

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

PLANNING BOARD AGENDA

**May 12, 2025
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 20, 2025, 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 MEETING WILL ALSO BE POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**** FLAG SALUTE ****

**III. OATH OF OFFICE
GEORGE SIGLE**

IV. ROLL CALL

**V. USE VARIANCE APPLICATION~REQUEST TO CARRY
TONELLI, JAMES
1808 FERNWOOD RD.
BLK – 14 LOT – 40**

**VI. VARIANCE APPLICATION
ENNIS, MICHAEL & AMY
1844 FERNWOOD RD.
BLK – 14 LOT – 21**

**VII. VARIANCE APPLICATION
PAPA, ANDREW & MARY KAY
1701 NEWMAN STREET
BLK – LOT –**

**VIII. FUTURE MEETING DISCUSSIONS
DISCUSS PROPOSED ORDINANCE FOR HEIGHT & PARKING EXEMPTION ON MAIN STREET FOR PERMITTED COMMERCIAL USES; PLANNING BOARD APPLICATION AND ESCROW FEES; STONES IN DRIVEWAYS; VERGE**

**IX. MINUTES TO BE APPROVED
MINUTES TO BE APPROVED AS TYPEWRITTEN REVIEWED AND E-MAILED.**

X. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, JUNE 09, 2025 AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

OATH OF OFFICE OF
BOROUGH OF LAKE COMO
PLANNING BOARD MEMBER

I, George Sigle, 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. 2, Planning Board Member, according to the best of my ability. So help me God.

Date: May 12, 2025

George Sigle, Alternate No. 2

Attest: _____
Viveca H. Graham, Secretary

May, 5, 2025

James Tonelli
760 Barron Ave
Woodbridge, NJ 07095
March 7, 2025

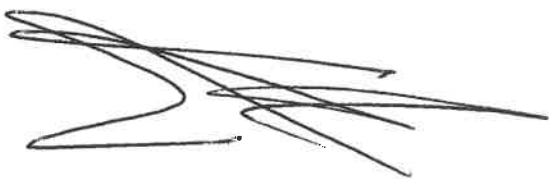
Viveca H. Graham
Plan. Bd. Sec.
Borough of Lake Como
1740 Main Street
Lake Como, NJ 07719

Viveca,

Due to the limited time we had to correct the plans and resubmit for Engineering review following the March Planning Board Meeting, I would like to request that my application for 1808 Fernwood Road be carried to your Planning Board Meeting on June 9, 2025 without further notice or publication requirements. I am willing to waive any time limits that the Board has to act in this matter.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'James Tonelli', with a stylized, sweeping flourish at the end.

James Tonelli
732.397.8166

ZONING

Ck# 5511 \$ 70⁰⁰ Rec'd by YAH Date 11-26-24 Permit # 24-95

* 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: 1844 Fernwood Road
Block: 14 Lot: 21 Zone: R-40
2. Property Designation: Single Family ☒ Multi Family ☐ Commercial ☐
3. Applicant's Name*: Mary Hearn, A.I.A.
Address: 1007B Main Street - Belmar, NJ 07719
Phone Number: 732-556-9055
*Applicant is: Owner ☐ Contractor ☐ Other ☒
(If other, please describe) Architect
4. Owner's Name: Michael & Amy Ennis
Address: 1844 Fernwood Road
Phone Number: 973-525-3913
5. Type of Proposal: (please check)

<input checked="" type="checkbox"/> New Home	<input type="checkbox"/> Alteration to Existing Home: 1 - 1 1/2 Story <input 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: _____	
Water Line: Existing <input type="checkbox"/> New <input checked="" type="checkbox"/> Upgraded <input type="checkbox"/>	
Sewer Line: Existing <input type="checkbox"/> New <input checked="" type="checkbox"/> Upgraded <input type="checkbox"/>	

Dimension of New Building/Addition: 25.0' x 57.5' Height of New Building/Addition: 28.8'
Area of New Building/Addition: 2,000 sq. ft. Number and Types of Rooms: First Floor: Kitchen, Family, Dining, Bath, Mud, Cov Porch. Second Floor: 3 beds, 2 baths, laundry.
* 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

Office Use Only

Zoning Reviewer:

Date:

Application Complete:

Yes

No

Approved:

Rejected:

Planning/Variance Board action needed:

Yes

No

Proposed Work Needs Construction Permits:

Yes

No

Mercantile License Needed?

Yes

No

Notes:

SEE ZONING DENIAL



Borough Of Lake Como
1740 Main Street
Lake Como, NJ 07719
(732)681-3232

DENIAL
Zoning Permit

Permit Number: Z2400095

Permit Issue Date: 11/26/24

Invoice #: 24-00480

Application Id: 4709

Application Date: 11/26/24

Owner/Property Details

Block/Lot/Qual: 14. 21.

Phone #: (973)525-3913

Owner Name: ENNIS, MICHAEL R & AMY & MICHAEL K

Zoning District:

Address: 1844 FERNWOOD ROAD

Location: 1844 FERNWOOD ROAD

LAKE COMO, NJ 07719

Contractor: ENNIS, MICHAEL R & AMY & MICHAEL K

Address: 1844 FERNWOOD ROAD

LAKE COMO, NJ 07719

Phone Number: (973)525-3913

License #:

This is to certify that the above description premised together with any building thereon, are used as or for:

NEW HOUSE

Conditions:

DENIED

1. Existing Lot is 3000 SF where 4000 SF is required.
2. Existing Lot Width and Frontage is 30' where 40' is required.
3. Proposed Bedrooms will increase from 1 to 3. This requires 2 off street parking spaces where only 1 is proposed.
4. Proposed Building is 28.8' where it is limited to 26.25'.

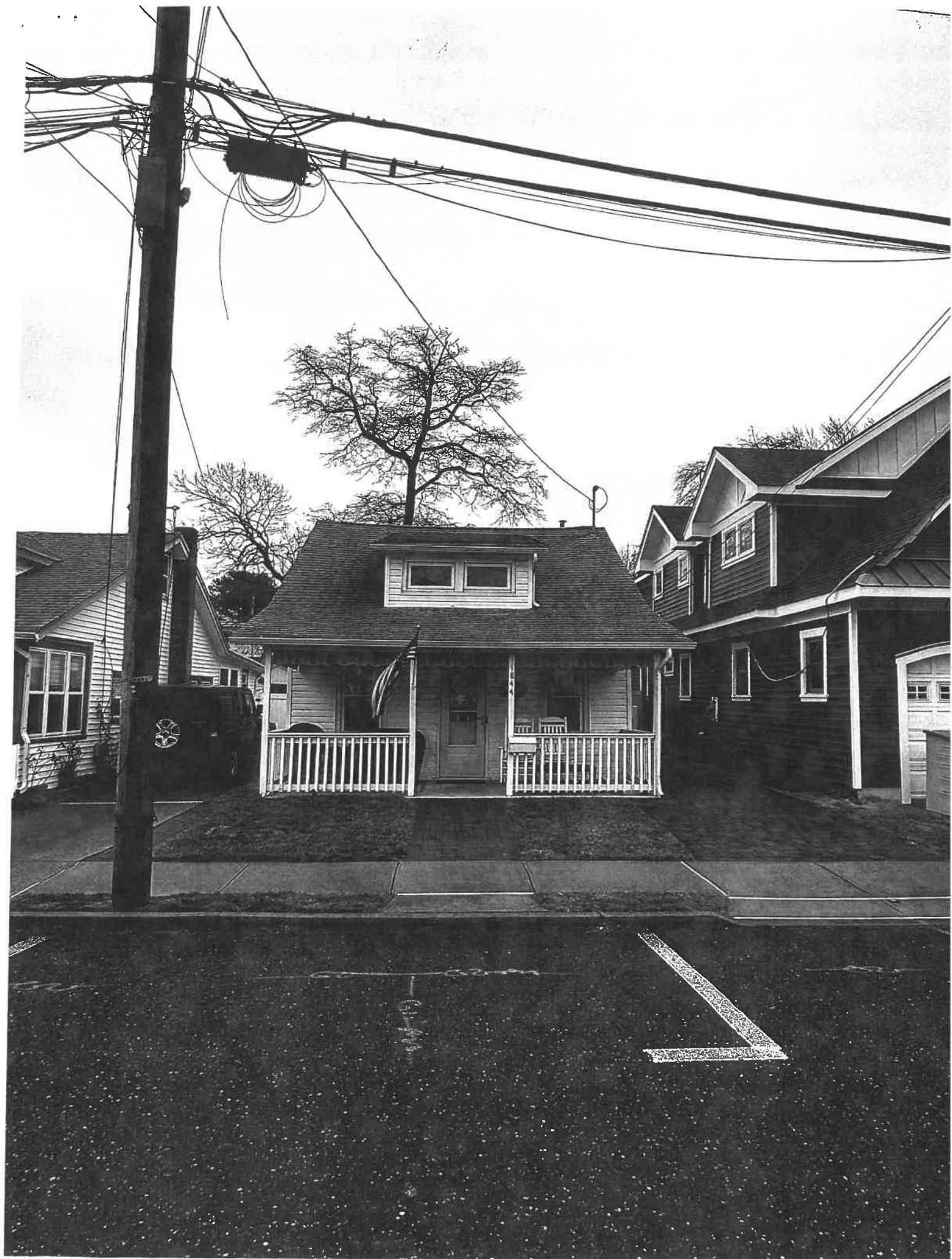
Payments (Office Use Only)

NOTE: If construction does not commence within one (1) year of issuance or if construction ceases for a period of six (6) months, this permit is void.

Zoning Officer

Date

[Signature] 11/26/24





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

Michael and Amy Ennis
1844 Fernwood Road
Lake Como, NJ 07719
Tel. No. 973-525-3913

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

George D. McGill, Esq.
708 10th Avenue, Belmar, NJ, 07719
Office: 732-419-9000 Cell: 732- 618-2447

3. Applicant is:

☐ Corporation ☐ Partnership ☐ Individual ☒ **Other Husband and Wife**

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

4. The relationship of applicant to the property in question is:

☒ **Owner** ☐ Lessee

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

(Not applicable)

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 Bulk Variances: Lot Area, Lot Width, Lot Frontage, On Site Parking: 1 Space, Building Height Please see attached narrative for details of variances.
- ☐ Informal Hearing

7. Give a brief description of application:

The applicants seek to demolish the existing home and construct a single-family dwelling on a lot that is deficient in lot area, lot width, and lot frontage. Please see attached narrative for further details.

8. Street Address of Property:

1844 Fernwood Road, Block 14, Lot 21

9. Use of Property:

Existing:	Single-family Residential
Zone:	R-40
Proposed:	Single-family Residential.
Lot Area:	3,000 sq. ft.
Building Area:	existing-35.83%, proposed-39.93%, required -40%

10. Map Information:

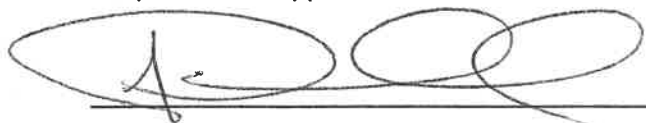
Map Dated:	November 25, 2024
Prepared By:	Mary B. Hearn, A.I.A.
Map Entitled:	Ennis Residence

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

See Narrative attached

I certify that the statements and information contained in the application are true. I authorize the applicant to submit this application and process for approval.

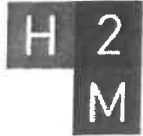
1/31/2025
Date


Applicant/Agent

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

Narrative:

The property is owned by Michael and Amy Ennis who are husband and wife. Mickey and Amy plan on making the proposed dwelling their full-time residence. The water table at this property is one foot below grade. This particularly high water table requires the bottom slab to be at grade and allows for zero space below the first floor in which to store anything. The property is also undersized having 3,000 square feet where 4,000 square feet is required. This lack of lot area results in a decreased building area in which to construct a two-story dwelling. The property also has a diminished width where 40 feet is required and 30 feet exists which works to decrease the permitted height of the structure to 26.25 feet. These conditions conspire to make development of the property in a reasonable manner unduly difficult. The applicant proposes a structure with a height of 28.8. The extra height will be used to locate the mechanicals in the upper floor area and to provide for a modicum of storage space. The upper floor area will be accessible only by a drop-down stair set-up and there will be no walk-up stairs. It is not livable space. What is not taken by mechanicals will be used as storage. The increase in height will allow for a design that compensates for the loss of utility and efficiency created by the high water table. The application also requires a variance for parking where two spaces are required and one space is proposed. The present property design has a strange parking arrangement in that while a curb cut exists, it leads to an area that is functionally no more than 13 feet in depth and does not allow for on-site parking. The proposed design provides for a full parking space and while the three-bedroom proposal requires two spaces where the bungalow requires a single space, the project is essentially parking neutral because zero parking exists at present. The architect is Mary Hearn, A.I.A. The design of the structure will be an aesthetic improvement to the area. And while the increase in height is otherwise justifiable, there is no question that the aesthetics will be enhanced by the availability of the additional height. The application will eliminate an existing nonconformity on the left (north) side of the house and a front yard impervious surfaces nonconformity. The applicants are trying to use the available space in an efficient manner to construct a reasonable but modest dwelling. In addition to the height and parking variances the applicants require relief regarding the existing dimensions for lot area where 4,000 square feet is required and 3,000 square feet exists and is proposed, for lot frontage where 40 feet is required and 30 feet exists and is proposed and for lot width where 40 feet is required and 30 feet exists and is proposed. The applicants submit that the variance relief is warranted because the property is afflicted with a certain hardship regarding the water table and will replace a nonconforming scheme with a more functional and aesthetically pleasing dwelling. I think that the Board can consider the grant of relief herein under N.J.S.A. 55D:40-70(c-1) due to the hardship faced in the reasonable development of this property.



architects + engineers

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

ENGINEERING NJ #24GA28019100

April 28, 2025

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
Ennis Use Variance Application
1844 Fernwood Road
Block 14, Lot 21
H2M Project No. LKCP 2503**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes Architectural Plans (3 sheets) prepared by Mary Hearn, dated November 25, 2024, Boundary and Topographic Survey prepared by James J. Schack, P.L.S., dated July 8, 2024, a completed Planning Board Application, and a denied Zoning Application. At this time, I find that this application is substantially complete and may be scheduled for a public hearing at the Board's convenience. Accordingly, based on my review of these documents in conjunction with the Borough Zoning Ordinance, I offer the following comments for your use through the public hearing process.

