

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

PLANNING BOARD AGENDA

**MARCH 13, 2023
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 2, 2023, 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. ROLL CALL

**IV. H2M ASSOCIATES, INC. ~ BOROUGH PLANNING BOARD
AGREEMENT FOR PROFESSIONAL SERVICES TO BE SIGNED**

**V. COMMUNICATIONS
SPRING LAKE HEIGHTS ZONING ORDINANCE AMENDMENT**

**VI. VARIANCE APPLICATION
KEEGAN, JOHN
301 NEWBEDFORD ROAD
BLK - 2 LOT - 1**

**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,
50% LANDSCAPE AREA IN FRONT YARD & VERGE, GRADING PLAN, USE FOR
ACCESSORY STRUCTURES TO BE ADDRESSED AS MASTER PLAN UPDATE.**

**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 *3RD MONDAY, APRIL 17, 2023 AT 7:00 PM IN THE MEETING ROOM.
ALL MEETINGS ARE OPEN TO THE PUBLIC.**

AGREEMENT FOR PROFESSIONAL SERVICE

THIS CONTRACT made as of this 1st day of January 2023, by and between the Borough of Lake Como Planning Board (hereinafter called the "Borough Planning Board"), and H2M Associates, Inc., (hereinafter called the "Planning Board Engineer").

WITNESSETH, that in and for the consideration of the mutual covenants and agreements herein contained, the parties do hereby agree as follows:

WHEREAS, the Borough Planning Board has been formed pursuant to the applicable New Jersey Statutes and Municipal Ordinances; and

WHEREAS, in order to fulfill its duties under the Statutes and the Ordinances creating the Borough Planning Board, it is necessary that the Borough Planning Board retain the services of a competent Planning Board Engineer; and

WHEREAS, the Borough Planning Board has retained the services of H2M Associates, Inc. and Alan P. Hilla, Jr., inasmuch as both are competent to fulfill the needs of the Borough as outlined herein;

NOW, THEREFORE, the parties do hereby mutually covenant and agree as follows:

SCOPE OF SERVICES

The Planning Board Engineer shall perform all consulting professional engineering services required by him by the Borough Planning Board upon specific authorization of the Board Secretary and/or direction of the Borough Planning Board; such services shall include but not be limited to review, advice and preparation of technical data as required by the Borough Planning Board, and other engineering services including preparing documents and making appearances as required by the Borough Planning Board. The Planning Board Engineer shall do, perform and carry out in a satisfactory and proper manner all such engineering and consulting services.

COMPENSATION

The Planning Board Engineer shall be compensated pursuant to the Fee Schedule attached hereto and made a part hereof.

TIME OF PERFORMANCE

The services to be performed hereunder shall commence on January 1st, 2023, and shall continue for a period of one (1) year and end on December 31st, 2023, unless extended by further resolution of the Planning Board.

METHOD OF PAYMENT

The method of payment under this Contract shall be in the following manner:

1. By the submission of proper municipal vouchers within thirty (30) days or at other periodic intervals established by the Governing Body, which vouchers state specifically the hours of service rendered, a detailed computation of the fees and expenses charged and a detailed description of the services rendered.

OTHER TERMS AND CONDITIONS

1. This Contract is expressly subject to any and all terms and conditions, which may be applicable by reason of any federal, state or local law, ordinance, regulation or rule.
2. This Contract may be terminated by either party upon not less than thirty (30) days advance written notice to the other, whereupon the Planning Board Engineer shall be compensated for actual services performed until date of cancellation subject to any proper offsets. There shall be no further liability between the parties.
3. The Chief Administrative Officer has made a determination that, in accordance with the provisions of the non-fair and open process the value of this contract is determined to exceed the \$17,500.00 threshold.
4. This contract is being awarded under the non-fair and open contract provisions of N.J.S.A.19:44A-20.5,
5. The Contractor is required to file a Business Entity Disclosure Certificate with the Borough of Lake Como.
6. The Borough of Lake Como Clerk shall publish Notice of this contract in the Coast Star in compliance with N.J.S.A.40A: 1 1-5(1)(a) and(i) and N.J.S A.19:44A-20.5.

