

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

**PLANNING BOARD AGENDA**

**JUNE 13, 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. ROLL CALL**

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

**V. VARIANCE APPLICATION  
VAIL, SUSAN  
1819 FERNWOOD RD.  
BLK - 13 LOT - 7**

**VI. RESOLUTION COMPLIANCE  
623 - 18<sup>TH</sup> AVENUE REALTY, LLC  
623 EIGHTEENTH AVENUE  
BLK - 14 LOT - 43**

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

**VIII. FUTURE MEETING DISCUSSIONS  
PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS,  
GRADING PLAN**

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

**X. MOTION TO ADJOURN**

**THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD IN PERSON ON MONDAY, JULY 11, 2022, AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.**

ZONING

Ck# 5859 \$ 70<sup>m</sup> Rec'd by VHA 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 SUTZER & Cheryl Miller  
Address: 2804 Hurley Rd. Lond, Wisc, WI 5779  
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:

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:**

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

**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

BELA ELLIOTH  
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  
Mansfield 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 Pond, 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 said 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:

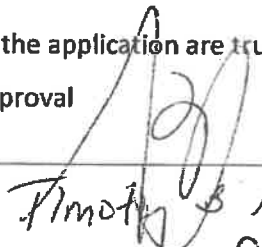
11. Additional comments by applicant which may be relevant to hearing:

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. Moskwa  
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)

GENERAL NOTES:  
 1. SHOWN AS SHOWN ON THE OFFICIAL TAX MAP  
 OF THE BOROUGH OF LAKE CONVO, MONMOUTH COUNTY, NEW JERSEY  
 PROPERTY IS LOCATED IN THE BR RESIDENTIAL ZONE AND CONTAINS A TOTAL OF  
 0.0716 ACRES (3100.10 S.F.)

APPLICANT: BELAL ELJURY  
 2 WALDEN COURT  
 OLD BRIDGE, NJ 08857

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

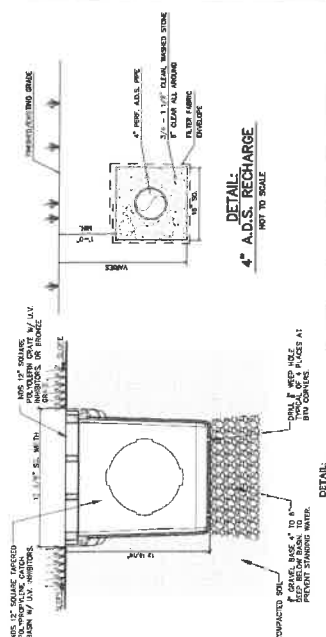
EXISTING	PROPOSED
GENERAL BUSINESS	GENERAL BUSINESS
LOT AREA	9,310.10 S.F.
MIN. LOT FRONTAGE	50 FT.
MIN. LOT DEPTH	100 FT.
FRONT YARD SETBACK	5 FT.
REAR YARD SETBACK	5 FT.
MADE BUILDING COVERAGE	70% (MAXIMUM)
MADE BUILDING HEIGHT	30 FT. (MAXIMUM)
PARKING REQUIRED	2 SPACES
	N/A

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

PLAN NOTES:  
 1. PROPOSED PUBLIC SINKS AND WATER SERVICES TO BE INSTALLED.  
 2. ELEVATIONS BASED ON HANCOCK DATUM.  
 3. BUILDING HEIGHT MEASURED FROM CENTER LINE OF CURB (CELS) TO ROOF PEAK.  
 4. PROPERTY IS NOT LOCATED IN FLOOD ZONE.

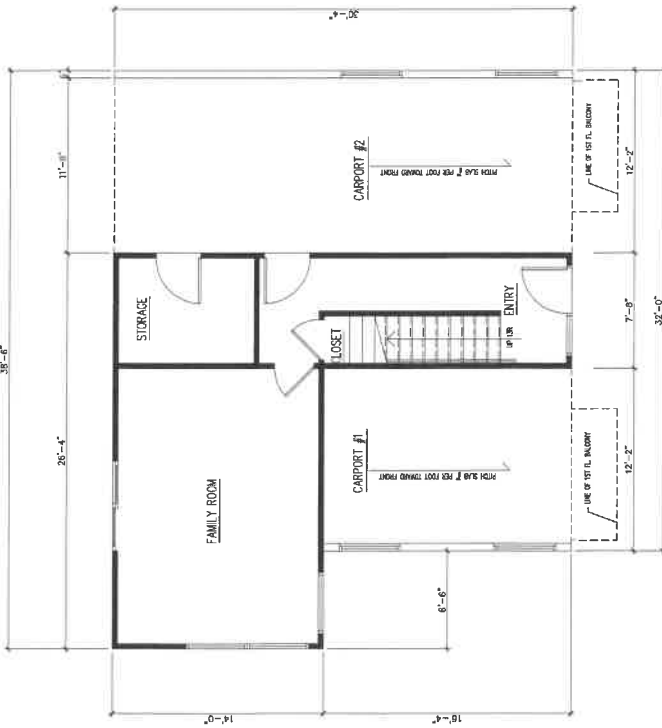
PROPOSED	EXISTING
PROPOSED BUILDING HEIGHT CALCULATION	
BUILDING HEIGHT = 16.50 (FINISH)	
FINISH FLOOR = 16.50	
TOP OF CURB = 16.28	
TOP OF BUILDING HEIGHT	
16.50	
16.28	
16.50	

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED  
 BY CLEAR POINT SERVICES LLC DATED 7/18/2021.  
 BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED  
 BY ARCHITECT GROUP PC DATED 4/21/2022.



