

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

PLANNING BOARD AGENDA

APRIL 12, 2021  
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 ASBURY PARK PRESS ON JANUARY 29, 2021, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A COPY OF THE SAID NOTICE HAS BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE VIRTUAL MEETING WILL ALSO BE POSTED ON THE BULLETIN BOARD AT BOROUGH HALL AND POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**\*\* FLAG SALUTE \*\***

III. **OATH OF OFFICE**

KEITH GOISSE – CLASS IV

GRETCHEN SCHMIDHAUSLER – ALTERNATE NO. 1

IV. **ROLL CALL**

V. **COMMUNICATIONS**

FRENCH & PARELLO ASSOC.

PUBLIC COMMENT PERIOD FOR  
CAFRA INDIVIDUAL PERMIT &  
FRESHWATER WETLANDS  
GENERAL PERMIT NO. 6 FOR WEST  
BELMAR GATEWAY COMMUNITY  
SOLAR PROJECT

LAKE COMO ENV. COMM.

SPRING LAKE CLEAN UP

VI. **VARIANCE APPLICATION**

JOSEPH & ANN CAVALUZZI

417 - 16<sup>TH</sup> AVENUE

BLK – 1 LOT – 25

VII. **DISCUSSION OF ORDINANCE CHANGES**

CHAIRMAN CAVALUZZI

FOR RE-EXAMINATION REPORT/MASTER PLAN

None

VIII. **PLANNING & ZONING DISCUSSIONS**

REDEVELOPMENT COMMITTEE

JOE CAVALUZZI & ALAN HILLA

(WILL UPDATE AS NEEDED)

None

IX. **FUTURE MEETING DISCUSSIONS**

STONES IN DRIVEWAYS, GRADING PLAN

X. **MINUTES TO BE APPROVED**

MINUTES TO BE APPROVED AS TYPEWRITTEN AND/OR E-MAILED.

XI. **MOTION TO ADJOURN**

THE NEXT REGULAR VIRTUAL MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, MAY 10, 2021 AT 7:00 PM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**\*SEE ZOOM INVITATION BELOW\***

Viveca Graham is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/93696585552?pwd=L2VCMjFhYk9aZTIKUC8vOFI5dXNkQT09>

Meeting ID: 936 9658 5552

Passcode: 183118

One tap mobile

+13017158592,,93696585552#,,,,,0#,,183118# US (Washington D.C)

+13126266799,,93696585552#,,,,,0#,,183118# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 936 9658 5552

Passcode: 183118

Find your local number: <https://zoom.us/u/acJ7h84AKz>

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Gretchen Schmidhausler, 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 Alternate No. 1, Planning Board Member, according to the best of my ability. So help me God.

Date: April 12, 2021

Gretchen Schmidhausler, Alternate No. 1

Attest: Viveca H. Graham, Secretary

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Keith Gousse 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 Class IV, Planning Board Member, according to the best of my ability. So help me God.

Date: April 12, 2021

Keith Gousse, Class IV Planning Board Member

Attest: Viveca H. Graham, Secretary



**Corporate Office**  
1800 Route 34, Suite 101, Wall, New Jersey 07719

**Regional Offices**  
King of Prussia, Pennsylvania  
Bethlehem, Pennsylvania  
Hackettstown, New Jersey  
Camden, New Jersey  
Newark, New Jersey  
New York, New York  
Atlanta, Georgia

**Via Certified Mail**

March 31, 2021

**To:** Township of Wall Clerk  
Township of Wall Construction Official  
Township of Wall Environmental Advisory Committee  
Township of Wall Planning Board  
Borough of Lake Como Clerk  
Borough of Lake Como Construction Official  
Borough of Lake Como Environmental Advisory Committee  
Borough of Lake Como Planning Board  
Monmouth County Planning Board  
Monmouth County Environmental Commission  
Freehold Soil Conservation District  
Owners of Property within 200' – Wall Township  
Owners of Property within 200' – Lake Como Borough

**RE: Public Comment Period for CAFRA Individual Permit & Freshwater Wetlands  
General Permit No. 6  
West Belmar Gateway Community Solar Project  
Block 6, Lots 6, 7, and 12  
Township of Wall  
Monmouth County NJ  
FPA No. 15030.001C7  
NJDEP file #1352-21-0002.1; LUP210001**

Dear Interested Party:

Take Notice that an application has been submitted to the New Jersey Department of Environmental Protection, Land Use Regulation Program for a CAFRA Individual Permit and Freshwater Wetlands General Permit No. 6 for the development shown on the enclosed plan and that a 60 day public comment period will commence on April 7th, 2021. The DLUR file number for this project is #1352-21-0002.1; LUP210001- Belmar Gateway Solar, LLC



A brief description is as follows:

***Construction of an approximately 2.2 MW ground mounted photovoltaic solar array on Block 6, Lots 6, 7 and 12 in the Township of Wall, Monmouth County, New Jersey***

The complete permit application package can be reviewed at either the municipal clerk's office or by appointment at the Department's Trenton office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Your written comments must be submitted to the Department by the end of the 60 day comment period. Comments should be sent to:

Department of Environmental Protection  
Division of Land Resource Protection  
Mail Code: 501-02A, PO Box 420  
Trenton, New Jersey 08625-0420  
Attn: Wall Township Section Chief

If you have any questions, please do not hesitate to contact this office at (732)312-9800

Sincerely,

***FRENCH & PARRELLO ASSOCIATES***

A handwritten signature in black ink, appearing to read 'Sarah Rebar Bisaha', written over a horizontal line.