ATTEST:

Viveca Graham
Board Secretary

Joseph Cavaluzzi
Board Chairman

Charles Martello
Sr. Vice President



► Fee Proposal

Fee Proposal

H2M will invoice for professional services based on the actual hours expended multiplied by the hourly labor rate of the individual that performs the service, except where H2M and the Borough of Lake Como have agreed to a lump sum fee or a monthly retainer for the services to be rendered. The firm's labor rates are provided below.

► Hourly Rate Schedule 2023

Job Title	Hourly Rate
Principal / Project Director / Chief Engineer / Scientist / Planner	\$190.00
Senior Project Engineer / Scientist / Planner	\$180.00
Project Manager / Scientist / Planner / Landscape Architect / Surveyor	\$175.00
Senior Project Engineer / Scientist / Planner / Inspector	\$168.00
Project Engineer / Scientist / Planner / Inspector	\$156.00
Staff Engineer / Scientist / Planner	\$137.00
Engineering / Planning Technician	\$118.00
Technical Typist / Administrative Assistant	\$86.00

► Expenses

Expense	Cost
Mileage for personal or company-owned utility vehicle	65 cents per mile or IRS min./mile
Reproduction of project specific documents:	
8 1/2" x 11" Black & White	\$.10/page
8 1/2" x 11" Color	\$0.30/page
11" x 17" Black & White	\$0.16/page
11" x 17" Color	\$0.50/page
Other Direct Expenses (including subcontractors)	Cost plus 10%



BOROUGH OF SPRING LAKE HEIGHTS

555 Brighton Avenue • Spring Lake Heights, New Jersey 07762

www.springlakehts.com

TELEPHONE 732-449-3500

FAX 732-449-3535

Christopher M. Campion, Jr
MAYOR

March 2, 2023

Re: Spring Lake Heights – Introduction of Ordinance No. 2023-02 to Ordinance No. 2023-05

To Whom It May Concern:

Enclosed please find Ordinance No. 2023-02 to Ordinance No. 2023-05 which were introduced by the Borough Council of the Borough of Spring Lake Heights meeting held on February 6, 2023.

**ORDINANCE NO. 2023-02 AN ORDINANCE AMENDING CHAPTER 22, ARTICLE III
DEFINITIONS, SECTION 302 (DEFINITIONS) OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF SPRING LAKE HEIGHTS.**

**ORDINANCE NO. 2023-03 AN ORDINANCE AMENDING CHAPTER 22, ARTICLE VI
ZONING REGULATIONS, SECTION 603 (PROHIBITED USES) OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF SPRING LAKE HEIGHTS.**

**ORDINANCE NO. 2023-04 AN ORDINANCE OF THE BOROUGH OF SPRING LAKE
HEIGHTS AMENDING CHAPTER 22, ARTICLE VI ZONING REGULATIONS,
SECTION 22-606.1 ENTITLED RESIDENTIAL ZONES R-1, R-2, R-3, R-4 AND R-5 TO
REZONE PARCELS FROM THE B-2 COMMERCIAL ZONE TO THE RESIDENTIAL
1 (R-1) ZONE.**

**ORDINANCE NO. 2023-05 AN ORDINANCE OF THE BOROUGH OF SPRING LAKE
HEIGHTS AMENDING CHAPTER 22, ARTICLE VI ZONING REGULATIONS,
SECTION 22-606.1 ENTITLED RESIDENTIAL ZONES R-1, R-2, R-3, R-4 AND R-5 TO
REZONE PARCELS FROM THE B-2 COMMERCIAL ZONE TO THE RESIDENTIAL
R-5 ZONE.**

Be advised that all the ordinances are scheduled for a public hearing and consideration of adoption on Monday, March 20, 2023 at 7:00 p.m. at the Municipal Building 555 Brighton Avenue, Spring Lake Heights, NJ. at which time and place any person desiring to comment on this ordinance will be given the opportunity to be heard.



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Christopher M. Campion, Jr
MAYOR

A copy of the ordinance is available in the clerk's office. Members of the public may also submit written comments to the Mayor and Council, through the Borough Clerk, by either e-mail to boroughclerk@springlakehts.com or written letter to Borough Clerk, Borough of Spring Lake Heights, 555 Brighton Avenue Spring Lake Heights, NJ 07762. Written comments must be received at least 24 hours prior to the noticed start of the meeting in order to be included in the meeting.