DETAILED CALCULATIONS  
 ALL ROOF AREAS = 1,302 S.F. x 1.25 IN. / 1.18 S.F. = 1,103 S.F.  
 AREA OF PAVED DRIVEWAY = 1,103 S.F. x 1.18 S.F. = 1,302 S.F.  
 AREA OF PAVED DRIVEWAY = 1,302 S.F. x 1.18 S.F. = 1,536 S.F.  
 AREA OF PAVED DRIVEWAY = 1,536 S.F. x 1.18 S.F. = 1,812 S.F.  
 AREA OF PAVED DRIVEWAY = 1,812 S.F. x 1.18 S.F. = 2,138 S.F.  
 AREA OF PAVED DRIVEWAY = 2,138 S.F. x 1.18 S.F. = 2,523 S.F.  
 AREA OF PAVED DRIVEWAY = 2,523 S.F. x 1.18 S.F. = 2,987 S.F.  
 AREA OF PAVED DRIVEWAY = 2,987 S.F. x 1.18 S.F. = 3,525 S.F.  
 AREA OF PAVED DRIVEWAY = 3,525 S.F. x 1.18 S.F. = 4,159 S.F.  
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 AREA OF PAVED DRIVEWAY = 4,908 S.F. x 1.18 S.F. = 5,791 S.F.  
 AREA OF PAVED DRIVEWAY = 5,791 S.F. x 1.18 S.F. = 6,833 S.F.  
 AREA OF PAVED DRIVEWAY = 6,833 S.F. x 1.18 S.F. = 8,063 S.F.  
 AREA OF PAVED DRIVEWAY = 8,063 S.F. x 1.18 S.F. = 9,514 S.F.  
 AREA OF PAVED DRIVEWAY = 9,514 S.F. x 1.18 S.F. = 11,227 S.F.  
 AREA OF PAVED DRIVEWAY = 11,227 S.F. x 1.18 S.F. = 13,248 S.F.  
 AREA OF PAVED DRIVEWAY = 13,248 S.F. x 1.18 S.F. = 15,633 S.F.  
 AREA OF PAVED DRIVEWAY = 15,633 S.F. x 1.18 S.F. = 18,448 S.F.  
 AREA OF PAVED DRIVEWAY = 18,448 S.F. x 1.18 S.F. = 21,769 S.F.  
 AREA OF PAVED DRIVEWAY = 21,769 S.F. x 1.18 S.F. = 25,687 S.F.  
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 AREA OF PAVED DRIVEWAY = 30,311 S.F. x 1.18 S.F. = 35,767 S.F.  
 AREA OF PAVED DRIVEWAY = 35,767 S.F. x 1.18 S.F. = 42,105 S.F.  
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 AREA OF PAVED DRIVEWAY = 49,484 S.F. x 1.18 S.F. = 58,091 S.F.  
 AREA OF PAVED DRIVEWAY = 58,091 S.F. x 1.18 S.F. = 68,147 S.F.  
 AREA OF PAVED DRIVEWAY = 68,147 S.F. x 1.18 S.F. = 80,014 S.F.  
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 AREA OF PAVED DRIVEWAY = 127,645 S.F. x 1.18 S.F. = 147,821 S.F.  
 AREA OF PAVED DRIVEWAY = 147,821 S.F. x 1.18 S.F. = 170,429 S.F.  
 AREA OF PAVED DRIVEWAY = 170,429 S.F. x 1.18 S.F. = 195,706 S.F.  
 AREA OF PAVED DRIVEWAY = 195,706 S.F. x 1.18 S.F. = 223,833 S.F.  
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 AREA OF PAVED DRIVEWAY = 20,238,877 S.F. x 1.18 S.F. = 20,879,979 S.F.  
 AREA OF PAVED DRIVEWAY = 20,879,979 S.F. x 1.18 S.F. = 21,534,991 S.F.  
 AREA OF PAVED DRIVEWAY = 21,534,991 S.F. x 1.18 S.F. = 22,204,153 S.F.  
 AREA OF PAVED DRIVEWAY = 22,204,153 S.F. x 1.18 S.F. = 22,887,615 S.F.  
 AREA OF PAVED DRIVEWAY = 22,887,615 S.F. x 1.18 S.F. = 23,584,617 S.F.  
 AREA OF PAVED DRIVEWAY = 23,584,617 S.F. x 1.18 S.F. = 24,295,399 S.F.  
 AREA OF PAVED DRIVEWAY = 24,295,399 S.F. x 1.18 S.F. = 25,019,991 S.F.  
 AREA OF PAVED DRIVEWAY = 25,019,991 S.F. x 1.18 S.F. = 25,758,633 S.F.  
 AREA OF PAVED DRIVEWAY = 25,758,633 S.F. x 1.18 S.F. = 26,511,465 S.F.  
 AREA OF PAVED DRIVEWAY = 26,511,465 S.F. x 1.18 S.F. = 27,278,637 S.F.  