Sarah Rebar Bisaha, LLA, PP  
Senior Landscape Architect/Planner  
[Sarah.Bisaha@FPAengineers.com](mailto:Sarah.Bisaha@FPAengineers.com)

***Enclosure: Site Plan (8.5"x11")***

**NEW JERSEY  
CLEAN COMMUNITIES  
2021 CLEAN WATER CHALLENGE**  
*Sponsored by*

*Lake Como  
Environmental Commission*

*Saturday, May 01, 2021  
10:00 am - 12 noon*

*Meet by the Gazebo next to the lake  
Along North Boulevard*

*Cleaning Supplies & a light snack will be provided*

**HOPE TO SEE YOU THERE!!!**



**Pitch In!**



ZONING

Ck# 613 \$ 70<sup>00</sup> Rec'd by YHM Date 2-9-21 Permit # 21-05

\* 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: 417 16<sup>TH</sup> Avenue  
Block: 1 Lot: 25 Zone: R-40
2. Property Designation: Single Family ☒ Multi Family ☐ Commercial ☐
3. Applicant's Name\*: Joseph and Ann Cavalluzzi  
Address: 417 16<sup>TH</sup> Avenue, Lake Como  
Phone Number: 732-859-1938  
\*Applicant is: Owner ☒ Contractor ☐ Other ☐  
(If other, please describe) \_\_\_\_\_
4. Owner's Name: Same as Applicant  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_
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 type="checkbox"/>
<input type="checkbox"/> Pool: Above Ground <input type="checkbox"/> In-Ground <input type="checkbox"/>	
<input type="checkbox"/> Shed <input type="checkbox"/> Fence <input type="checkbox"/> Deck <input type="checkbox"/> Other *If other, please describe: <u>Porch</u>	
Water Line: Existing <input checked="" type="checkbox"/> New <input type="checkbox"/> Upgraded <input type="checkbox"/>	
Sewer Line: Existing <input checked="" type="checkbox"/> New <input type="checkbox"/> Upgraded <input type="checkbox"/>	

Dimension of New Building/Addition: 10' x 16' Height of New Building/Addition: 16'  
Area of New Building/Addition: 165 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:

We would like to add a covered, open back porch ~ 10' x 16'  
plus 4' x 5' to expand existing uncovered deck as shown  
on ~~attached~~ on attached survey + blow up of area.



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

2/9/2021

Office Use Only

Zoning Reviewer: MARK FESSLER

Date: 2/11/2021

Application Complete: Yes ☒ No ☐

Approved: ☐ Rejected: ☒ AS NOTED

Planning/Variance Board action needed: Yes ☒ No ☐

Proposed Work Needs Construction Permits: Yes ☒ No ☐

Mercantile License Needed? Yes ☐ No ☒

Notes: \* THE PROPOSED LOT SIZE, SETBACKS AND HEIGHTS ALL CONFORM TO OUR ORDINANCE REQUIREMENTS

\* THE EXISTING IMPERVIOUS LOT COVERAGE IS 50.9% AND THE PROPOSED IMPERVIOUS LOT COVERAGE IS 54.4%; BOTH ARE LESS THAN THE 60% MAXIMUM & THEREFORE CONFORM.

\*\* THE EXISTING BUILDING COVERAGE IS 39.7%, BUT THE PROPOSED BUILDING COVERAGE 43.5% WHICH WOULD EXCEED THE 40% MAXIMUM ALLOWED AND THEREFORE WOULD REQUIRE A VARIANCE.

Mark Fessler  
2/11/2021

Feb. 9, 2021

RE: Zoning review application for 417 16<sup>th</sup> Avenue, Lake Como, NJ

Joe's cell (732) 859-1938

Hi Viv and Mark,

Attached are our application for zoning review of a proposed 16' by 10' covered porch, with an additional 1' by 5' foot extension of the existing uncovered deck; a property survey with proposed porch marked to scale; a blow up of the area of the proposed porch, and a check (#613) for \$70.00.

Below are current building and lot coverage calculations. I believe the property line is south of the sidewalk, so I didn't include the sidewalk or driveway apron. (The sidewalk is 200 square feet [40' x 5'] and driveway apron is 55 square feet [11' x 5']).