Very truly yours,

Janine Gillis
Borough Clerk

cc; Joseph May, Borough Engineer- Spring Lake Heights (Interoffice Mail)
Jennifer Beahm, Borough Planner (Certified & Regular Mail)
Monmouth County Planning Board (Certified & Regular Mail)
Borough of Spring Lake (Certified & Regular Mail)
Borough of Sea Girt (Certified & Regular Mail)
Borough of Belmar (Certified & Regular Mail)
Borough of Lake Como (Certified & Regular Mail)
Township of Wall (Certified & Regular Mail)

PLEASE TAKE NOTICE the following ordinance was introduced and passed on first reading at the February 6, 2023 meeting of the Mayor and Borough Council and will be considered for second reading and final passage during the meeting scheduled to begin at 7:00 p.m. on March 20, 2023 in the Municipal Building, located at 555 Brighton Avenue, Spring Lake Heights, at which time and place any person desiring to comment on this ordinance will be given the opportunity to be heard. A copy of the ordinance is available in the clerk's office.

Janine Gillis, Borough Clerk

BOROUGH OF SPRING LAKE HEIGHTS ORDINANCE NO. 2023-02

AN ORDINANCE AMENDING CHAPTER 22, ARTICLE III DEFINITIONS, SECTION 302 (DEFINITIONS) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SPRING LAKE HEIGHTS.

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Spring Lake Heights in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 22, Article III Definitions, Section 302 (Definitions) of the Revised General Ordinances of the Borough of Spring Lake Heights is hereby amended as follows:

NOTE: Sections of Chapter 22, Article III Definitions that are to be amended are set forth below. All additions are shown in ***bold with italics with underlines***. All deletions are shown in ***~~bold italics with strikeouts~~***. All sections that are unchanged remain in regular typeface.

Chapter 22, Article III Definitions, Section 302 entitled "Definitions" shall be amended to include the following definition in proper alphabetical order:

BANQUET FACILITY

A building or portion thereof for rent by the public which has a principal intended use of holding meetings, receptions, parties, banquets, dinners, lunches, breakfasts, and other gatherings of people, whether food is prepared and sold on site for profit or not.

SECTION 2

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION 4

If any section, paragraph, subdivision, clause or provision of this ordinance is adjudged to be invalid, such adjudication shall apply only to section paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION 5

This ordinance shall take effect upon its passage and publication and review according to law.

PLEASE TAKE NOTICE the following ordinance was introduced and passed on first reading at the February 6, 2023 meeting of the Mayor and Borough Council and will be considered for second reading and final passage during the meeting scheduled to begin at 7:00 p.m. on March 20, 2023 in the Municipal Building, located at 555 Brighton Avenue, Spring Lake Heights, at which time and place any person desiring to comment on this ordinance will be given the opportunity to be heard. A copy of the ordinance is available in the clerk's office.

Janine Gillis, Borough Clerk

BOROUGH OF SPRING LAKE HEIGHTS ORDINANCE NO. 2023-03

AN ORDINANCE AMENDING CHAPTER 22, ARTICLE VI ZONING REGULATIONS, SECTION 603 (PROHIBITED USES) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SPRING LAKE HEIGHTS.

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Spring Lake Heights in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 22, Article VI Zoning Regulations, Section 603 (Prohibited Uses) is hereby amended as follows:

NOTE: Sections of Chapter 22, Article VI Zoning Regulations that are to be added are set forth below. All additions are shown in ***bold with italics with underlines***. All deletions are shown in ***~~bold italics with strikeouts~~***. All sections that are unchanged remain in regular typeface.

Chapter 22, Article VI Zoning Regulations shall be revised to amend Section 603 entitled "Prohibited Uses."