General

The property in question is located on the eastern side of Fernwood Road, approximately 175 feet north of the intersection with Ripley Lane. This location is within the Borough's Residential Zone 40 (R-40). The subject lot currently contains a one-and-a-half-story dwelling, a rear concrete patio, a detached shed, and outdoor shower. The Applicant proposes to remove all existing structures and construct a two-story dwelling with a covered porch, paver driveway, and rear paver patio. The existing and proposed uses are conforming for the zone; however, the existing lot, proposed lot, and proposed dwelling 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 17-9.1 sets forth the development criteria for the R-40 Zone. My review of this criteria in conjunction with the proposed plan identified the following non-conformities:

- Minimum Lot Area – 4000 sq. ft. required; 3,000 sq. ft. existing;
- Minimum Lot Frontage – 40 feet required; 30 feet existing;
- Front Yard Setback – 15.1 feet required; **14.8 feet proposed (to second floor)**;
- Building Height – 26.25 feet maximum allowable; 19.6 feet existing; **30.05 feet proposed**;


The existing non-conformities cited above are provided for the Board's information as none are exacerbated by the proposal. However, bulk variance relief will be required for the proposed front yard setback **bolded** above, and a Use criteria variance (d(6)) will be required for the proposed building height **bolded** above.

2. Code Section 17-10.7 outlines the off-street parking and driveway requirements for single-family dwellings. The proposed dwelling contains 3 bedrooms, which requires two parking spaces. The Applicant is proposing one parking space for the dwelling. A variance will be required for this proposed non-conformity.
3. The Application and the Architectural Plans both reference that the water table elevation is 1 foot below grade. However, there does not appear to be any reference as to where this information was gathered. The Board should elicit testimony regarding the Seasonal High Water Table elevation and documentation obtained to determine its actual elevation.
4. The Proposed Site Plan does not depict the grading and drainage for the property. The Board should elicit testimony to address the grading and drainage on the site to prevent impacting neighboring properties. Further, the Board should condition any approval on full conformance with Code Section 17-14.6.
5. The Survey depicts a portion of the sidewalk that is across the Applicant's entire property. The Board should condition any approval on requiring an easement for the portion of sidewalk on the subject property.

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.



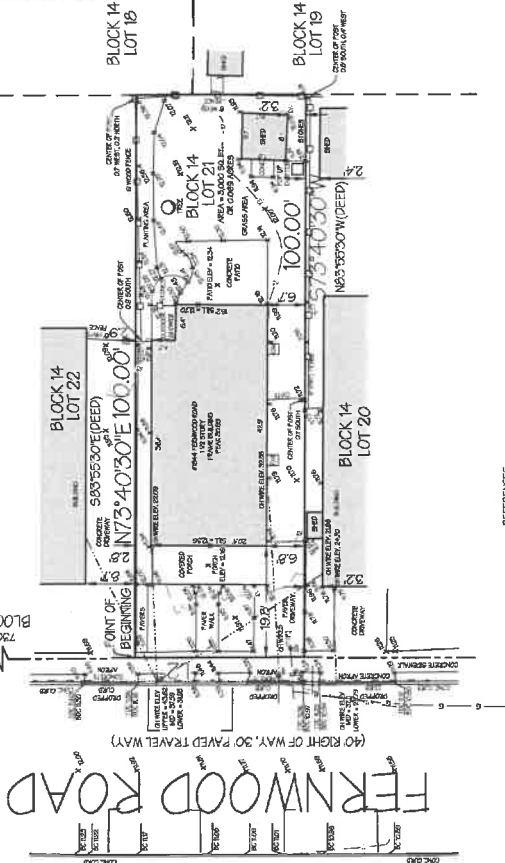
Alan P. Hilla, Jr., P.E., P.P., CME
Planning Board Engineer

cc: Michael and Amy Ennis, Applicant (via email)
George D. McGill, Applicant's Attorney (via email)
Adam Schneider, Esq., Board Attorney (via email)

TO: JENSEN DESIGN GROUP

THIS PLAN WAS PREPARED BY JENSEN DESIGN GROUP, INC. (JDS) FOR THE BOROUGH OF LAKE COMO, NEW JERSEY. JDS HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS LOCATED IN THE BOROUGH OF LAKE COMO, NEW JERSEY. JDS HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS LOCATED IN THE BOROUGH OF LAKE COMO, NEW JERSEY. JDS HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS LOCATED IN THE BOROUGH OF LAKE COMO, NEW JERSEY.

18TH AVENUE
(P.K.A. NEW BEDFORD ROAD)
(RIGHT OF WAY VARIES)



REFERENCES:

- MAP ENTITLED "MAP OF BOUNDARY LINES, TRACT NO. 3, WALK TWP. 40N, 10E, N.J.C.S. SURVEYED JULY 14, 1920 AND RECORDED AS CASE NUMBER 2-20 ON 03-1-1920 IN THE MONMOUTH COUNTY CLERK'S OFFICE.
- DEED BOOK 8471, PAGE 985.
- TAX MAP OF THE BOROUGH OF LAKE COMO, SHEET 4, DATED MARCH, 2023.
- TAX MAP OF THE BOROUGH OF LAKE COMO, SHEET 3, DATED MARCH, 2023.
- TAX MAP OF THE BOROUGH OF LAKE COMO, SHEET 5, DATED MARCH, 2023.

AVERAGE FRONT YARD SETBACK CHART, EAST SIDE OF FERNWOOD ROAD WITHIN BOROUGH BLOCK 14

ADDRESS	LOT NUMBER	STEPS	PORCH	FIRST STORY	SECOND STORY
18TH AVENUE	41	10	10	10	10
18TH AVENUE	42	10	10	10	10
18TH AVENUE	43	10	10	10	10
18TH AVENUE	44	10	10	10	10
18TH AVENUE	45	10	10	10	10
18TH AVENUE	46	10	10	10	10
18TH AVENUE	47	10	10	10	10
18TH AVENUE	48	10	10	10	10
18TH AVENUE	49	10	10	10	10
18TH AVENUE	50	10	10	10	10
18TH AVENUE	51	10	10	10	10
18TH AVENUE	52	10	10	10	10
18TH AVENUE	53	10	10	10	10
18TH AVENUE	54	10	10	10	10
18TH AVENUE	55	10	10	10	10
18TH AVENUE	56	10	10	10	10
18TH AVENUE	57	10	10	10	10
18TH AVENUE	58	10	10	10	10
18TH AVENUE	59	10	10	10	10
18TH AVENUE	60	10	10	10	10
18TH AVENUE	61	10	10	10	10
18TH AVENUE	62	10	10	10	10
18TH AVENUE	63	10	10	10	10
18TH AVENUE	64	10	10	10	10
18TH AVENUE	65	10	10	10	10
18TH AVENUE	66	10	10	10	10
18TH AVENUE	67	10	10	10	10
18TH AVENUE	68	10	10	10	10
18TH AVENUE	69	10	10	10	10
18TH AVENUE	70	10	10	10	10
18TH AVENUE	71	10	10	10	10
18TH AVENUE	72	10	10	10	10
18TH AVENUE	73	10	10	10	10
18TH AVENUE	74	10	10	10	10
18TH AVENUE	75	10	10	10	10
18TH AVENUE	76	10	10	10	10
18TH AVENUE	77	10	10	10	10
18TH AVENUE	78	10	10	10	10
18TH AVENUE	79	10	10	10	10
18TH AVENUE	80	10	10	10	10
18TH AVENUE	81	10	10	10	10
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18TH AVENUE	86	10	10	10	10
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18TH AVENUE	88	10	10	10	10
18TH AVENUE	89	10	10	10	10
18TH AVENUE	90	10	10	10	10
18TH AVENUE	91	10	10	10	10
18TH AVENUE	92	10	10	10	10
18TH AVENUE	93	10	10	10	10
18TH AVENUE	94	10	10	10	10
18TH AVENUE	95	10	10	10	10
18TH AVENUE	96	10	10	10	10
18TH AVENUE	97	10	10	10	10
18TH AVENUE	98	10	10	10	10
18TH AVENUE	99	10	10	10	10
18TH AVENUE	100	10	10	10	10

NOTES:

- SUBJECT PROPERTY ALSO KNOWN AS SOUTHERLY HALF OF LOT 220 AND ALL OF LOT 221 AS SHOWN ON REFERENCE NUMBER 1.
- THIS SURVEY WAS PREPARED WITHOUT, AND IS SUBJECT TO, ANY FINDINGS THAT A COMPLETE, ACCURATE, AND UP TO DATE TITLE COMMITMENT MAY DISCLOSE.
- VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM 1988 (NAV88), GEODID8 DERIVED, HORIZONTAL DATUM NEW JERSEY STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT (NAD83/ADJ2011).
- UTILITY LINE LOCATIONS SHOWN ARE APPROXIMATE BASED ON OBSERVED VISUAL EVIDENCE AND ARE DEPENDED ON THE MAP FOR ESTIMATING PURPOSES ONLY. TRUE AND ACTUAL LOCATIONS MUST BE IDENTIFIED AND VERIFIED BY PROPER AUTHORITY RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF SAID UTILITY LINES.
- CAUTION: IF THE PHYSICAL PRINT OF THE ORIGINAL SURVEY MAP DOES NOT HAVE A RAISED IMPRESSION SEAL AND SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR, IT IS NOT TO BE CONSIDERED AUTHORIZED AND VALID AS AN AUTHENTIC COPY OF THE MASTER DOCUMENT.
- WETLANDS, IF ANY, HAVE NOT BEEN LOCATED OR MAPPED. THIS STATEMENT IS NOT INTENDED TO MAKE A CLAIM AS TO THE PRESENCE OR ABSENCE OF WETLANDS. IF WETLANDS IDENTIFICATION AND LOCATIONS ARE NEEDED PLEASE CONSULT WITH AN ENVIRONMENTAL SCIENTIST.
- A WRITTEN WAIVER AND DECLARATION NOT TO SET PROPERTY CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO CLAIM AS TO THE PRESENCE OR ABSENCE OF SUCH CLAIM. IF RIPARIAN CLAIM LOCATIONS ARE NEEDED PLEASE PROVIDE A TIDALNESS SEARCH.
- REPAIRING CLAIMS BY THE STATE OF NEW JERSEY. IF ANY HAVE NOT BEEN INVESTIGATED OR MAPPED, THIS STATEMENT IS NOT INTENDED TO MAKE A CLAIM AS TO THE PRESENCE OR ABSENCE OF SUCH CLAIM. IF RIPARIAN CLAIM LOCATIONS ARE NEEDED PLEASE PROVIDE A TIDALNESS SEARCH.
- UNLESS OTHERWISE NOTED BUILDING OFFSETS ARE TO SIDING AT GROUND LEVEL AND FENCE OFFSETS ARE TO CENTER OF FENCE POSTS.
- SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X SHADDED AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA PRELIMINARY FIRM DATED JANUARY 31, 2024, MAP NUMBER 3402500428. FEMA FIRM DATED JUNE 15, 2022, MAP NUMBER 3402500428 ONLY, UPDATES NEPTUNE TOWNSHIP.