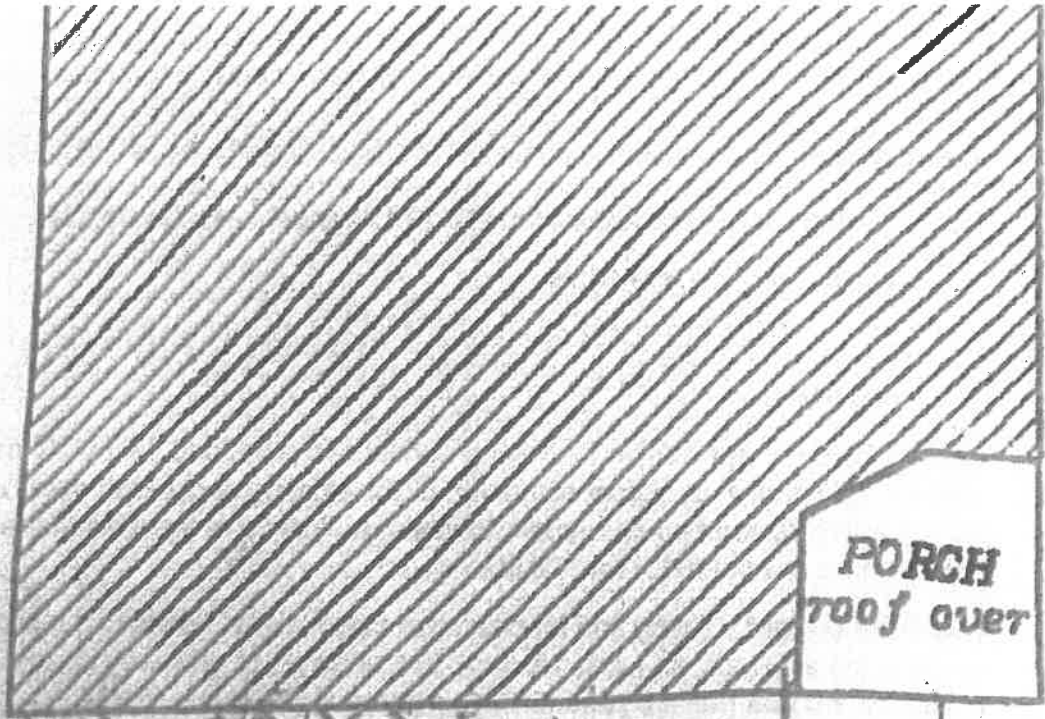
**COVERAGE SF**

	<b>Building</b>	<b>Lot</b>
House	1122	1424
Front Porch	122	122
Garage	280	280
Driveway		410*
Front walks		40*
Front steps		22
Back Deck		32*
<b>TOTALS</b>	<b>1424 SF</b>	<b>1928 SF**</b>

\*pavers or open deck at 50 percent of total area.

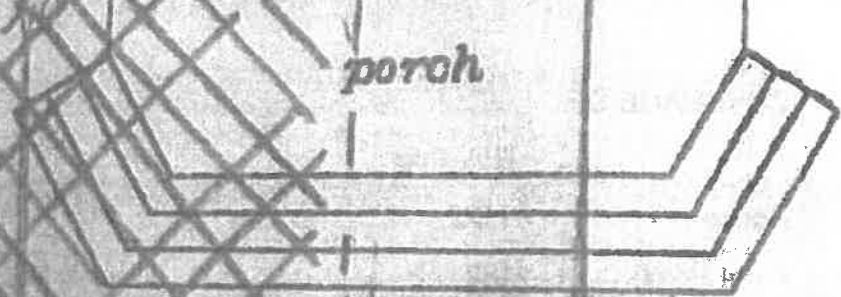
\*\* 2,183 SF if sidewalk and driveway apron are included.

07



PORCH  
roof over

porch



25.

4,000 s.f.

5'

37.0'

10'