CHAPTER 22 MUNICIPAL LAND USE REGULATIONS

ARTICLE VI ZONING REGULATIONS

22-603 PROHIBITED USES

Any use not specifically permitted ***or conditionally permitted*** in a zone shall be considered ***to be*** prohibited. Prohibited uses in all zones include, but are not limited to, the following:

- a. Junk yards.
- b. Manufacturing, fabrication, assembly or other industrial process.
- c. Firearm target ranges, skeet or trap shooting ranges or any use, activity or structure which is for the purpose of, or incorporates incidental facilities, for the discharge of firearms for any purpose.
- d. Campgrounds or any other facility for temporary or transient accommodations other than a bona fide motel as defined by this chapter, or a dwelling unit which would meet all requirements for a permanent dwelling.
- e. The raising or keeping of dogs, cats, livestock or other animals on any basis other than as house pets.
- f. Outdoor storage of goods for sale, including the sale of motor vehicles by other than service stations, automotive garages or automobile dealers, subject to the provisions of paragraph h below; goods stored for distribution; or goods in transit.
- g. ~~Any use which will not conform with the performance standards set forth in this chapter.~~ ***Reserved***

- h. Outdoor storage of more than two motor vehicles for sale by a service station, automotive garage or automotive dealer.
- i. The outdoor storage of an unoccupied recreational vehicle, motor homes, travel trailer, camper or ~~small-boat~~, not exceeding 16 feet in length shall be permitted on single family properties provided that:
 - 1. Such storage shall not be located in any front yard.
 - 2. Only one such travel trailer, ~~or~~ recreational vehicle, ~~or~~ camper, motor home or boat not exceeding 16 feet shall be permitted to be stored outdoors at any single family residence.
 - 3. Any such vehicles stored in accordance with this section shall not be occupied and shall not be provided with utility connections.
- j. Storage of Commercial Vehicles, Buses and Omnibuses.
 - 1. No commercial motor vehicle, motor drawn vehicle, bus or omnibus having a rated maximum gross vehicle weight (GVW) in excess of 10,000 pounds or having more than two axles, shall be parked or stored overnight on any property in any residential zone or district or on any property which is primarily used for residential purposes, except vehicles engaged in construction, parked or stored on an active construction site and which display a construction vehicle parking permit issued by the Zoning Officer. Applications for such permits shall be made for each such vehicle to be parked or stored and upon a finding that construction has commenced or is imminent, the Zoning Officer shall issue such permits for periods not to exceed 30 days. The permits shall be renewable as needed and shall not require the payment of any fee.
 - 2. No more than (1) motor vehicle or motor drawn vehicle with a commercial, bus or omnibus motor vehicle registration, having a rated maximum gross vehicle weight (GVW) of 10,000 pounds or less and which is owned or used by a resident of the premises shall be parked or stored overnight on any property in any residential zone or district or any property which is primarily used for residential purposes except vehicles engaged in construction and which comply with the permit provisions of paragraph j, #1 above. Any vehicle permitted to be parked or stored pursuant to this paragraph other than vehicles engaged in construction shall, where conditions permit, be parked in a rear or side yard area, which area is relatively unexposed to neighboring properties. Passenger automobiles for use by residents of the premises with commercial motor vehicle registration shall be exempt from the provisions of this paragraph j, 2.
 - 3. For purposes of this paragraph, a commercial vehicle or motor drawn vehicle includes any vehicle containing advertising matter intending to promote the interest of any business, or any vehicle used in connection with the business, whether or not the vehicle is registered as a commercial vehicle with the New Jersey Motor Vehicle Commission.
- k. Satellite dish antennas.
- l. ~~Drive-through windows associated with retail food establishments.~~ Reserved
- m. Pursuant to Section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all cannabis establishments, cannabis distributors or cannabis delivery services are hereby prohibited from operating anywhere in the Borough of Spring Lake Heights, except for the delivery of cannabis items and related supplies by a delivery service.

[Added 6-7-2021 by Ord. No. 2021-06]

SECTION 2

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION 4

If any section, paragraph, subdivision, clause or provision of this ordinance is adjudged to be invalid, such adjudication shall apply only to section paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION 5

This ordinance shall take effect upon its passage and publication and review according to law.