LINE #	DIRECTION	DISTANCE
11	S16°53'00"E	30.00'
12	N85°55'00"W	30.00'

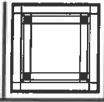
SYMBOL	DESCRIPTION
1C	TOP OF CURB
1D	RIGHT OF WAY
1E	1/2" 1/4" 1/8" 1/16"
1F	1/2" 1/4" 1/8" 1/16"
1G	1/2" 1/4" 1/8" 1/16"
1H	1/2" 1/4" 1/8" 1/16"
1I	1/2" 1/4" 1/8" 1/16"
1J	1/2" 1/4" 1/8" 1/16"
1K	1/2" 1/4" 1/8" 1/16"
1L	1/2" 1/4" 1/8" 1/16"
1M	1/2" 1/4" 1/8" 1/16"
1N	1/2" 1/4" 1/8" 1/16"
1O	1/2" 1/4" 1/8" 1/16"
1P	1/2" 1/4" 1/8" 1/16"
1Q	1/2" 1/4" 1/8" 1/16"
1R	1/2" 1/4" 1/8" 1/16"
1S	1/2" 1/4" 1/8" 1/16"
1T	1/2" 1/4" 1/8" 1/16"
1U	1/2" 1/4" 1/8" 1/16"
1V	1/2" 1/4" 1/8" 1/16"
1W	1/2" 1/4" 1/8" 1/16"
1X	1/2" 1/4" 1/8" 1/16"
1Y	1/2" 1/4" 1/8" 1/16"
1Z	1/2" 1/4" 1/8" 1/16"

BOUNDARY AND TOPOGRAPHIC SURVEY OF
TAX LOT 21 BLOCK 14,
BOROUGH OF LAKE COMO
COUNTY OF MONMOUTH, STATE OF NEW JERSEY



BAY POINT SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS
2150 ROUTE 33, SUITE 200
SEA CREST, NEW JERSEY 08004
Tel: 609-261-1111
Fax: 609-261-1112
baypointsurveying.com

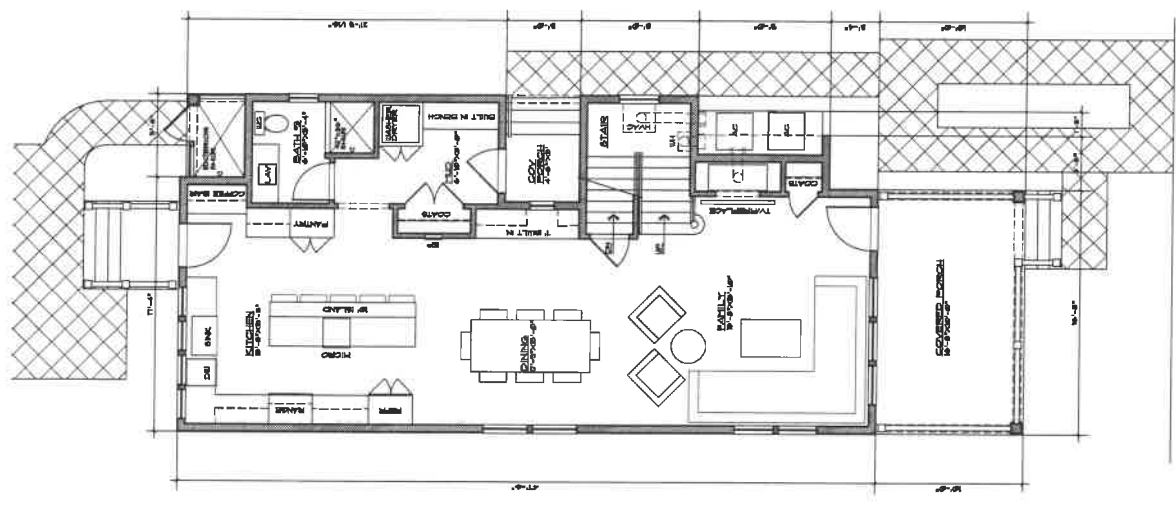




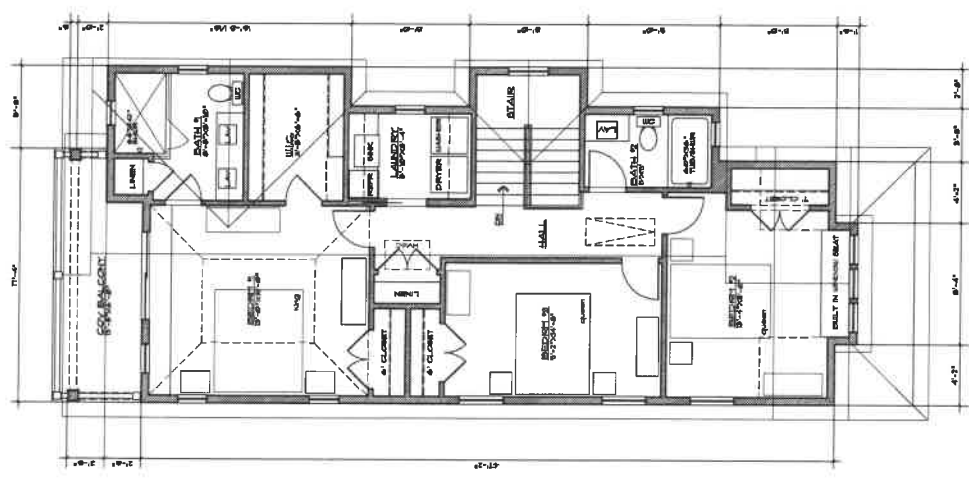
M. B. HEARN ARCHITECTURE, LLC
 18075 MAIN STREET - SUITE 200 - BELMAR, NJ - 07718
 (732) 556-5855 FAX: (732) 556-5073

M. B. Hearn
 PROJECT ARCHITECT
 B - 0028

DATE	11-29-24	NOTED	DATE	11-29-24
APPROVED		DATE		
PROJECT	FIRST FLOOR PLAN			
CLIENT	ENNIS RESIDENCE			
ADDRESS	1844 PERIWOOD ROAD			
CITY	BOROUGH OF LAKE COMO, NJ			
REVISION	REV 1 B-1-25 NO CHANGES THIS SHEET			
SHEET NO.	2 OF 3			



FIRST FLOOR PLAN

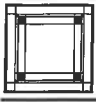


SECOND FLOOR PLAN

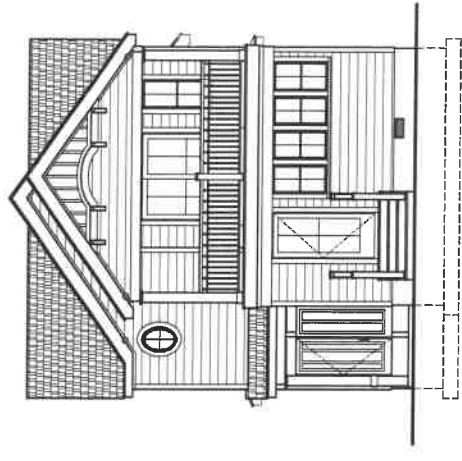
M. B. HEARN ARCHITECTURE, LLC
10070 MAIN STREET - BELMAR, NJ - 07718
(732) 336-5000 FAX: (732) 336-5003

PROJECT: 1844 REARLWOOD ROAD
Borough of Lacey CDD, NJ
ENR18 REARLWOOD
1844 REARLWOOD ROAD
BOROUGH OF LACEY CDD, NJ

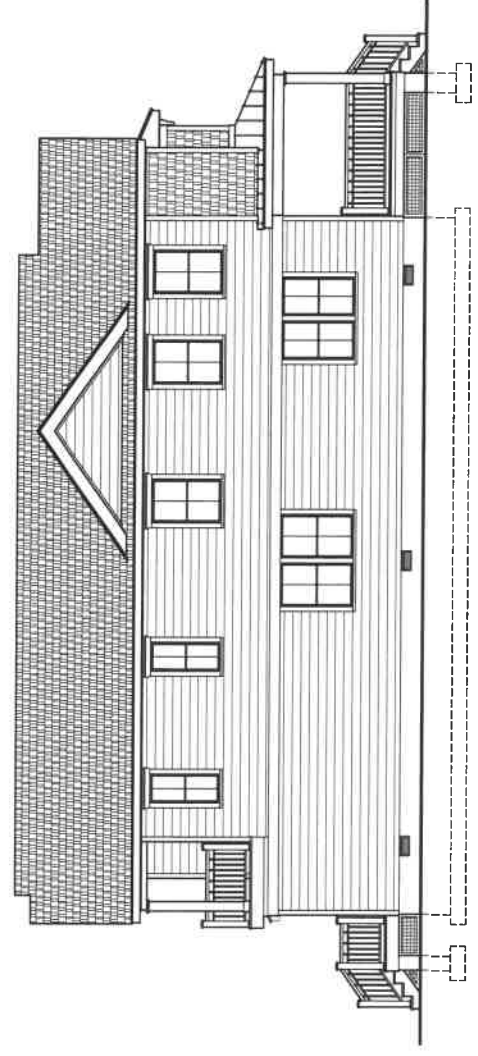
Drawn By: J. Hearn	Approved: M. B. Hearn	Notes: NOTED	Date: 11-20-24	Sheet No: 3 OF 3
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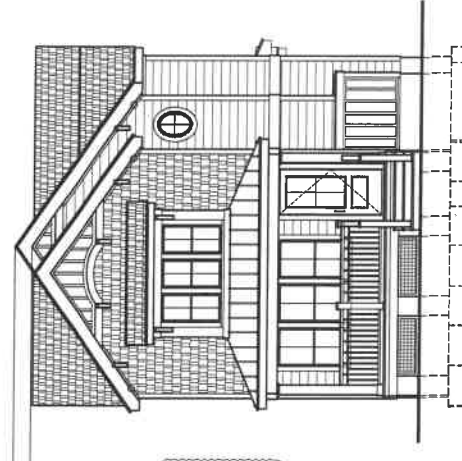
EAST (REAR) ELEVATION



NORTH (SIDE) ELEVATION



WEST (FRONT) ELEVATION



SOUTH (SIDE) ELEVATION



ZONING

Clk# 5301 \$ 70⁰⁰ Rec'd by VHA Date 12/19/04 Permit # 24-1

* A NON-REFUNDABLE \$70.00 FEE MUST BE SUBMITTED WITH THIS APPLICATION

Borough of Lake Como 4720
Zoning Application for Residential and Commercial Properties

1. **Address of Property:** 1701 NEWMAN ST

Block: 7 **Lot:** 1.01 **Zone:** R-40

2. **Property Designation:** Single Family ☒ Multi Family ☐ Commercial ☐

3. **Applicant's Name*:** ANDREW & MARY KAY PAPA

Address: 125 RANDOLPH AVE, SOUTH PLAINFIELD, NJ

Phone Number: 908-812-5018 07080

***Applicant is:** Owner ☒ Contractor ☐ Other ☐
(If other, please describe) _____

4. **Owner's Name:** SAME a.papa12@comcast.

Address: _____

Phone Number: _____

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

☒ **New Home** ☐ **Alteration to Existing Home:** 1 - 1 1/2 Story ☐ 2 - 2 1/2 Story ☐

☐ **Addition** ☐ **Pool:** Above Ground ☐ In-Ground ☐

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

Water Line: Existing ☐ New ☐ Upgraded ☒
Sewer Line: Existing ☐ New ☐ Upgraded ☒

Dimension of New Building/Addition: 30' x 30' **Height of New Building/Addition:** _____
Area of New Building/Addition: 1800 sq. ft. **Number and Types of Rooms:** 4 BED ROOMS
3 BATHS

* 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.

2 EXISTING BEDROOM

Additional Information:

6. *** Must Submit Two (2) Copies of Plot Plan/Survey Indicating Proposed Structures with Dimensions and Setbacks from Property Lines ***

7. Land Use Information:

Zone: R-40 R-50 R-60 MF GB

Lot Size:

Setbacks:	Front Yard	Rear Yard		Side Yard	
		Existing	Proposed	Existing	Proposed
Building Coverage			%		
Impervious Coverage			%		
Front Yard Landscape Area			%		
Structure Height from Curb			%		
Floor Area Ratio					
Bedrooms					
Parking Spaces					
Flood Zone					

8. 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.

Andrew Papa Mary Kay Papa
Signature of Applicant

Date 12/19/24

Office Use Only

Zoning Reviewer: _____

Date: 12/23/24

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 ZONING DENIAL



Borough Of Lake Como
1740 Main Street
Lake Como, NJ 07719
(732)681-3232

DENIAL
Zoning Permit

Permit Number: Z2400103

Permit Issue Date: 12/23/24

Invoice #: 24-0050

Application Id: 4730

Application Date: 12/23/24

Block/Lot/Qual: 7. 1.01

Owner Name: PAPA, ANDREW J & MARY KAY

Address: 125 RANDOLPH AVE

SOUTH PLAINFIELD, NJ 07080

Phone #: (908)812-5018

Zoning District:

Location: 1701 NEWMAN STREET

Contractor: PAPA, ANDREW J & MARY KAY

Address: 125 RANDOLPH AVE, SOUTH PLAINF

Phone Number:

License #:

This is to certify that the above description premises together with any building thereon, are used as or for:

NEW HOUSE

Conditions:

DENIED

PROPERTY IS AN IRREGULAR 4486 SF CORNER LOT.