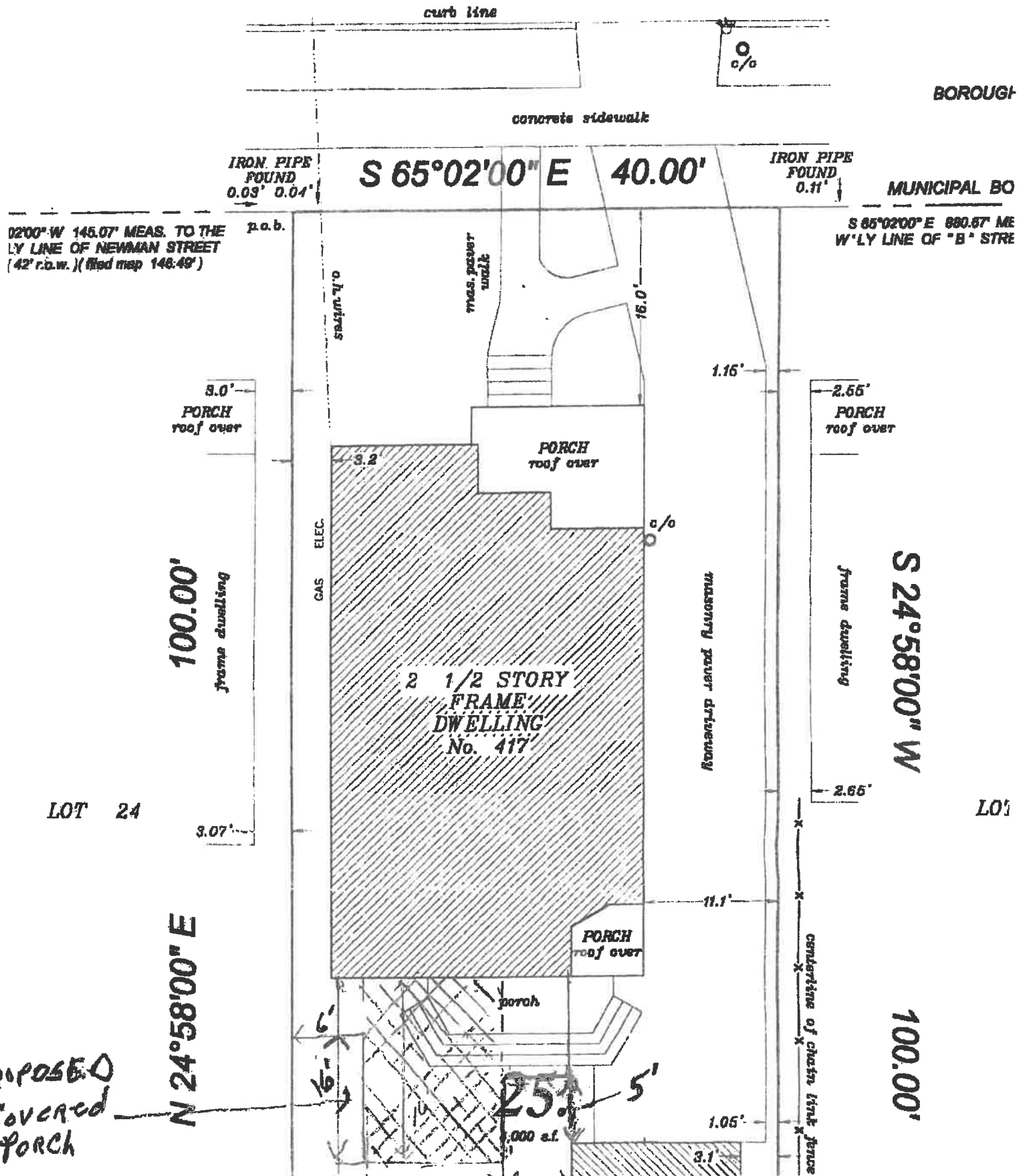
5'