PLEASE TAKE NOTICE the following ordinance was introduced and passed on first reading at the February 6, 2023 meeting of the Mayor and Borough Council and will be considered for second reading and final passage during the meeting scheduled to begin at 7:00 p.m. on March 20, 2023 in the Municipal Building, located at 555 Brighton Avenue, Spring Lake Heights, at which time and place any person desiring to comment on this ordinance will be given the opportunity to be heard. A copy of the ordinance is available in the clerk's office.

Janine Gillis, Borough Clerk

BOROUGH OF SPRING LAKE HEIGHTS ORDINANCE NO. 2023-04

AN ORDINANCE OF THE BOROUGH OF SPRING LAKE HEIGHTS AMENDING CHAPTER 22, ARTICLE VI ZONING REGULATIONS, SECTION 22-606.1 ENTITLED RESIDENTIAL ZONES R-1, R-2, R-3, R-4 AND R-5 TO REZONE PARCELS FROM THE B-2 COMMERCIAL ZONE TO THE RESIDENTIAL 1 (R-1) ZONE.

WHEREAS, the Mayor and Council of the Borough of Spring Lake Heights include a zone designated "Residential Zones R-1, R-2, R-3, R-4 AND R-5" as Section 22-606.1.

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Spring Lake Heights in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 22, Article VI Zoning Regulations, Section 22-606.1 entitled Residential 1 (R-1) is hereby applied to Block 42, Lot 2, Block 42.05, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 6.1, 7.1, 8.1, 9.1, 30.1, 31.1, 32.1, 33.1, 34.1, 35.1, 36.1, 37.1, 38.1, 39.1, 40.1, 41.1, 42.1, 43.1, 44.1, and 45.1, Block 42.06, Lots 2.1, 3.1, 4.1, and 5.1, Block 42.07, Lots 2.1, 3.1, 4.1, 5.1, 6.1, 7.1, 8.1, 9.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 16, 17, and 22.

SECTION 2

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION 4

If any section, paragraph, subdivision, clause or provision of this ordinance is adjudged to be invalid, such adjudication shall apply only to section paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION 5

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Janine Gillis, Borough Clerk

**BOROUGH OF SPRING LAKE HEIGHTS
ORDINANCE NO. 2023-05**

AN ORDINANCE OF THE BOROUGH OF SPRING LAKE HEIGHTS AMENDING CHAPTER 22, ARTICLE VI ZONING REGULATIONS, SECTION 22-606.1 ENTITLED RESIDENTIAL ZONES R-1, R-2, R-3, R-4 AND R-5 TO REZONE PARCELS FROM THE B-2 COMMERCIAL ZONE TO THE RESIDENTIAL R-5 ZONE.

WHEREAS, the Mayor and Council of the Borough of Spring Lake Heights include a zone designated "Residential Zones R-1, R-2, R-3, R-4 AND R-5" as Section 22-606.1.

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Spring Lake Heights in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 22, Article VI Zoning Regulations, Section 22-606.1 entitled Residential 5 (R-5) is hereby applied to Block 18, Lot 112, Block 19, Lot 65, Block 20, Lots 11 and 18, Block 35, Lots 2 and 49, Block 36 Lots 56 and 85, Block 37 Lot 92.

SECTION 2

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION 4

If any section, paragraph, subdivision, clause or provision of this ordinance is adjudged to be invalid, such adjudication shall apply only to section paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION 5

This ordinance shall take effect upon its passage and publication and review according to law.

ZONING

Clk# 471 \$ 70 Rec'd by JHM Date 8-2-22 Permit # 22-54

* 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: 301 NEW BEDFORD RD.
Block: 2 Lot: 1 Zone: R-40
2. Property Designation: Single Family ☒ Multi Family ☐ Commercial ☐
3. Applicant's Name*: JOHN KEEGAN ^{email:} keeganjohn1@gmail.com
Address: 301 NEW BEDFORD RD.
Phone Number: 201-233-0232
- *Applicant is: Owner ☐ Contractor ☐ Other ☐
(If other, please describe) _____
4. Owner's Name: JOHN KEEGAN
Address: 301 NEW BEDFORD RD.
Phone Number: 201-233-0232
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 type="checkbox"/> 2 - 2 1/2 Story <input checked="" 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>Water Line:</u> Existing <input checked="" type="checkbox"/> New <input type="checkbox"/> Upgraded <input type="checkbox"/>	
<u>Sewer Line:</u> Existing <input checked="" type="checkbox"/> New <input type="checkbox"/> Upgraded <input type="checkbox"/>	