THE PROPOSED FRONT SETBACK ON 17TH AVE IS 13' WHERE 20' IS NEEDED. REFERRED TO PLANNING BOARD

Payments (Office Use Only)

NOTE: If construction does not commence within one (1) year of issuance or if construction ceases for a period of six (6) months, this permit is void.

Zoning Officer

Date

12/23/24

Block 7
 Lot 1.01
 Qual
 Acct#
 Land Desc 54X83 IRR
 Bldg Desc 1SF
 Addl Lots
 Acreage 0.103 Class 2
 Owners Name
 Street Address
 City & State
 Property Location 1701 NEWMAN STREET
 Bank Zip 07080 Zone R-40
 Land Impr Total
 546,900
 85,800
 632,700
 Exemption Code Value
 2
 Net Taxable Value Deductions
 Cd No-Ow
 0

SITE INFORMATION

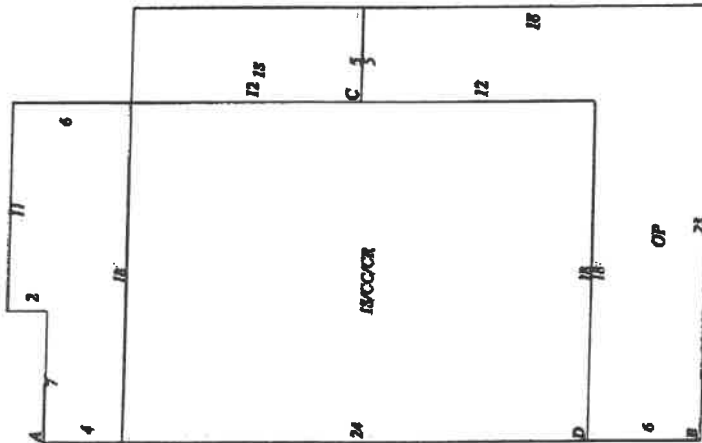
Sewer: YES
 Water: YES
 Gas: YES
 Topography: LEVEL
 Road: PAVED
 SHAPE/SIZE

BUILDING INFORMATION

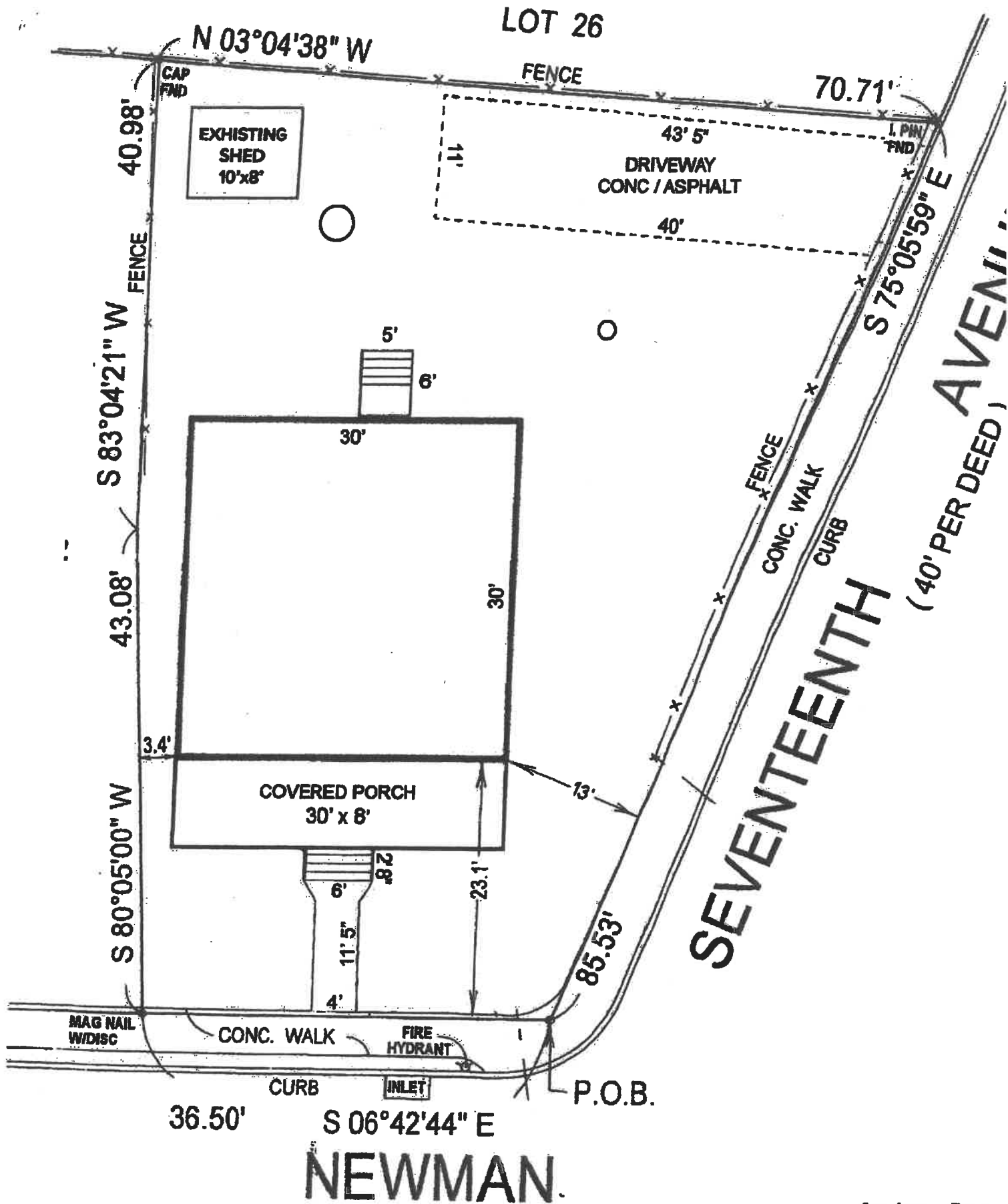
Type and Use: ONE FAMILY
 Story Height: ONE STORY
 Style: RANCH
 Exterior Fin: WOOD SIDING
 Roof Type: GABLE
 Roof Material: ASPHALT SHINGLE
 Foundation: CONC/GIND BLK
 Condition: AVERAGE
 Quality: 15
 Source: OWNER
 Bath: Mod: 1 Avg: Old:
 Kitchen: Mod: Avg: 1 Old:
 Room Count: Tot: 4 Bed: 2 Bth: 1
 Year Built: 1919
 Eff Age (Years): 99
 Livable Area: 586

FIRST STORY
 CATH CEILING
 SANDY-NO DAMAGE
 FORCED HOT AIR
 3 FIXTURE BATH
 UNF DOWNER
 OPEN PORCH
 SHED 1STY
 586 SF
 432 SF
 1
 586 SF
 1
 16
 198 SF
 25 100 SF

SKETCH

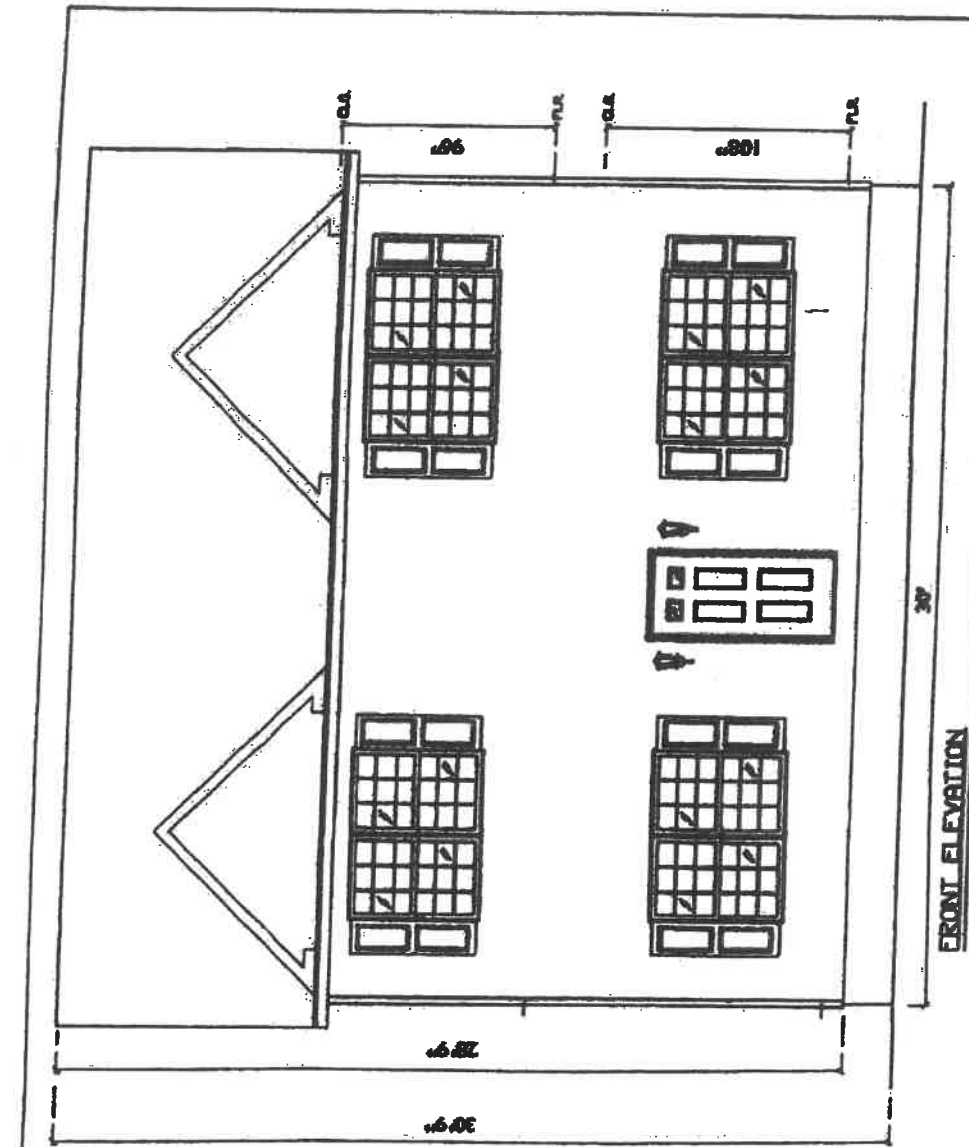


SALE DATE 00/00/00
 SALE PRICE 0



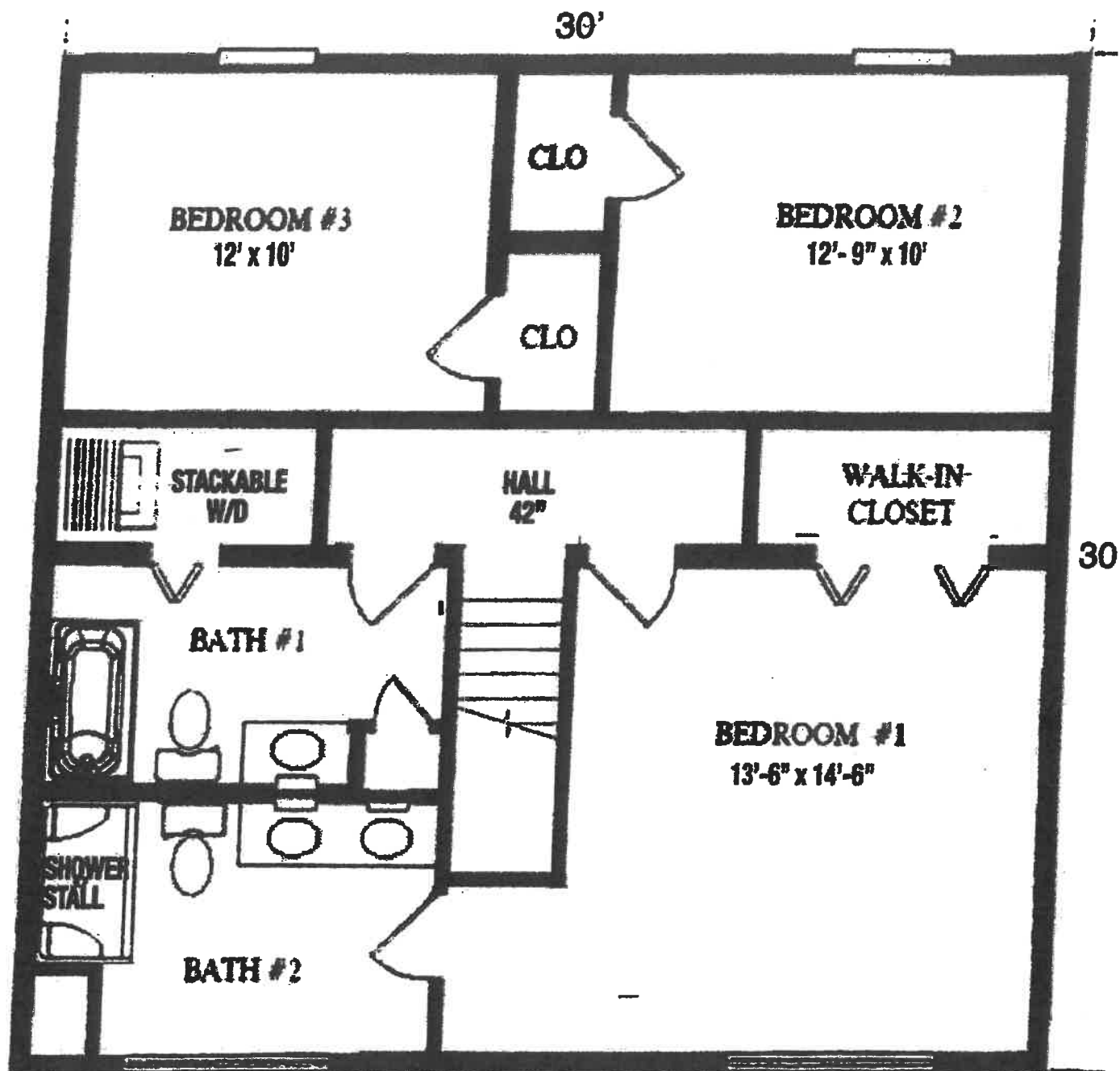
1701 Newman St
Block 7 Lot 1.01 Zone R-40
Proposed 30'x30'