 AREA OF PAVED DRIVEWAY = 27,278,637 S.F. x 1.18 S.F. = 28,060,299 S.F.  
 AREA OF PAVED DRIVEWAY = 28,060,299 S.F. x 1.18 S.F. = 28,856,601 S.F.  
 AREA OF PAVED DRIVEWAY = 28,856,601 S.F. x 1.18 S.F. = 29,667,693 S.F.  
 AREA OF PAVED DRIVEWAY = 29,667,693 S.F. x 1.18 S.F. = 30,493,715 S.F.  
 AREA OF PAVED DRIVEWAY = 30,493,715 S.F. x 1.18 S.F. = 31,334,897 S.F.  
 AREA OF PAVED DRIVEWAY = 31,334,897 S.F. x 1.18 S.F. = 32,191,379 S.F.  
 AREA OF PAVED DRIVEWAY = 32,191,379 S.F. x 1.18 S.F. = 33,063,401 S.F.  
 AREA OF PAVED DRIVEWAY = 33,063,401 S.F. x 1.18 S.F. = 33,951,193 S.F.  
 AREA OF PAVED DRIVEWAY = 33,951,193 S.F. x 1.18 S.F. = 34,854,895 S.F.  
 AREA OF PAVED DRIVEWAY = 34,854,895 S.F. x 1.18 S.F. = 35,774,647 S.F.  
 AREA OF PAVED DRIVEWAY = 35,774,647 S.F. x 1.18 S.F. = 36,710,589 S.F.  
 AREA OF PAVED DRIVEWAY = 36,710,589 S.F. x 1.18 S.F. = 37,662,861 S.F.  
 AREA OF PAVED DRIVEWAY = 37,662,861 S.F. x 1.18 S.F. = 38,631,603 S.F.  
 AREA OF PAVED DRIVEWAY = 38,631,603 S.F. x 1.18 S.F. = 39,617,055 S.F.  
 AREA OF PAVED DRIVEWAY = 39,617,055 S.F. x 1.18 S.F. = 40,619,457 S.F.  
 AREA OF PAVED DRIVEWAY = 40,619,457 S.F. x 1.18 S.F. = 41,638,039 S.F.  
 AREA OF PAVED DRIVEWAY = 41,638,039 S.F. x 1.18 S.F. = 42,672,941 S.F.  
 AREA OF PAVED DRIVEWAY = 42,672,941 S.F. x 1.18 S.F. = 43,724,403 S.F.  
 AREA OF PAVED DRIVEWAY = 43,724,403 S.F. x 1.18 S.F. = 44,792,665 S.F.  
 AREA OF PAVED DRIVEWAY = 44,792,665 S.F. x 1.18 S.F. = 45,877,867 S.F.  
 AREA OF PAVED DRIVEWAY = 45,877,867 S.F. x 1.18 S.F. = 46,980,149 S.F.  
 AREA OF PAVED DRIVEWAY = 46,980,149 S.F. x 1.18 S.F. = 48,099,651 S.F.  
 AREA OF PAVED DRIVEWAY = 48,099,651 S.F. x 1.18 S.F. = 49,236,513 S.F.  
 AREA OF PAVED DRIVEWAY = 49,236,513 S.F. x 1.18 S.F. = 50,390,875 S.F.  
 AREA OF PAVED DRIVEWAY = 50,390,875 S.F. x 1.18 S.F. = 51,562,887 S.F.  
 AREA OF PAVED DRIVEWAY = 51,562,887 S.F. x 1.18 S.F. = 52,752,689 S.F.  
 AREA OF PAVED DRIVEWAY = 52,752,689 S.F. x 1.18 S.F. = 53,960,431 S.F.  
 AREA OF PAVED DRIVEWAY = 53,960,431 S.F. x 1.18 S.F. = 55,186,253 S.F.  
 AREA OF PAVED DRIVEWAY = 55,186,253 S.F. x 1.18 S.F. = 56,430,305 S.F.  
 AREA OF PAVED DRIVEWAY = 56,430,305 S.F. x 1.18 S.F. = 57,692,727 S.F.  
 AREA OF PAVED DRIVEWAY = 57,692,727 S.F. x 1.18 S.F. = 58,973,649 S.F.  
 AREA OF PAVED DRIVEWAY = 58,973,649 S.F. x 1.18 S.F. = 60,273,211 S.F.  
 AREA OF PAVED DRIVEWAY = 60,273,211 S.F. x 1.18 S.F. = 61,591,563 S.F.  
 AREA OF PAVED DRIVEWAY = 61,591,563 S.F. x 1.18 S.F. = 62,928,845 S.F.  
 AREA OF PAVED DRIVEWAY = 62,928,845 S.F. x 1.18 S.F. = 64,285,197 S.F.  
 AREA OF PAVED DRIVEWAY = 64,285,197 S.F. x 1.18 S.F. = 65,660,759 S.F.  
 AREA OF PAVED DRIVEWAY = 65,660,759 S.F. x 1.18 S.F. = 67,055,671 S.F.  
 AREA OF PAVED DRIVEWAY = 67,055,671 S.F. x 1.18 S.F. = 68,470,073 S.F.  