Dimension of New Building/Addition: 28'-3" x 49'-0" Height of New Building/Addition: 33.92'
Area of New Building/Addition: 1,869 sq. ft. Number and Types of Rooms: 2nd Floor addition with 4 Bedrooms, 2 Bathrooms & covered balcony
* 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:

Additionally, expand existing 1st floor covered porch.
Stairs to new 2nd floor will be added. Total Bedrooms
Proposed = 7.

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.

John Keey
Signature of Applicant

7/25/22
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:

301 NEW BEDFORD AVE Zoning Application #22-54

Owner proposes to an addition/alteration for a total of 7 Bedrooms in an R-40 Zone

The following Variances will be required:

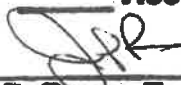
Lot Depth	65.25' where a minimum of 100' is required
Front Yard Setback	
New Bedford Rd	15.88' where a minimum of 20' or average is required
17th Ave	14.73' where a minimum of 20' or average is required
B Street	15.81' where a minimum of 20' or average is required

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

~~Approved~~
~~Denied~~
~~Received~~



John P. Rowe, Zoning Officer

8/11/22
Date



Borough of Lake Como

1740 Main Street, P.O. Box 569 • Lake Como, New Jersey 07719-0569
(732) 681-3232 • FAX (732) 681-8981

FORMAL PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY

Application Number:

23-

Received By:

N/A 12-30-22

Fees Collected:

\$600 App / \$750 Fee

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:

Sheiling LLC
49 Margaret Court
Dumont, NJ 07628
917-658-6608

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

Thomas J. Hirsch, Esq.
3350 Rt. 138, Bldg. 1, Suite 214
Wall, NJ 07719
732-280-2100

3. Applicant is:

☐ Corporation ☐ Partnership ☐ Individual ☒ Other LLC (See attached.)

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

The legal entity is: SHEILING LLC
NJ Entity Id: 0450072313

The members are:

Brian Foley
Sinead Keegan
Neil Natale
Siobhan Keegan

5. If applicant is not Owner, please state name, address and telephone number of the 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, including bulk or use variances – please specify

Bulk variances for front yard setbacks – See 7. below

- ☐ Informal Hearing

7. Give a brief description of application:

Applicant is proposing to construct a new second floor and half story and also to expand the existing first floor covered porch and stairs to the new second floor to be added. The property has three frontages. This includes a front yard setback on New Bedford Road of 18.42', which is greater than the average setback of 16.88', a front yard setback on "B" Street of 15.81' which is less than the average setback of 19.3', and a front yard setback on 17th Avenue of 14.73' where 20' is required; however, applicant's house is the only house on their side of the street on that portion of 17th Avenue.

Additionally, none of the side or rear yard setbacks are changed by this application. The building coverage is increased by approximately 57 SF; however, it is proposed to be 28.4% where 40% is permitted. The impervious coverage allowed is 60%, and the proposal for 51.29%, which is an increase of only approximately 2.3% but well under what is permitted. The addition of the second story and half story results in a two and a half story home which is permitted by ordinance and a height not in excess of 35 feet. The proposed home is consistent with several homes in the neighborhood in addition to the home immediately to the rear of applicant's home although applicant's lot is one of the larger lots in the neighborhood.

8. Street Address of Property:

301 New Bedford Road

Block: 2 Lot: 1

9. Use of Property:

Existing: Single Family Residential
Zone: R-40 Res.
Proposed: Same
Lot Area: 6580 S.F.
Building Area: 1869 S.F.

10. Map Information:

Map Dated: 5/24/22
Prepared By: John W. Lord, NJPELS 32455
Map Entitled: Survey Plat

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

The members of the LLC are all family members, and the property is only used by the family members.