FRAM.  
GARAGE

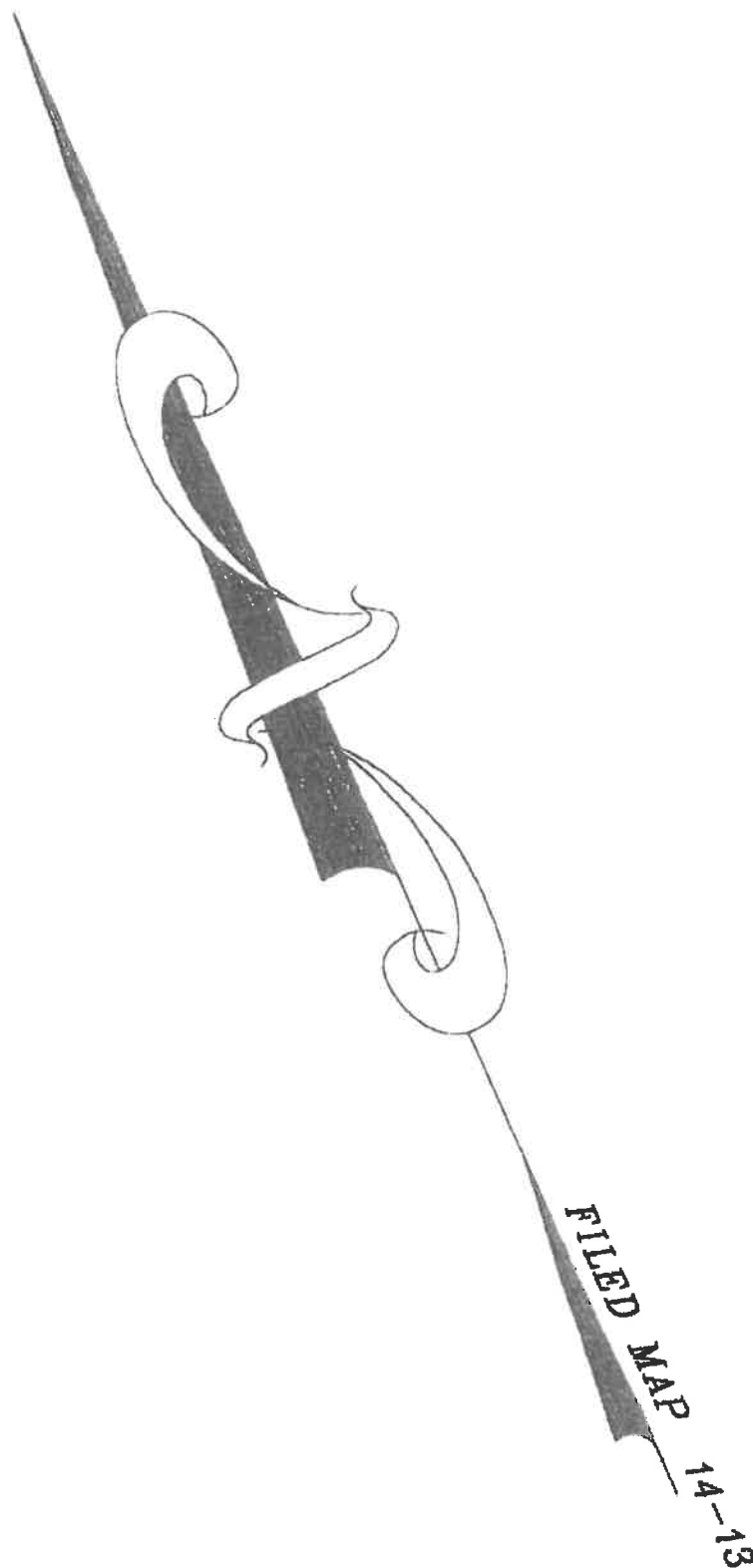


# SIXTEENTH 60' R.O.W. AVENUE

BOROUGH



1 \*\*\*



SURVEYED AND SHOWN HEREON IS KNOWN AND DESIGNATED AS LOT 7 & 8

Joseph Cavaluzzi  
417 16<sup>th</sup> Avenue  
Lake Como, NJ 07719  
732.859.1938  
[joecavaluzzi1@gmail.com](mailto:joecavaluzzi1@gmail.com)

March 18, 2021

Vivica Graham, Secretary  
Lake Como Planning Board  
1740 Main Street  
Lake Como, NJ 07719

**RE: Varlance Application, 417 16<sup>th</sup> Avenue, Lake Como, NJ; Block1 Lot 25**

Dear Vivica:

I have attached a copy of our application on behalf of my wife Ann Cavaluzzi and myself for a building coverage variance of 3.5 percent to add a 10-by 16-foot covered back porch to our home at 417 16<sup>th</sup> Avenue. We request a hearing before the Planning Board on April 12, 2021. The attached packets contain:

- Planning Board Application – Original plus 3 copies
- Variance Fee of \$300 (Check #649) and \$250 (Check #650) engineering escrow
- Site Plan on signed survey with proposed porch drawn on it – Original plus 15 full size copies
- Original Signed Survey by Paul K. Lynch of current property without proposed porch – 3 signed copies plus 15 reduced copies at 8.5-by-11
- Plans showing (one page each) foundation plan, first floor plan, roof plan, elevation – east side and elevation – west side, zoning data sheet, reduced copy of survey and drainage plan\* – 15 copies.
- Notice and proofs of service by Certified Mail – receipts attached
- Notarized confirmation of public notice of hearing in the Coast Star.

\*We will complete and submit a drainage plan shortly but as one is not required by ordinance, we request scheduling for a hearing so we can mail notices.

Please let me know if you need any additional information. Thank you for your help.

Sincerely,



Joseph Cavaluzzi



# Borough of Lake Como

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

Kevin G. Higgins  
Mayor

**FORMAL  
PLANNING BOARD APPLICATION**

Louise A. Mekosh  
Borough Clerk/Administrator

**For Municipal Use Only**

Application No. 21  
Received by Clerk: 3-10-21  
Fees Collected: \$300 App / \$250 Fee  
Hearing Date: 4-12-21  
Resolution Adopted by Board: \_\_\_\_\_  
( ) Granted ( ) Denied

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

1. Applicant(s) Name & Address

Joseph + Anna CAVALAZZI  
417 16th Avenue  
Lake Como, NJ 07719  
732-859-1938

Telephone No.

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

3. Applicant is:  
Corporation  
Partnership  
Individual  
Other

X

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

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

1.

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Application is a request for the following:

- ☐ Preliminary Site Plan  
☐ Final Site Plan  
☐ Joint Preliminary and Final Site Plan  
☐ Minor Subdivision (3 or less lots)  
☐ Preliminary Subdivision  
☐ Final Subdivision  
☒ Joint Preliminary and Final Subdivision  
☒ Variance requests - please specify Building Coverage  
including Bulk or Use Variances EXCEEDS 40% MAX BY 3.5%  
☐ Informal Hearing

7. Give brief description of application:

To build 10' x 16' covered, open back  
porch plus cover 5' x 9' area of  
existing deck resulting in 43.5%  
building coverage.

8. Street Address of Property:  
Block: 1 Lot(s): 25 **\*\*Must be Current Blk/Lot**

9. Use of Property: Existing \_\_\_\_\_  
Zone R-40 Proposed \_\_\_\_\_

Lot Area: 4000 Sq Ft 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 this application are true.