Andrew Papa
Mary Kay Papa
908-812-5018
apapa12@comcast.net



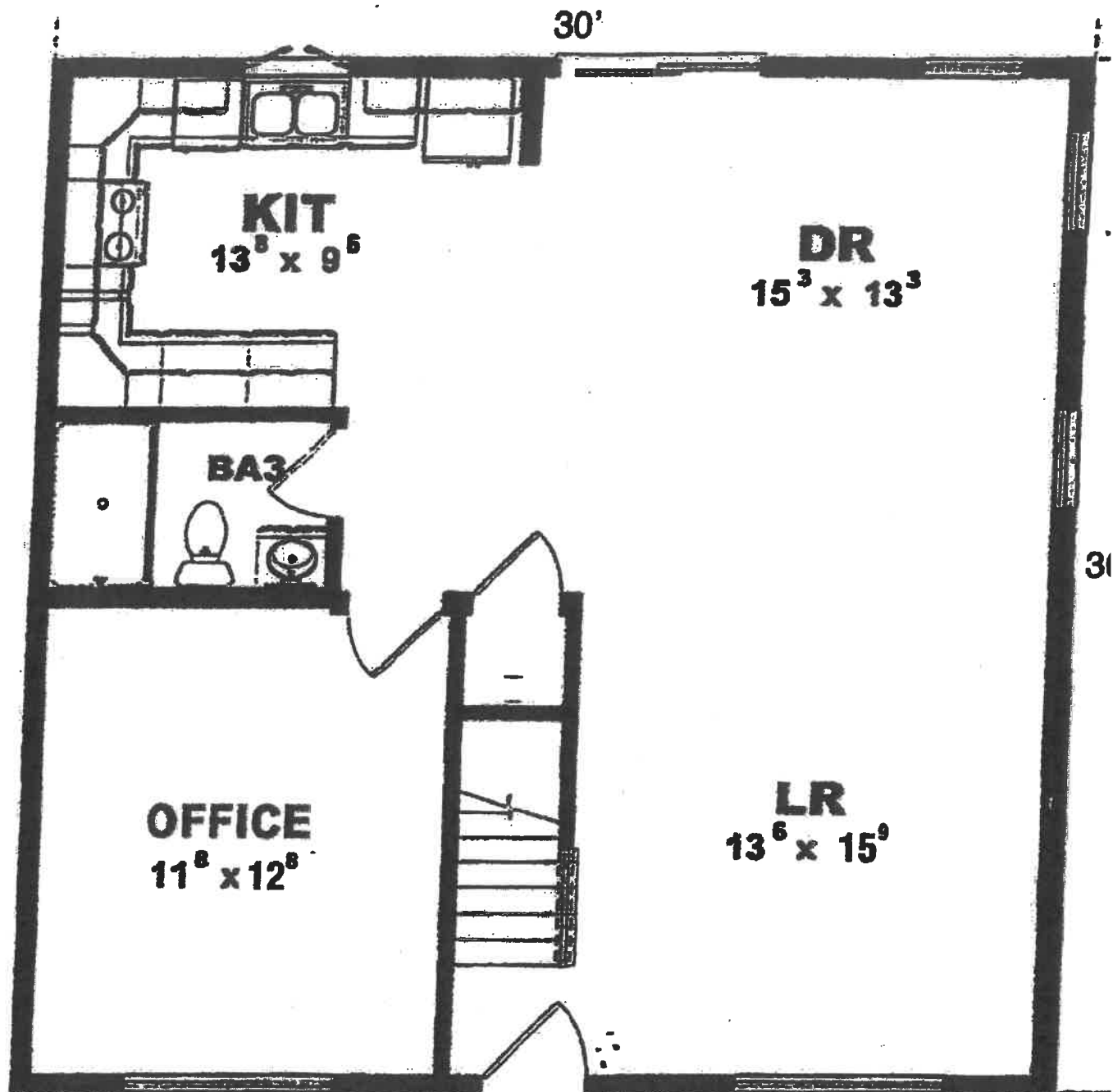
SUPERIOR BUILDERS	
1234 5th St. N. • Dept. •	
MINNAPOLIS, MINN.	
BUILDER/CUSTOMER	
FRONT ELEVATION - 1	
DATE	1/4-21-07
BY	10-00-00
SCALE	1/4" = 1'-0"
NO.	00000000

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. SEE SECTIONS FOR DETAILS.



1701 Newman St
Block 7 Lot 1.01 Zone R-40
Proposed 2nd Floor
30'x30'

Andrew Papa
Mary Kay Papa
908-812-5018
apapa12@comcast.net



1701 Newman St
 Block 7 Lot 1.01 Zone R-40
 Proposed 1st Floor
 30'x30'

Andrew Pap
 Mary Kay Pap
 908-812-501
 apapa12@comcast.net



Borough of Lake Como

formerly South Belmar

Incorporated 1924

Monmouth County

Michael B. Ryan
Mayor

Louise A. M
Borough Clerk/Admin.

PLANNING BOARD APPLICATION

For Municipal Use Only

Application No. 25-
Received by Clerk: 273-25
Fees Collected: \$300⁰⁰ APP / \$1250⁰⁰ etc
Hearing Date: May 12, 2025
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

Telephone No.

ANDREW & MARY KAY PAPA
125 RANDOLPH AVENUE
SOUTH PLAINFIELD, NJ 07080
908-812-5010

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

NOT AT THIS TIME

3. Applicant is:
Corporation
Partnership
Individual
Other

N/A

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: N/A Owner N/A Lessee

1.

5. If applicant is not Owner, please state name and address and telephone number of Owner: N/A
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 SET BACK
including Bulk or Use Variances _____
☐ Informal Hearing
7. Give brief description of application: WE ARE PROPOSING A 13' SIDE SETBACK (CORNER LOT) WHERE 20' IS NEEDED FOR NEW CONSTRUCTION.
8. Street Address of Property: 1701 NEWMAN STREET
Block: 7 Lot(s): 1.01 ****Must be Current Blk/Lot**
9. Use of Property: Existing YES
Zone R-40 Proposed N/A
Lot Area: 4,455 SF Building Area: 1,221 S.F.
10. Map Information: Map Dated _____
Prepared by AMERICAN LAYOUT-FREEHOLD ABBINGTON ENG-FREEHOLD
Map Entitled BOUNDARY TOPO SURVEY SITE MAP
1/03/25 1/29/25
11. Additional comments by applicant which may be relevant to hearing: _____

I certify that the statements and information contained in this application are true

Date

2/13/25

Andrew Pope Mary Kay Pope
Applicant/Agent

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

MONMOUTH COUNTY PLANNING BOARD

FREEHOLD • NEW JERSEY

CHARLES CASAGRANDE
Chairman



JOSEPH BARRIS, PP, AICP, CFM
Director of Planning

February 21, 2025

Mary Kay Papa
125 Randolph Avenue
South Plainfield, NJ 07080

re: 1701 Newman Street (Block 7, Lot 1.01)
Lake Como, New Jersey

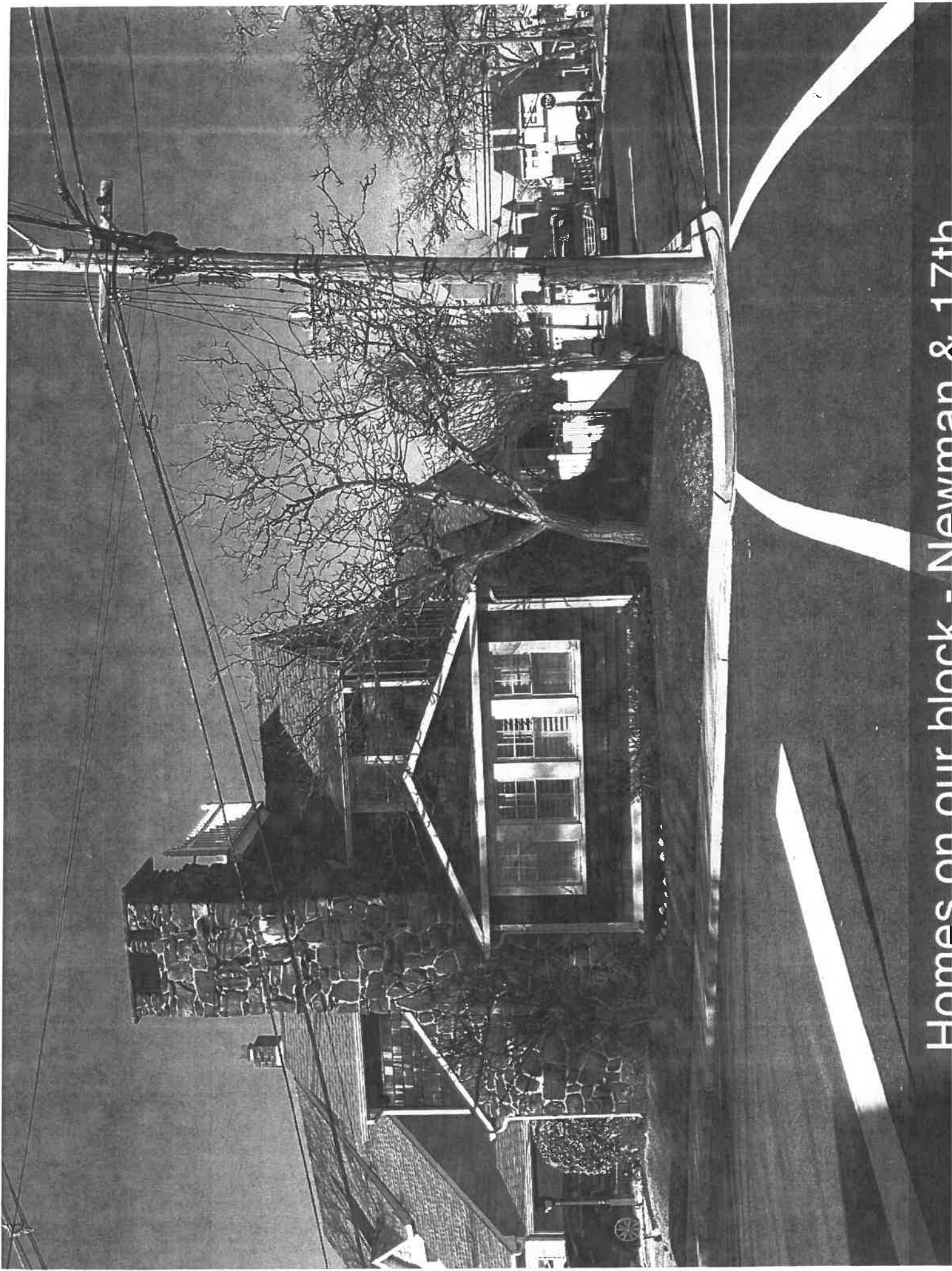
Dear Ms. Papa:

This is in response to our phone conversation on dated February 18, 2025, regarding the proposed construction of a single-family residence at the above-referenced property.

