** R-40
2. **Property Designation:** Single Family ☒ Multi Family _____ Commercial _____
3. **Applicant's Name*:** PAUL G. AMELCHENKO ARCHITECT
Address: 917 MAIN STREET, BELMAR, NJ
Phone Number: 908 907 0338
***Applicant is:** Owner _____ Contractor _____ Other ☒
(If other, please describe) _____
4. **Owner's Name:** DAWN PRASCHAK
Address: 411 SEVENTEENTH AVE, LAKE COMO, NJ
Phone Number: 732 606 2444
5. **Type of Proposal: (please check)**

<input type="checkbox"/> New Home	<input checked="" type="checkbox"/> Alteration to Existing Home: 1 - 1 1/2 Story <input checked="" type="checkbox"/> 2 - 2 1/2 Story _____
<input checked="" type="checkbox"/> Pool: Above Ground _____ In-Ground <input checked="" type="checkbox"/>	
<input type="checkbox"/> Shed _____ Fence _____ Deck <input checked="" type="checkbox"/> Other *If other, please describe: <u>PATIO (POOL)</u>	
Water Line: Existing <input checked="" type="checkbox"/> New _____ Upgraded _____	
Sewer Line: Existing <input checked="" type="checkbox"/> New _____ Upgraded _____	

Dimension of New Building/Addition: _____ x _____ **Height of New Building/Addition:** 16

Area of New Building/Addition: 603 sq. ft. **Number and Types of Rooms:** (4)

MUD RM, BATH, (1) COVERED DECK; (1) COVERED PORCH

* 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:

LOT AREA 6695.65 SF; AVG. FRONT SETBACK 6.65 FT.

BLDG. COV. 33.6% ; LOT COV. 57.9%

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

11/23/28
Date

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:

McGill & Hall, L.L.C.

ATTORNEYS AT LAW
708 10th Avenue, Second Floor
Belmar, N.J. 07719
Telephone (732) 419-9000
Fax: 732-749-7480

George D. McGill, Esq.
Email, gdm@mcgillhall.com
Direct Dial, 732 749 7501

Thomas Hall, Esq. *N.J. and N.Y. Bars*
Email, th@mcgillhall.com
Direct Dial, 732 749 7502

December 9, 2022

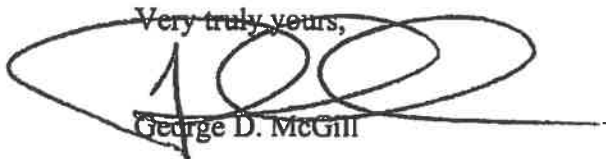
Borough of Lake Como
Viveca Graham, Planning Board Secretary
1740 Main Street
Lake Como, NJ, 07719

Re: Tim and Charlene Peterson
1803 Parkway; Block 17, Lot2
1802 Laurel Terrace; Block 17, Lot 37
Submission Minor Subdivision Deeds

Dear Ms. Graham:

Please be advised that I represent Tim and Charlene Peterson in reference to the above matter. Attached are the deeds of subdivision for execution by the Chairman and the Board Secretary. Upon approval of the Board Engineer and Board Attorney, I ask that the deeds be executed for recording. Also included is a copy of the plan submitted to the Board Engineer for Resolution Compliance. Pursuant to the extension granted, I will need to file these with the Monmouth County Clerk by December 19, 2022.

As always, thank you for your courtesies and assistance in this matter.

Very truly yours,

George D. McGill

cc: Alan P. Hilla, P.E.,
Adam Schneider, Esq.