 AREA OF PAVED DRIVEWAY = 68,470,073 S.F. x 1.18 S.F. = 69,904,105 S.F.  
 AREA OF PAVED DRIVEWAY = 69,904,105 S.F. x 1.18 S.F. = 71,357,907 S.F.  
 AREA OF PAVED DRIVEWAY = 71,357,907 S.F. x 1.18 S.F. = 72,831,629 S.F.  
 AREA OF PAVED DRIVEWAY = 72,831,629 S.F. x 1.18 S.F. = 74,325,411 S.F.  
 AREA OF PAVED DRIVEWAY = 74,325,411 S.F. x 1.18 S.F. = 75,839,393 S.F.  
 AREA OF PAVED DRIVEWAY = 75,839,393 S.F. x 1.18 S.F. = 77,373,715 S.F.  
 AREA OF PAVED DRIVEWAY = 77,373,715 S.F. x 1.18 S.F. = 78,928,517 S.F.  
 AREA OF PAVED DRIVEWAY = 78,928,517 S.F. x 1.18 S.F. = 80,503,939 S.F.  
 AREA OF PAVED DRIVEWAY = 80,503,939 S.F. x 1.18 S.F. = 82,099,121 S.F.  
 AREA OF PAVED DRIVEWAY = 82,099,121 S.F. x 1.18 S.F. = 83,715,203 S.F.  
 AREA OF PAVED DRIVEWAY = 83,715,203 S.F. x 1.18 S.F. = 85,351,325 S.F.  
 AREA OF PAVED DRIVEWAY = 85,351,325 S.F. x 1.18 S.F. = 87,007,627 S.F.  
 AREA OF PAVED DRIVEWAY = 87,007,627 S.F. x 1.18 S.F. = 88,684,349 S.F.  
 AREA OF PAVED DRIVEWAY = 88,684,349 S.F. x 1.18 S.F. = 90,381,631 S.F.  
 AREA OF PAVED DRIVEWAY = 90,381,631 S.F. x 1.18 S.F. = 92,099,613 S.F.  
 AREA OF PAVED DRIVEWAY = 92,099,613 S.F. x 1.18 S.F. = 93,838,435 S.F.  
 AREA OF PAVED DRIVEWAY = 93,838,435 S.F. x 1.18 S.F. = 95,598,237 S.F.  
 AREA OF PAVED DRIVEWAY = 95,598,237 S.F. x 1.18 S.F. = 97,379,159 S.F.  
 AREA OF PAVED DRIVEWAY = 97,379,159 S.F. x 1.18 S.F. = 99,181,341 S.F.  
 AREA OF PAVED DRIVEWAY = 99,181,341 S.F. x 1.18 S.F. = 101,004,923 S.F.  
 AREA OF PAVED DRIVEWAY = 101,004,923 S.F. x 1.18 S.F. = 102,849,145 S.F.  
 AREA OF PAVED DRIVEWAY = 102,849,145 S.F. x 1.18 S.F. = 104,714,147 S.F.  
 AREA OF PAVED DRIVEWAY = 104,714,147 S.F. x 1.18 S.F. = 106,600,069 S.F.  
 AREA OF PAVED DRIVEWAY = 106,600,069 S.F. x 1.18 S.F. = 108,507,051 S.F.  
 AREA OF PAVED DRIVEWAY = 108,507,051 S.F. x 1.18 S.F. = 110,435,313 S.F.  
 AREA OF PAVED DRIVEWAY = 110,435,313 S.F. x 1.18 S.F. = 112,384,995 S.F.  
 AREA OF PAVED DRIVEWAY = 112,384,995 S.F. x 1.18 S.F. = 114,356,237 S.F.  
 AREA OF PAVED DRIVEWAY = 114,356,237 S.F. x 1.18 S.F. = 116,349,179 S.F.  
 AREA OF PAVED DRIVEWAY = 116,349,179 S.F. x 1.18 S.F. = 118,363,961 S.F.  
 AREA OF PAVED DRIVEWAY = 118,363,961 S.F. x 1.18 S.F. = 120,399,733 S.F.  
 AREA OF PAVED DRIVEWAY = 120,399,733 S.F. x 1.18 S.F. = 122,457,635 S.F.  
 AREA OF PAVED DRIVEWAY = 122,457,635 S.F. x 1.18 S.F. = 124,536,817 S.F.  
 AREA OF PAVED DRIVEWAY = 124,536,817 S.F. x 1.18 S.F. = 126,637,419 S.F.  
 AREA OF PAVED DRIVEWAY = 126,637,419 S.F. x 1.18 S.F. = 128,759,581 S.F.  
 AREA OF PAVED DRIVEWAY = 128,759,581 S.F. x 1.18 S.F. = 130,903,443 S.F.  
 AREA OF PAVED DRIVEWAY = 130,903,443 S.F. x 1.18 S.F. = 133,069,145 S.F.  
 AREA OF PAVED DRIVEWAY = 133,069,145 S.F. x 1.18 S.F. = 135,256,827 S.F.  