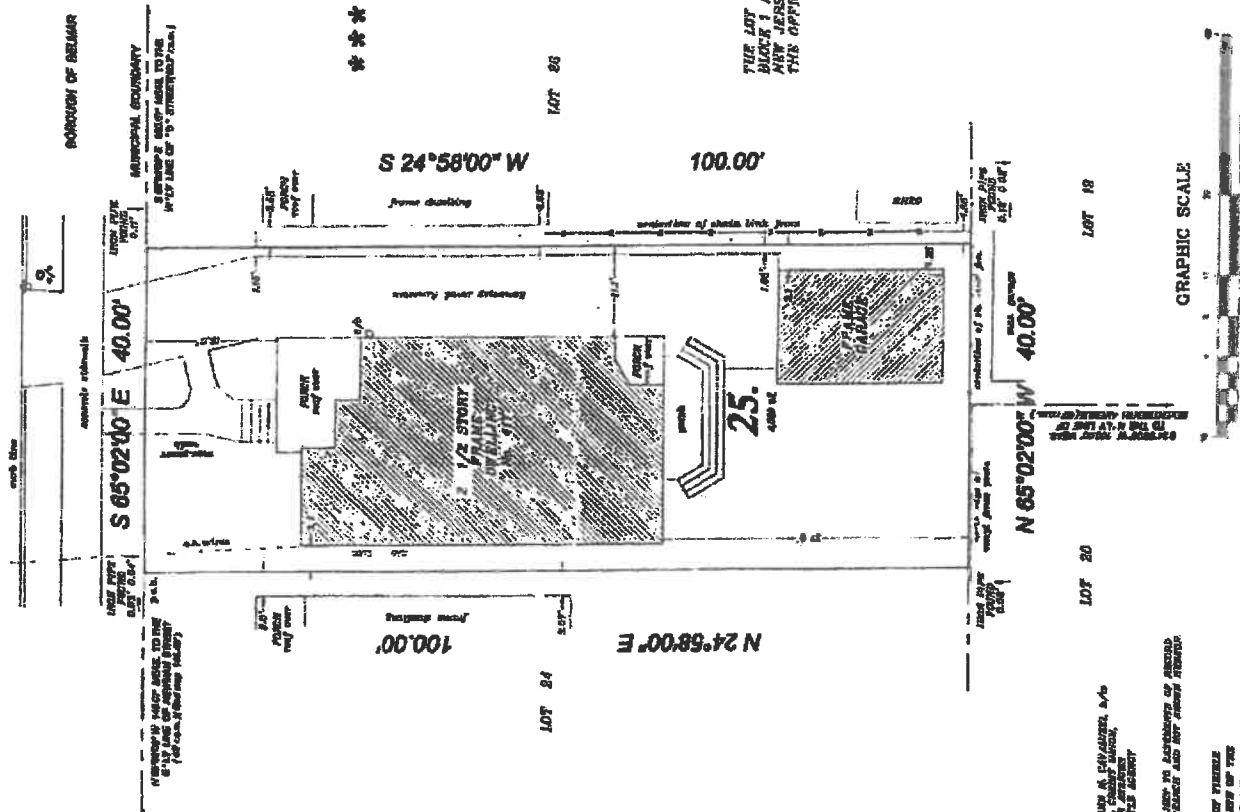
3/14/2021  
Date

[Signature]  
Applicant/Agent

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



# SIXTEENTH AVENUE



SURVEY OF LANDS

**JOSEPH & ANN M. CAVALUZZI**

SITUATE IN THE BOROUGH OF LAKE CONG. MONMOUTH COUNTY, NEW JERSEY  
KNOWN AND DESIGNATED AS LOT 25 BLOCK 1 AS SHOWN ON THE TAX  
MAP OF THE BOROUGH OF LAKE CONG. MONMOUTH COUNTY, NEW JERSEY

**PAUL K. LYNCH**  
LAND SURVEYOR & BOUNDARY CONSULTANT  
3516 BELMONT AVE. SUITE 100 WALL, N.J. 07719 TEL: 261-4333 FAX: 261-4019

NEW JERSEY PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 238595

Date: 10-18-10

Scale: 1" = 40'

FE: 0012

PL: 0000-05

Drawing: 010120

CONVEYED TO  
JOSEPH & ANN M. CAVALUZZI, A/C  
BY DEED DATED 10/18/10, RECORDED  
IN THE OFFICE OF THE COUNTY CLERK  
ATYON-87-THE-SEA, N.J. 07719

PREVIOUS SURVEYED BY J.H. ELLIS, MUNICIPAL ENGINEER, ATYON-87-THE-SEA, N.J. 07719, IN 1945, IN CASE 14 SHEET 12.

ANY GROUND SURVEYED AND NOT SHOWN  
ON THE SURVEY OF THE LOTS OF THE  
LOT AND PREMISES SURVEYED AND  
SHOWN HEREON IS NOT SHOWN HEREON.