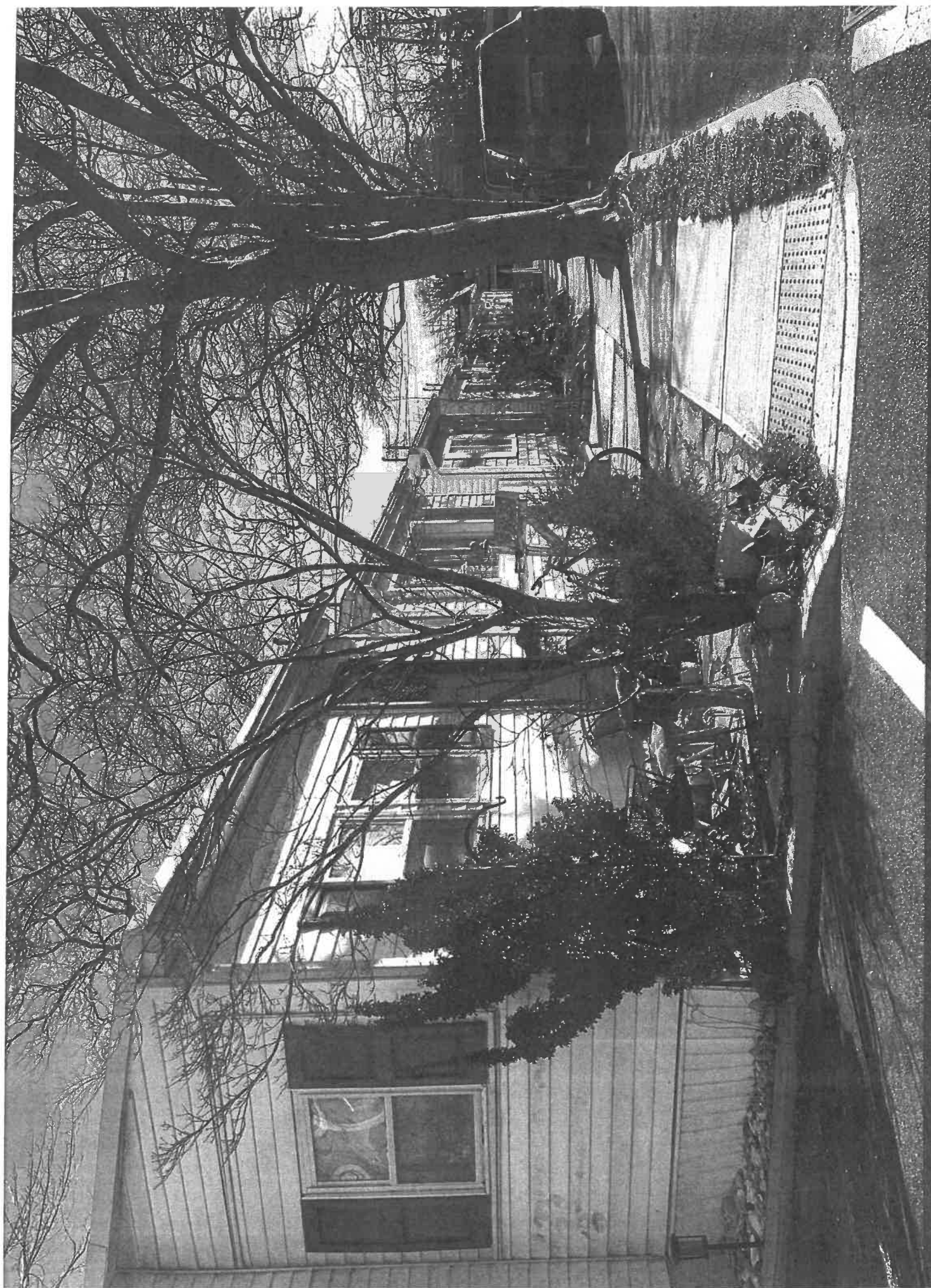
Pursuant to §1.05-4 of the Monmouth County Development Regulations (Volume I), and §40:27-6.6a of the County Planning Act, **any and all applications seeking approval for construction relating to a single-family or two-family residence, including applications seeking variance relief related to such construction, are exempt from county site plan review and approval.**

Sincerely,

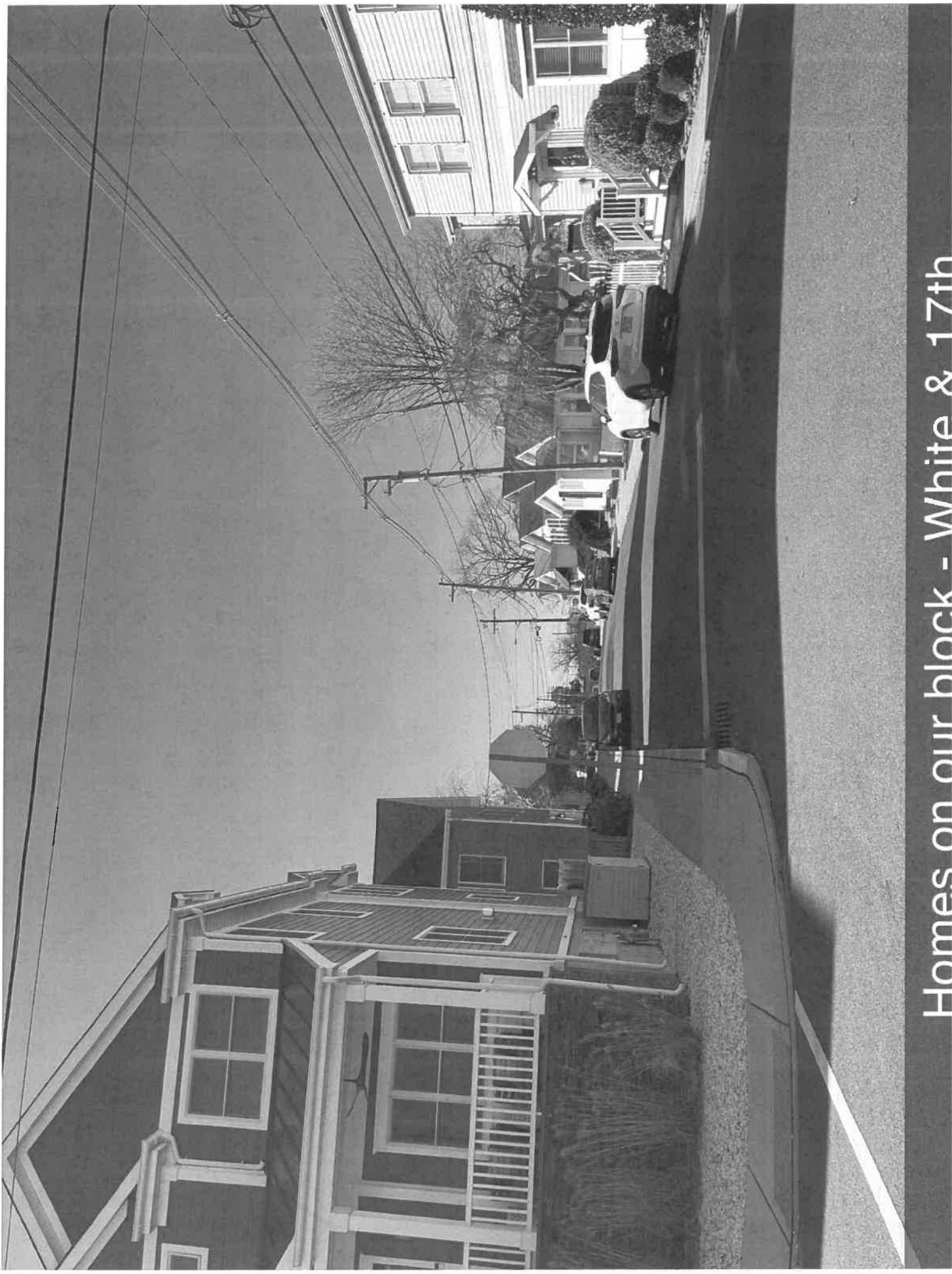
Kyle A. DeGroot
Senior Planner



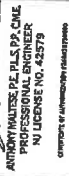
Homes on our block - Newman & 17th



Homes on our block - Newman between 17th & 10th



Homes on our block - White & 17th

[illegible]BOROUGH OF LAKE CONRO
MONMOUTH COUNTY
NEW JERSEY

SHEET 1 OF 1

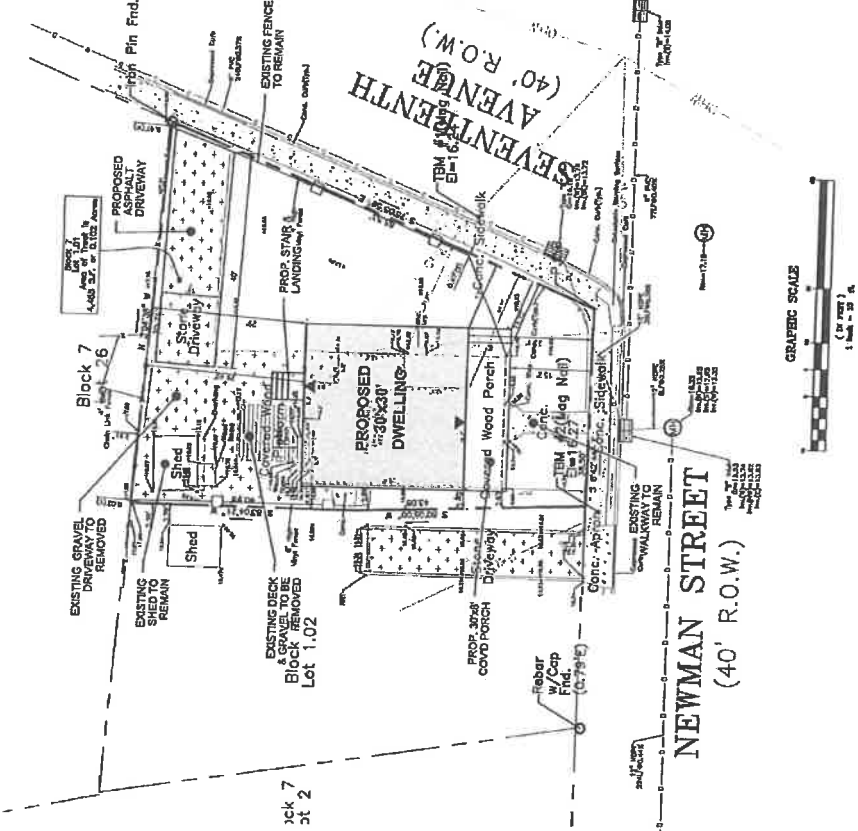


1000

BUILDING REQUIREMENTS		REQUIRED	EXISTING	PROPOSED
MAX. LOT AREA	1.00 AC.	4,000 SF.	4,000 SF.	4,000 SF.
MIN. LOT FRONT	25 FT.	25 FT.	25 FT.	25 FT.
MIN. LOT DEPTH	25 FT.	25 FT.	25 FT.	25 FT.
MIN. LOT WIDTH	25 FT.	25 FT.	25 FT.	25 FT.
MIN. FRONT YARD SETBACK	10 FT.	10 FT.	10 FT.	10 FT.
MIN. SIDE YARD SETBACK	5 FT.	5 FT.	5 FT.	5 FT.
MIN. REAR YARD SETBACK	5 FT.	5 FT.	5 FT.	5 FT.
MIN. SIDE WIND SETBACK	5 FT.	5 FT.	5 FT.	5 FT.
MIN. REAR WIND SETBACK	5 FT.	5 FT.	5 FT.	5 FT.
MAX. BUILDING COVERAGE	40%	40%	33.3%	25.0%
MAX. LOT COVERAGE	40%	40%	33.3%	25.0%

SOUTH PACIFIC COASTLINE		CONTINENT	PERCENTAGE
SWELLING OVER PERMANENT	461 S.F.	1,148 S.F.	40.2%
BRIDGE	14 S.F.	42 S.F.	33.3%
WOOD RAFT	14 S.F.	14 S.F.	100.0%
CONCRETE	1,128 S.F.	498 S.F.	44.1%
CONCRETE W/ALUMINUM	47 S.F.	47 S.F.	100.0%
STEEL & STEEL	128 S.F.	38 S.F.	29.7%
TOTAL IMP. CONCRETE	2,306 S.F.	1,786 S.F.	77.4%
TOTAL AREA	4,416 S.F.		
% TOTAL IMPROVEMENT	52.4%	48.7%	
00100-100			

SILICA CONCENTRATOR		EXTENTED	PRO-DEVELOP
SWELLING (MILL. PORES)	401 S.P.	1,110 S.P.	
8-100	42 S.P.	42 S.P.	
TOTAL INLET CONCH	803 S.P.	1,525 S.P.	
LOW AREA	4,100 S.P.		
% SILICA CONCENTRATOR	70.0%	37.0%	

[illegible]