 AREA OF PAVED DRIVEWAY = 135,256,827 S.F. x 1.18 S.F. = 137,466,629 S.F.  
 AREA OF PAVED DRIVEWAY = 137,466,629 S.F. x 1.18 S.F. = 139,698,691 S.F.  
 AREA OF PAVED DRIVEWAY = 139,698,691 S.F. x 1.18 S.F. = 141,953,153 S.F.  
 AREA OF PAVED DRIVEWAY = 141,953,153 S.F. x 1.18 S.F. = 144,230,255 S.F.  
 AREA OF PAVED DRIVEWAY = 144,230,255 S.F. x 1.18 S.F. = 146,530,137 S.F.  
 AREA OF PAVED DRIVEWAY = 146,530,137 S.F. x 1.18 S.F. = 148,853,039 S.F.  
 AREA OF PAVED DRIVEWAY = 148,853,039 S.F. x 1.18 S.F. = 151,199,101 S.F.  
 AREA OF PAVED DRIVEWAY = 151,199,101 S.F. x 1.18 S.F. = 153,568,463 S.F.  
 AREA OF PAVED DRIVEWAY = 153,568,463 S.F. x 1.18 S.F. = 155,961,265 S.F.  
 AREA OF PAVED DRIVEWAY = 155,961,265 S.F. x 1.18 S.F. = 158,377,647 S.F.  
 AREA OF PAVED DRIVEWAY = 158,377,647 S.F. x 1.18 S.F. = 160,817,749 S.F.  
 AREA OF PAVED DRIVEWAY = 160,817,749 S.F. x 1.18 S.F. = 163,281,711 S.F.  
 AREA OF PAVED DRIVEWAY = 163,281,711 S.F. x 1.18 S.F. = 165,769,773 S.F.  
 AREA OF PAVED DRIVEWAY = 165,769,773 S.F. x 1.18 S.F. = 168,282,075 S.F.  
 AREA OF PAVED DRIVEWAY = 168,282,075 S.F. x 1.18 S.F. = 170,808,757 S.F.  
 AREA OF PAVED DRIVEWAY = 170,808,757 S.F. x 1.18 S.F. = 173,350,059 S.F.  
 AREA OF PAVED DRIVEWAY = 173,350,059 S.F. x 1.18 S.F. = 175,906,131 S.F.  
 AREA OF PAVED DRIVEWAY = 175,906,131 S.F. x 1.18 S.F. = 178,477,113 S.F.  
 AREA OF PAVED DRIVEWAY = 178,477,113 S.F. x 1.18 S.F. = 181,063,135 S.F.  
 AREA OF PAVED DRIVEWAY = 181,063,135 S.F. x 1.18 S.F. = 183,664,337 S.F.  
 AREA OF PAVED DRIVEWAY = 183,664,337 S.F. x 1.18 S.F. = 186,280,859 S.F.  
 AREA OF PAVED DRIVEWAY = 186,280,859 S.F. x 1.18 S.F. = 188,912,841 S.F.  
 AREA OF PAVED DRIVEWAY = 188,912,841 S.F. x 1.18 S.F. = 191,560,423 S.F.  
 AREA OF PAVED DRIVEWAY = 191,560,423 S.F. x 1.18 S.F. = 194,223,745 S.F.  
 AREA OF PAVED DRIVEWAY = 194,223,745 S.F. x 1.18 S.F. = 196,902,947 S.F.  
 AREA OF PAVED DRIVEWAY = 196,902,947 S.F. x 1.18 S.F. = 199,608,169 S.F.  
 AREA OF PAVED DRIVEWAY = 199,608,169 S.F. x 1.18 S.F. = 202,339,551 S.F.  
 AREA OF PAVED DRIVEWAY = 202,339,551 S.F. x 1.18 S.F. = 205,096,233 S.F.  
 AREA OF PAVED DRIVEWAY = 205,096,233 S.F. x 1.18 S.F. = 207,868,355 S.F.  
 AREA OF PAVED DRIVEWAY = 207,868,355 S.F. x 1.18 S.F. = 210,656,057 S.F.  
 AREA OF PAVED DRIVEWAY = 210,656,057 S.F. x 1.18 S.F. = 213,469,479 S.F.  
 AREA OF PAVED DRIVEWAY = 213,469,479 S.F. x 1.18 S.F. = 216,308,761 S.F.  
 AREA OF PAVED DRIVEWAY = 216,308,761 S.F. x 1.18 S.F. = 219,174,043 S.F.  
 AREA OF PAVED DRIVEWAY = 219,174,043 S.F. x 1.18 S.F. = 222,065,465 S.F.  
 AREA OF PAVED DRIVEWAY = 222,065,465 S.F. x 1.18 S.F. = 224,983,067 S.F.  
 AREA OF PAVED DRIVEWAY = 224,983,067 S.F. x 1.18 S.F. = 227,926,889 S.F.  
 AREA OF PAVED DRIVEWAY = 227,926,889 S.F. x 1.18 S.F. = 230,897,071 S.F.  
 AREA OF PAVED DRIVEWAY = 230,897,071 S.F