## **ZONING DATA**

**417 16<sup>th</sup> Avenue**

**Block 1 Lot 25**

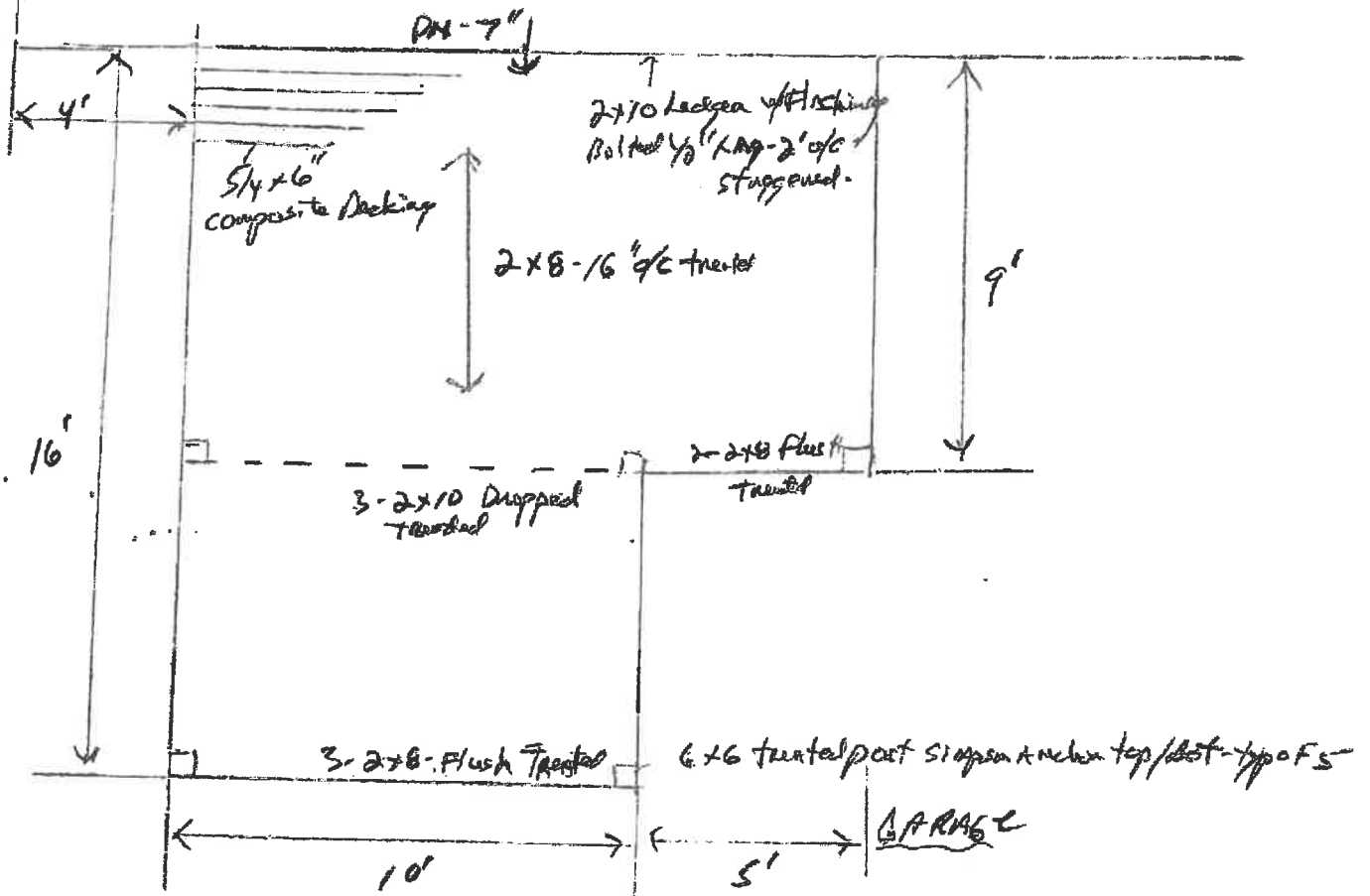
	<b>Existing</b>	<b>Proposed</b>	<b>Required</b>
Lot area	4,000 sf	4,000 sf	4,000 sf
Lot Frontage	40 feet	40 feet	40 feet
Lot Width	40 feet	40 feet	40 feet
Lot Depth	100 feet	100 feet	100 feet
Front Yard Setback	16 feet	16 feet	15" 10"*
Side Yard Setback East	3.1 feet	3.1 feet	3 feet
Side Yard Setback West	3.1 feet	7 feet	3 feet
Rear Yard Setback	3.25	21 Feet	3 feet
Building Height	NA	15.8 feet	34.5 feet
Building Coverage	39.7%	<b>43.5%</b>	40% Maximum
Impervious Coverage	50.9%	<b>54.9%**</b>	60% Maximum
Parking	4 @ 9' x 19'	4 @ 9' x 19'	2 @ 9' x 19'

\*Front Yard Setback Required is the average of the block as measured by Paul Moore, Architect (AIO8621) and Planner (3063), 4702 Spring Street, Wall, NJ 07753, (732) 681-4036, as shown in house plans revised 3/29/2009 and on file in Borough Hall.