AMERICAN LAYOUT & LAND MANAGEMENT

4021 MCLE, SUITE 3
PUEBLO, CO 81001
TEL: 781-330-1100

**LAND SURVEYING
CONSTRUCTION SURVEYING**

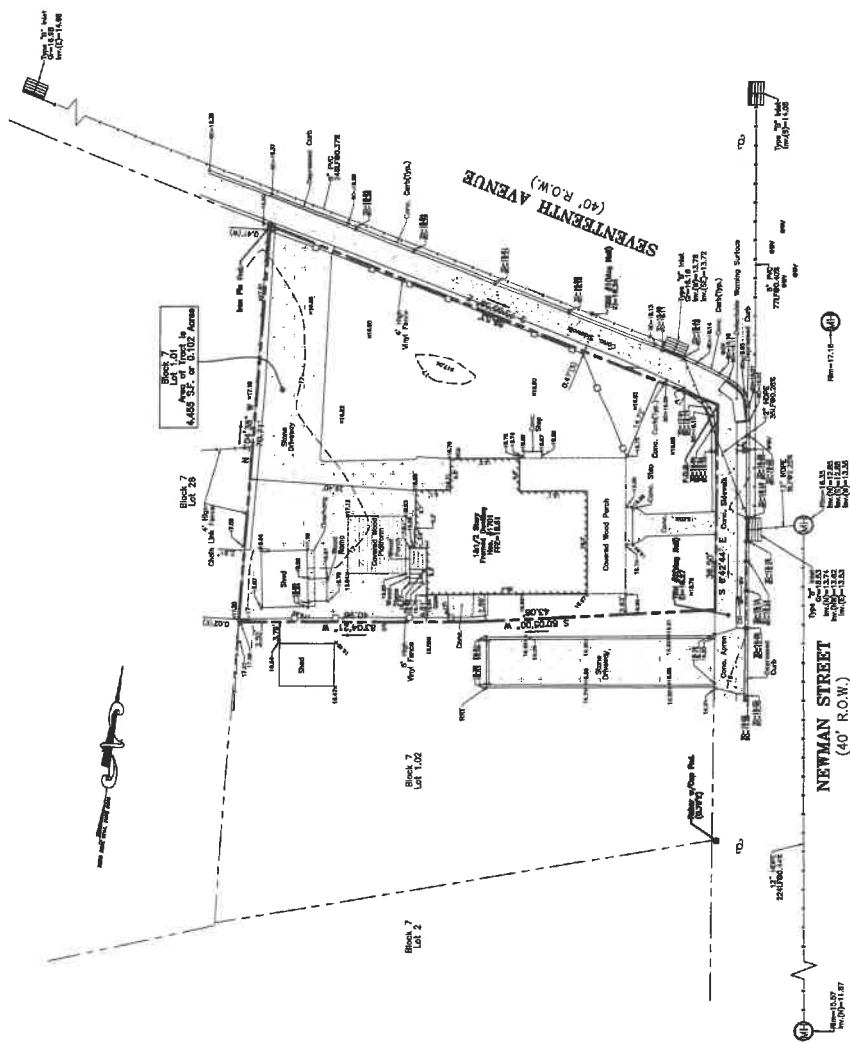
www.construction.com

[illegible]

BOUNDARY TOPOGRAPHIC SURVEY
PREPARED FOR
BLOCK 7 - LOT 1.01
1701 NEWMAN STREET
CITY OF LAKESIDE, MINNESOTA COUNTY,
MINNESOTA

**STANDERTY BUILDING, INC., 910, P.O. Box, P.O. Box 1000,
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
101 LEXINGTON AVE., 10TH FLOOR, NEW YORK, N.Y. 10017
TEL: 212-693-1100, 100 LEXINGTON AVE., 10TH FLOOR, NEW YORK, N.Y. 10017**

SHEET **1** OF **1**

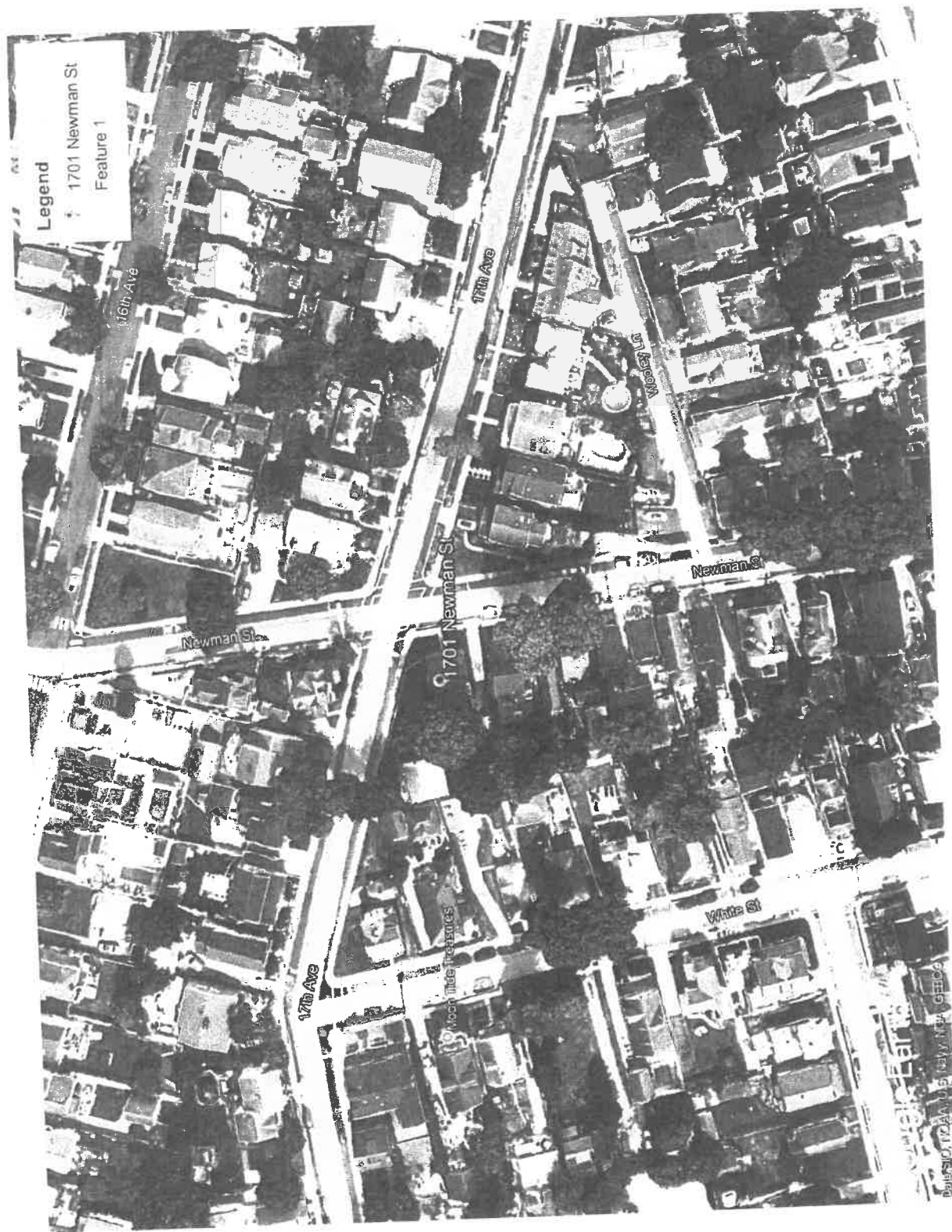
[illegible][illegible]

GRAPHIC SCALE

(10 FEET)

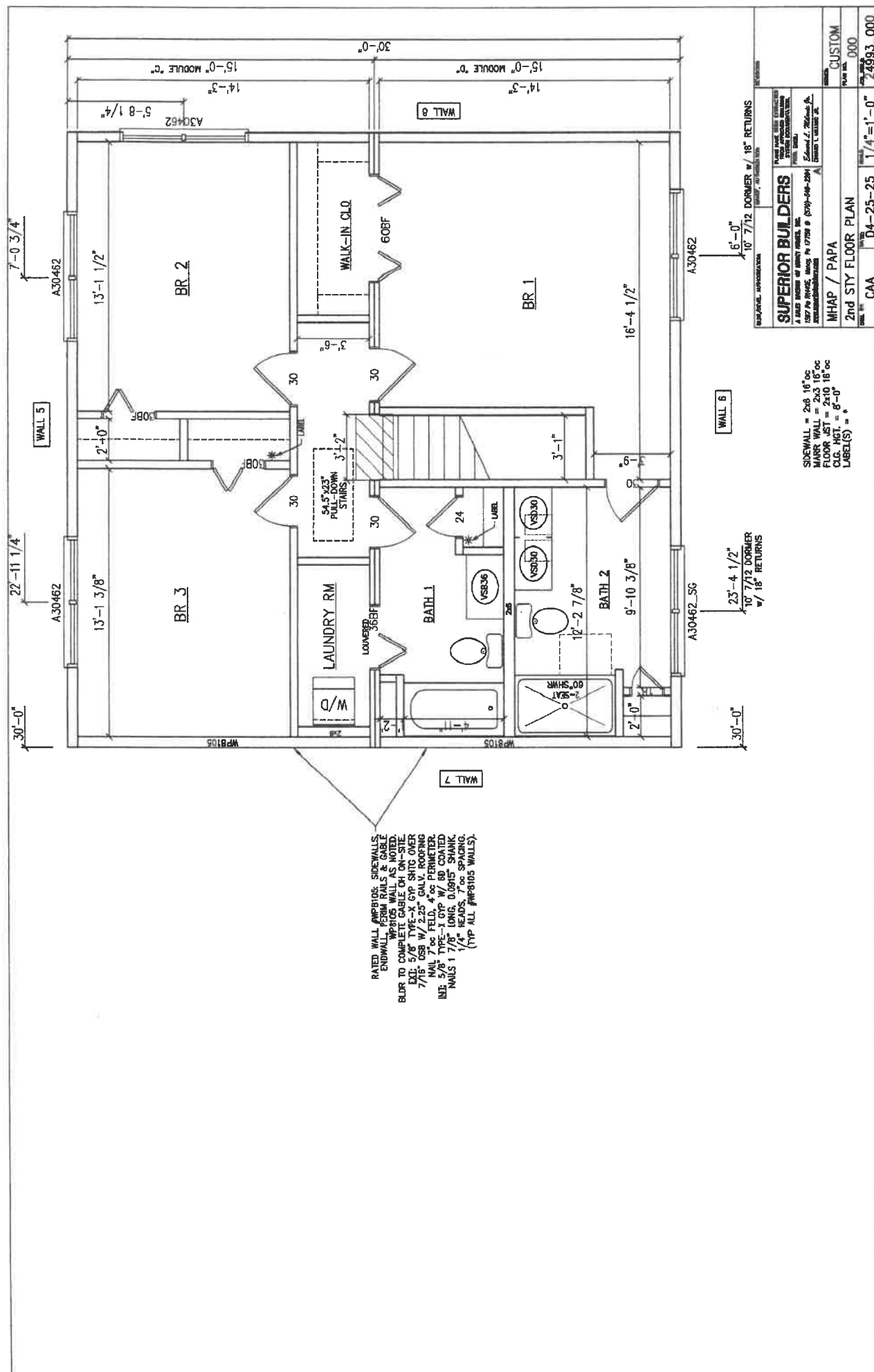
1 inch = 10'

Only 27% of the respondents, however, indicated that they had been asked to provide information about their health status. The majority of respondents (73%) indicated that they had not been asked to provide information about their health status. The majority of respondents (73%) indicated that they had not been asked to provide information about their health status.