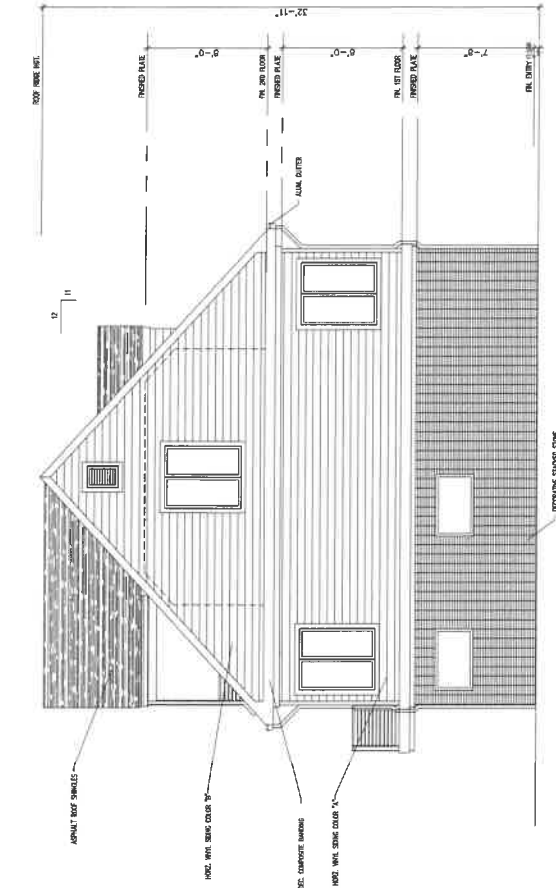




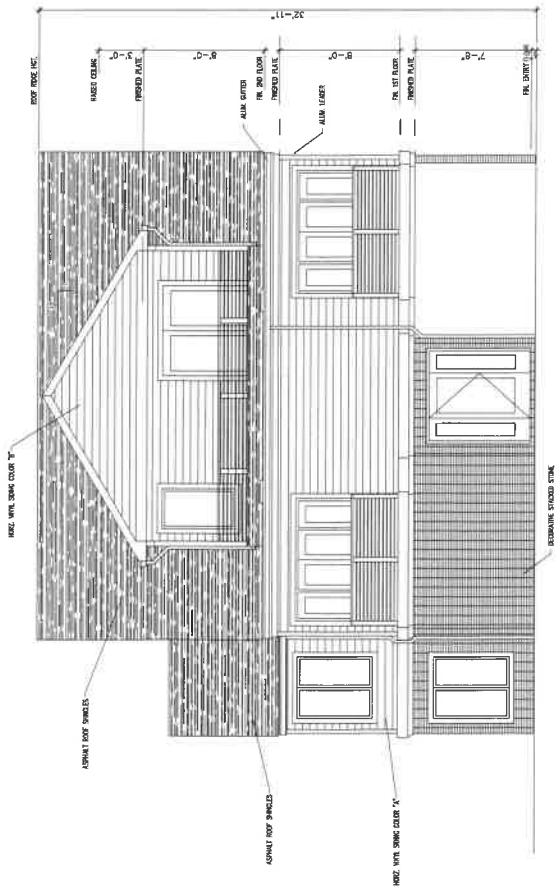
CARPORT 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THE DRAWING IS CONSIDERED  
AND PREPARED UNDER THE  
ASSUMPTION THAT THE  
OWNER HAS OBTAINED ALL  
NECESSARY PERMITS AND  
CONDUCTED ALL NECESSARY  
FIELD SURVEYS AND  
CONSTRUCTION OF THE FULL CURE  
OF THE JOB.



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



PROPOSED FRONT 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  
Elithy 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 18<sup>th</sup> 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)



H2M Associates, Inc.

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

April 6, 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 #2  
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 amended Application package for the referenced project. The package includes Architectural Plans (four sheets) prepared by Jose C. Santos, RA, dated revised March 10, 2022; a Variance Plan prepared by Joseph J. Kociuba, P.E. dated revised March 16, 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 review letter relies on the text of my February 2, 2022, review letter with amendments generated by the revised plan sets set forth in underlined italics both above and below.

### **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 18<sup>th</sup> Avenue. This location is within the Borough's General Business (GB) Zone. The Applicant wishes to construct a new 3-story duplex residential structure with ancillary site improvements on the currently vacant lot there. The existing 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; **7.13 feet proposed**; and
  - No. of Stories – 2-1/2 maximum allowable, **3 stories proposed**.