\*\*This impervious surface percentage is 0.5% higher than Mark Fessler's 54.4% calculation in his zoning review because we added roof to a 5-foot by 8-foot section of existing uncovered deck. This 40 square-foot area was already included in Mark's building coverage calculation. However, as it was open deck it was counted at 50% toward the total impervious surface. We included the other 50% (20 square feet) to the total impervious surface calculation above, which would now be 54.9%.

  
3/14/2021

# Existing House



First Floor

Scale 1/4" = 1'

417 16th Ave

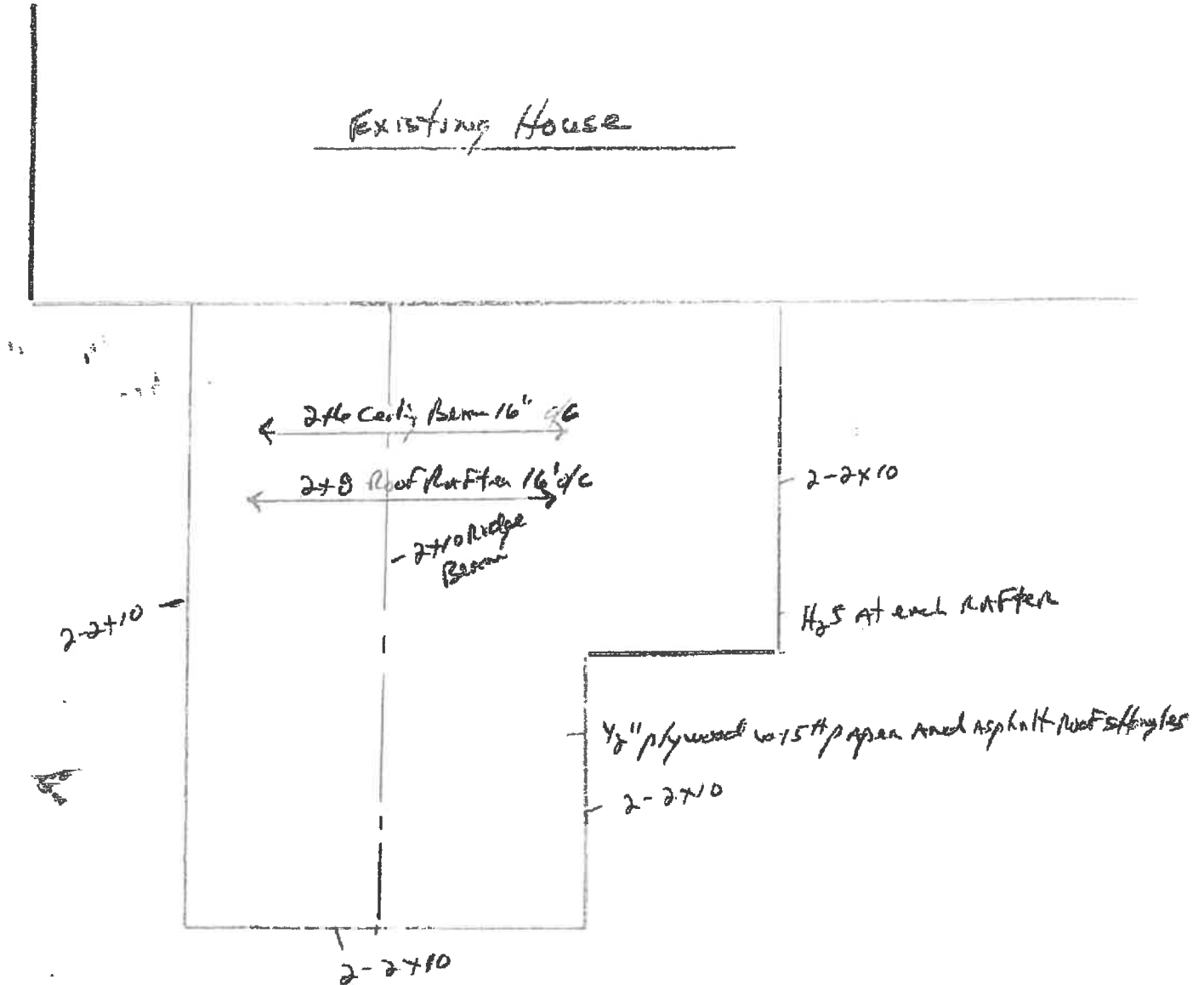
Lake Como

BL 1

Lot 25

*[Signature]*  
3/14/2021

EXISTING HOUSE



Roof Plan scale 1/4" = 1 Foot

417 16th Ave Lake Como

BL 1 Lot 25

*for [signature]*  
3/14/2021