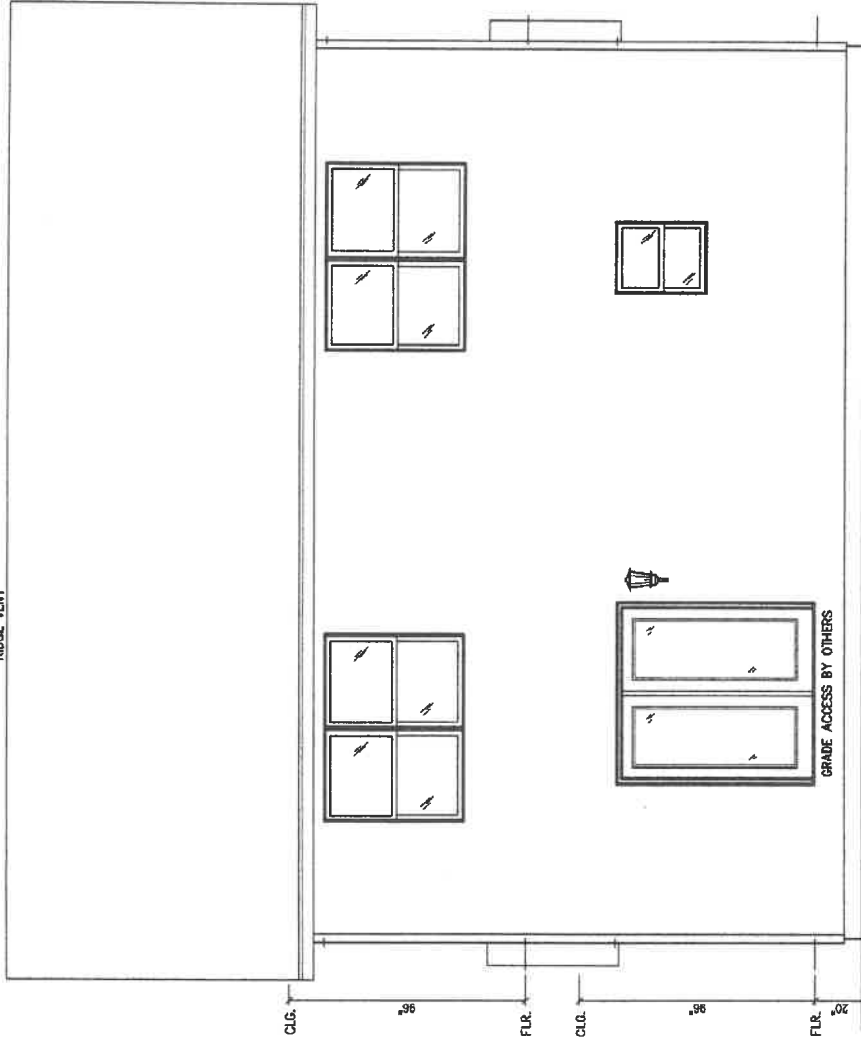


Legend

1701 Newman St
Feature 1



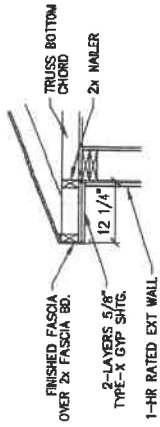
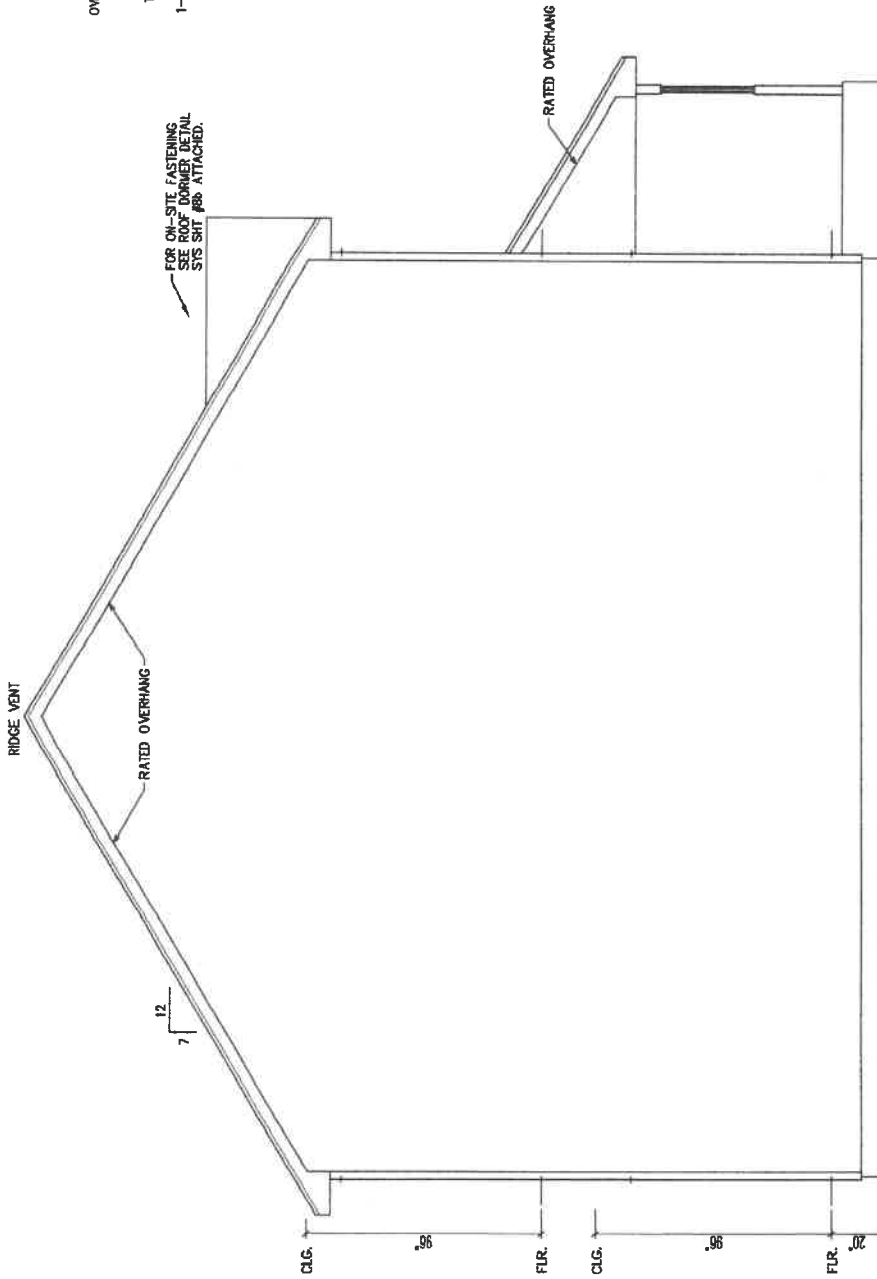
RIDGE VENT



REAR ELEVATION

NOTE: ELEVATIONS SHOWN MAY CONTAIN OPTIONAL OR SUGGESTED FEATURES

NAME / FIRM / ADDRESS SUPERIOR BUILDERS A STATE DIVISION OF MARYLAND, INC. 1507 P.O. BOX, MARYLAND, MD 21779 • (301) 346-2284 SUPERIORBUILDERS.COM		PROJECT / INFORMATION PROJECT NAME: 02-25-25 PROJECT TYPE: 1/4" = 1'-0" PROJECT NUMBER: 24993-000	
DESIGNER / ARCHITECT MHP / PAPA		CLIENT / OWNER CUSTOM	
DATE: 02-25-25		SCALE: 1/4" = 1'-0"	



FIRE-RATED SOFFIT DETAIL

BASE LAYER: 5/8" TYPE-X GYP SHITG APPLIED AT RIGHT ANGLES TO JOINTS @ 16" OC W/ 2x-#6 x 1 1/4" TYPE W or S DRYWALL SCREWS RATED FOR EXTERIOR USE AT EACH RAFTER & #6 x 1 1/4" TYPE W or S DRYWALL SCREWS RATED FOR EXTERIOR USE @ 6" OC AT 2x NAILER.

FACE LAYER: 5/8" TYPE-X GYP SHITG APPLIED AT RIGHT ANGLES TO JOINTS @ 16" OC W/ 2x-#6 x 1 1/4" TYPE W or S DRYWALL SCREWS RATED FOR EXTERIOR USE AT EACH RAFTER & #6 x 1 1/4" TYPE W or S DRYWALL SCREWS RATED FOR EXTERIOR USE @ 6" OC AT 2x NAILER. OFFSET JOINTS A MIN OF 24" FROM BASE LAYER JOINTS.

LEFT ELEVATION

NOTE: ELEVATIONS SHOWN MAY CONTAIN OPTIONAL OR SUGGESTED FEATURES

SUPERIOR BUILDERS		1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202	303.733.1111
A SALES BRANCH OF SUPERIOR BUILDERS, INC.		1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202	303.733.1111
MHAP / PAPA		1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202	303.733.1111
LEFT ELEVATION		1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202	303.733.1111
CAA		02-25-25	1/4"=1'-0"
249933.000			



NOTE: ELEVATIONS SHOWN MAY CONTAIN OPTIONAL OR SUGGESTED FEATURES

[illegible]



architects + engineers

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

ENGINEERING NJ #24GA28019100

April 30, 2025

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
Papa Variance Application
1701 Newman Street
Block 7, Lot 1.01
H2M Project No. LKCP 2504**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes Site Plan (1 sheet) prepared by Anthony Maltese, P.E., P.L.S., P.P., C.M.E., dated January 29, 2025, Boundary and Topographic Survey prepared by Anthony Maltese, P.E., P.L.S., P.P., C.M.E., dated January 3, 2025, a completed Planning Board Application, and denied Zoning Application. At this time, I find that this application is substantially complete and may be scheduled for a public hearing at the Board's convenience. Accordingly, based on my review of these documents in conjunction with the Borough Zoning Ordinance, I offer the following comments for your use through the public hearing process.

General

The property in question is located at the southwesterly corner of the intersection of Newman Street and 17th Avenue. This location is within the Borough's Residential Zone 40 (R-40). The subject lot currently contains a one-and-a-half-story dwelling with covered front porch, a rear wood deck with metal shade structure, a detached shed, gravel driveway, and vinyl fence. The Applicant proposes to remove the existing dwelling, covered rear deck, and gravel driveway. The Applicant proposes to construct a two-story dwelling with front covered porch and asphalt driveway. The existing dwelling is conforming for the zone; however, the existing lot, proposed lot, and proposed dwelling 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 17-9.1 sets forth the development criteria for the R-40 Zone. My review of this criteria in conjunction with the proposed plan identified the following non-conformities:
 - Minimum Lot Frontage – 40 feet required; 36.5 feet existing;
 - Minimum Lot Depth – 100 feet required; 83 feet existing;
 - Front Yard Setback (17th Avenue, dwelling) – 20 feet required; 21.75 feet existing; **13 feet proposed;**
 - Side Yard Setback (accessory) – 3 feet required; 2.5 feet existing;
 - Rear Yard Setback (accessory) – 3 feet required, 2.91 feet existing.

The existing non-conformities cited above are provided for the Board's information as none are exacerbated by the proposal. However, variance relief will be required for the proposed non-conformities **bolded** above.

2. The Applicant did not provide architectural plans as part of the Planning Board application. The Applicant included a page in the denied Zoning Board application depicting the height of the proposed dwelling as 30.9 feet. The height of the proposed dwelling is not reflected on the site plan or on an elevation plan, and thus cannot be measured against the curb, as established in Code Section 17-7. The Board should elicit testimony to determine the proposed dwelling height and condition any approval on the submission and approval of architectural plans drawn to a recognized scale.
3. Code Section 17-7 specifies that all open front porches which project into the front yard setback must also be one-story. The covered porch is not depicted on the elevation document attached to the Zoning Application. The Board should elicit testimony to determine what is proposed above the covered porch and further require complete architectural plans depicting the entire proposal.
4. The Site Plan does not depict the proposed grading and drainage for the property. The grading depicted on the Site Plan matches that found on the Boundary and Topographic Survey. The Board should elicit testimony regarding the proposed grading and drainage on the site to prevent impacting neighboring properties, and further condition any approval on submission and approval of a Grading and Drainage Plan as required by ordinance.

5. A site visit revealed sections of the sidewalk adjacent to the Applicant's property along Newman St are in disrepair. The Board should condition any approval on the replacement of aged sidewalk flags.
6. The site visit revealed that there is an existing fence at the front of the property that includes a gate across the driveway. Given the tight confines of 17th Avenue adjacent to the site and the vertical and horizontal configuration of 17th Avenue there, I am concerned with the continued safety of the public where the users of this property must stop in the traveled way to open the gate to enter the site. The Board should elicit testimony regarding the necessity of this condition and consider conditioning any approval on the elimination of this feature.
7. The application is silent with regard to locations and types of mechanical equipment exterior to the structure. The Board should elicit testimony regarding the proposed equipment to ensure it is conforming and neighbor friendly.

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.



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Planning Board Engineer

cc: Andrew & Mary Kay Papa, Applicant (via email)
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To the Lake Como Planning Board:

Re: Main Street

The mayor and governing body have requested the Planning Board review and advise on a potential change to the zoning ordinances covering Main Street. The Board formed a committee that includes Adam Schneider, Al Hilla, Joe Cavaluzzi, Gretchen Schmidhausler, Chip Cavanaugh, and Tom Neff. There is no ordinance actually proposed to be reviewed for consistency. We are aware that Greg Vella, who routinely represents property owners before the Board, communicated with the governing body.

There have been numerous times that the Board has been asked to consider proposed ordinance changes for Main Street, including reviews of the Master Plan, advisory committees, and the Rutgers study. If the administration wants to consider changes to the Borough ordinances, a review of the Master Plan and the Rutgers study would be a good place to start. Based on the information currently before us, there does not appear to be any support amongst committee members for relaxing or eliminating parking requirements or easing height restrictions as they currently exist.

Any applicant can come before the Board and request variances as to any issue, not just height and amount of parking to be supplied. That includes requests for bulk variances (setbacks for example, which are held to one standard) or D variances for height or use, which require a super majority to pass. The Board is very capable of reviewing such a request. The burden of proof is on the applicant to come forth with competent professional testimony from engineers, architects, and planners as to why the proposed variances are to the benefit of the Borough and not disruptive to the Master Plan.

An ordinance change would require competent planning testimony. If, in fact, a change in parking requirements or permitting taller buildings is in the Borough's interest, then let's get a planner involved on behalf of the Borough to tell us why. If there is some interest on the governing body in pursuing such a change, members of the Planning Board would be happy to participate.

Various proposals over the years as to how to address this issue of Main Street development have been floated but no feasible way to add more parking has emerged. Studies as

part of the Master Plan process and the Rutgers study all looked at the issue without coming up with a cost-effective solution.

Lowering an applicant's obligations to provide parking would only exacerbate the issue of lack of parking in the Borough. The Board is particularly concerned that granting relief from a parking obligation via an ordinance could result in more building with no more parking. Such a change could make life more difficult, not just on Main Street but throughout the Borough. It could just be that the right answer is that development on Main Street should be limited except for very special proposals worthy of variance relief.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'AS' with a stylized flourish extending to the right.

Adam Schneider, Esq.
Planning Board Attorney