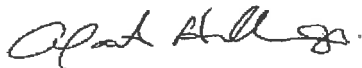
The existing non-conforming conditions cited above are provided for the Board's information. Bulk variances will be required for the remainder of the proposed non-conformities **bolded** above.

3. 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. While the new plan depicts a drainage system, the calculations provided do not reflect the dimensions of the details provided for the system and in all likelihood will not perform as intended. The calculations and/or the details must be revised to be consistent with one another.
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 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.
7. 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.

8. 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.
9. 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.

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)



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 18<sup>th</sup> 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

CORPORATE HEADQUARTERS

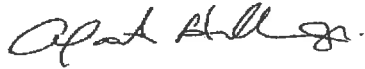
119 Cherry Hill Road, Ste 110 | Parsippany, NJ 07054 | 862.207.5900 | h2m.com

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)

Ck# 4584 \$ 70<sup>00</sup> Rec'd by YHA Date 1-27 Permit # 22-04

\* 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:** 1819 Fernwood Rd

**Block:** 13 **Lot:** 7 **Zone:** R-40

2. **Property Designation:** Single Family ☒ Multi Family \_\_\_\_\_ Commercial \_\_\_\_\_

3. **Applicant's Name\*:** MSA Architects

Dave - dgrimm@msassoc.com

**Address:** 34 Sycamore Ave Unit 1E, Little Silver NJ 07739

**Phone Number:** 732-530-1424 ex: 207

**\*Applicant is:** Owner \_\_\_\_\_ Contractor \_\_\_\_\_ Other ☒  
(If other, please describe) Architect \_\_\_\_\_

4. **Owner's Name:** Susan Vail

**Address:** 1819 Fernwood Rd

**Phone Number:** 203-229-3441

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

\_\_\_\_ New Home ☒ Alteration to Existing Home: 1 - 1 1/2 Story \_\_\_\_\_ 2 - 2 1/2 Story ☒

\_\_\_\_ Pool: Above Ground \_\_\_\_\_ In-Ground \_\_\_\_\_

\_\_\_\_ Shed \_\_\_\_\_ Fence \_\_\_\_\_ Deck \_\_\_\_\_ Other \*If other, please describe: 2nd Floor Addition

**Water Line:** Existing ☒ New \_\_\_\_\_ Upgraded \_\_\_\_\_

**Sewer Line:** Existing ☒ New \_\_\_\_\_ Upgraded \_\_\_\_\_

**Dimension of New Building/Addition:** 36'-2" x 17'-8" **Height of New Building/Addition:** 27'-2"  
**Area of New Building/Addition:** 634 sq. ft. **Number and Types of Rooms:** 3 bedrooms & 1 bathroom

\* 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:**

\* SEE PLAN IN MAP DRAWER

ZONING

**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

11/13/22

**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:

6. \*\*\* Must Submit Two (2) Copies of Plot Plan/Survey Indicating Proposed Structures with Dimensions and Setbacks from Property Lines. \*\*\*
7. Applicant certifies that all statements and information made and provided as part of this application are true to the best of their knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approvals, variances, and other permits granted with respect to said property shall be complied with.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

Office Use Only

Zoning Reviewer: John Rowe Date: 01/20/2022

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: The Vail property at 1819 Fernwood has a number of issues. 1) They will need a variance for a couple of existing non-conforming issues such as lot width, lot frontage & lot size, but these are 'grandfathered' issues that they can't really do anything about. 2) The house presently has just two bedrooms, where four bedrooms are proposed. There is only one parking space at present and it extends over onto the neighbors property. This spot could be considered as 'grandfathered' providing parking for the two existing bedrooms, but the two new bedrooms would require an additional 9'x19' parking space. There is no room on the property for an additional space unless they get an easement for the neighbor to extend the driveway between the two properties, otherwise a variance would be required. 3) The proposed building height is 27.17ft., but because the undersized lot width of 25.28ft. is 63.2% of the required 40ft.; the maximum height allowed would only be 22.12ft. (35ft. x 63.2%). The proposed 27.17ft. is more than 10% greater than the 22.12ft. maximum and therefore would require not just a bulk variance but a 'Use' variance.



# 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: 25 -

Received By: 4-8-22

Fees Collected: APP \$ 900 / Lic. 750 Etc.

Hearing Date: 6-13-22 (tentatively)

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

MSA Architects  
341 Syracuse Ave, Unit 1E  
Little Silver, NJ 07739

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

N/A

3. Applicant is:

☐ Corporation ☐ Partnership ☐ Individual ☒ Other Registered Architect

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

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:

Susan Vail  
1819 Fernwood Rd.  
Lake Como, NJ

Email: Sevail426@gmail.com  
tel#: 646-361-1304



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 lot width, lot frontage, lot size, parking, building height (allow: we have reduced overall height since initial zoning application.)

☐ Informal Hearing

7. Give a brief description of application:

existing non-conforming lot due to lot width, lot frontage, and lot size. Proposed 2nd floor addition approximately 556 SF 2nd Floor, 772 SF attic.

8. Street Address of Property:

1819 Fernwood Rd.

Block: 13

Lot: 7

9. Use of Property:

Existing:

Single Family

Zone:

R-40

Proposed:

No Change

Lot Area:

2,719 SF

Building Area:

947 SF

10. Map Information:

Map Dated:

10/8/21

Prepared By:

Charles Surmonte

Map Entitled:

Survey of property

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

Homeowner has already spoken to neighbors, they are not interested in selling add'l property or providing easement. we will provide formal letters from them stating this. They do not object to the proposed renovation.

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

4/4/22

Date

Applicant/Agent



1819 FERNWOOD ROAD  
LOT 7 BLOCK 13

NEW JERSEY

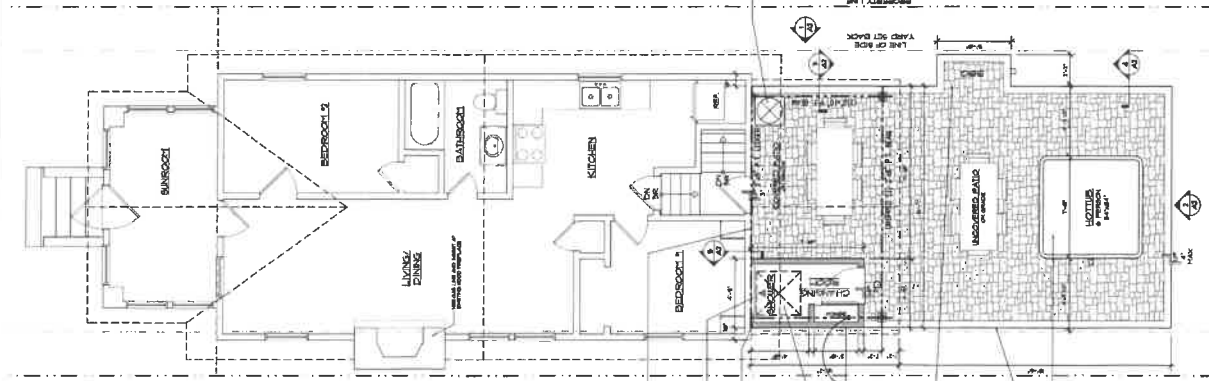
301 Main Street, 2nd Floor  
Allenhurst, New Jersey, 07711  
Phone 732-660-0605  
Fax 732-660-0404

DATE 10-08-21

SCALE: 1"=10'

SHEET: 1 OF 1





SHEET NO. A-2 PAGE 3 OF 3



H2M Associates, Inc.

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

June 6, 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  
MSA Architects Use Variance (Vail)  
1819 Fernwood Road  
Block 13, Lot 7  
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 Michael Savarese, RA, dated October 6, 2021, last revised April 4, 2022; survey of property prepared by Charles Surmonts, P.E., P.L.S. dated October 8, 2021, and a completed application form. Based on my review of these submitted documents, 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. 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.

### **General**

The property in question is located on westerly side of Fernwood Road, 280 feet south of 18<sup>th</sup> Avenue. This location is within the Borough's R-40 Residential Zone. The Applicant wishes to construct a new, nearly full second story addition which includes adding two (2) bedrooms. The existing and proposed uses are conforming for the zone; however, the existing lot, existing structure and proposed structure are non-conforming for the zone. It should be noted that the Zoning Office identified that a Use criteria variance for building height would be required for the proposed structure; however, the plans before the Board now and cited above are for a house with a lesser building height, albeit for a bulk variance.

### **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 17-9.1 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 – 4,000 square feet required; 2,179 square feet existing;
  - Lot Frontage – 40 feet required; 25.28 feet existing;
  - Lot Width – 40 feet required; 25.28 feet existing,
  - Front Yard Setback – 20 feet required; 12.1 feet existing (to enclosed porch) and 6 feet existing (to front steps);

CORPORATE HEADQUARTERS

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

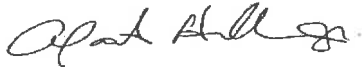
- Side Yard Setback (North Side) – 3 feet required; 2.2 feet existing (to first floor); and
- Building Height – 22.12 feet maximum allowable (63.2% of 35 feet); 19.83 feet existing and **24.16 feet proposed**.

The existing non-conforming conditions cited above are provided for the Board's information. A bulk variance will be required for the proposed building height **bolded** above.

2. Code Section 17.10 requires two (2) off-street parking spaces for a four-bedroom residential dwelling. The site currently has no legal off-street parking and no new parking spaces are proposed. **A variance will be required for these existing/proposed conditions.**
3. The survey depicts that the existing sidewalk spans the front property line and encroaches on the Applicant's property. The Board should condition any approval on the Applicant providing an easement to allow the sidewalk to remain in perpetuity.

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: MSA Architects, Applicant (via email)  
Adam Schneider, Esq., Board Attorney (via email)