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

12/22/22

Date

[Signature]
Applicant/Agent

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

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. SHEILING LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 49 Margaret Court	Requester's name and address (optional)
6 City, state, and ZIP code Dumont, NJ 07628	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
8	1	-	2	5	9	5	6	3	8		

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 12/22/22
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

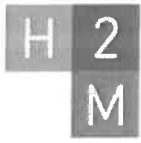
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



architects + engineers

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

ENGINEERING NJ #24GA28019100
LAND SURVEYING NJ #24GA28019100
LANDSCAPE ARCHITECTURE NJ #24GA28019100

March 7, 2023

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
Keegan Variance Application
301 New Bedford Road
Block 2, Lot 1
H2M Project No. LKCP 2302**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes a survey plat prepared by John W. Lord, P.L.S., dated May 24, 2022, Architectural Plans (4 sheets) prepared by Robert H. Weinstein, R. A. dated September 19, 2022, and a completed Application form with attachments. Based on my review of these submitted documents in conjunction with the Borough Ordinance 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 the southwesterly corner of the intersection of "B" Street, 17th Avenue/New Bedford Road. This location is within the Borough's Single Family Residential Zone R-40. The lot currently contains a 1-story frame dwelling, with a deck, patio and shed. The Applicant proposes to (1) construct a 1 ½- story addition over most of the existing first floor footprint, (2) construct an expanded single story front porch, and (3) relocate the existing shed. The new dwelling up to 8-bedrooms and 4-bathrooms. The existing and proposed uses and the proposed accessory structure are conforming to the zone; however, the existing lot, existing principal structure and the proposed principal 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 17-9.1D 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 Depth – 100 feet required, 62.25 feet existing;

- Front Yard (New Bedford Road) – 20 feet required, 18.42 feet existing (to first floor right-front corner), **18.42 feet proposed (to second floor right-front corner)**;
- Front Yard (New Bedford Road) – 20 feet required, 15.88 feet existing (to left-front first story projection), **15.88 feet proposed (to left-front second story projection)**;
- Front Yard (17th Avenue) – 20 feet required, 14.73 feet existing (to first story left-front corner), **14.73 feet proposed (to second story left-front corner)**;
- Front Yard ("B" Street) – 20 feet required, 15.81 feet existing (to first story left-rear corner), **15.81 feet proposed (to second story left-rear corner)**;
- Front Yard ("B" Street) – 20 feet required, **18.5 feet proposed (to left-rear half-story projection)**; and
- Rear Yard – 10 feet required, 9 feet existing (to wood deck).

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

Also, on Sheet A-2 of the architectural plans, there is a reference to the half-story calculation requiring 40% minimum of the second-floor area for space above the second floor with headroom less than 5 feet in height. The requirement is actually 50%, which this design complies with. The plans should be revised to reflect this distinction.

Lastly, it is unclear from the architectural site plan as to what modifications to the impervious coverage on the lot are proposed. The schedule lists a proposed impervious cover of 51.29%, which is conforming (60% maximum allowable); however, there is no way to confirm this calculation. The plans should be revised to clarify the Applicant's intentions regarding the impervious cover.

2. Though the survey provided elevation spot shots existing of the property, the application is silent with regard to drainage management/mitigation and/or impacts to adjacent properties. As the Applicant proposes to increase the impervious coverage on the lot, the Board should elicit testimony regarding these aspects and consider whether some form of stormwater mitigation measures may be warranted to safeguard adjacent properties.
3. The site visit revealed that the survey provided with the application is **not** an accurate reflection of the conditions at the property. There are at least two sheds (only one shown in a different location on survey) and a play structure (with a roof) that currently occupy in the rear yard. An updated survey or supplemented documentation from another suitable professional should be provided to check calculations and setbacks.

Also, the site visit revealed that the curb along the B Street frontage is in poor condition and the sidewalk is along the same stretch is in fair to poor condition. The Board should consider conditioning any approval on the full replacement of the curb and selective replacement of the sidewalk along the B Street frontage.



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.

A handwritten signature in black ink, appearing to read "Alan P. Hilla, Jr.", is written over the company name.

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

cc: John Keegan, Applicant
Adam Schneider, Esq., Board Attorney (via email)
Thomas Hirsch, Esq., Applicant's Attorney



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Keegan Variance Application
301 New Bedford Road
March 7, 2023
Page 3 of 2



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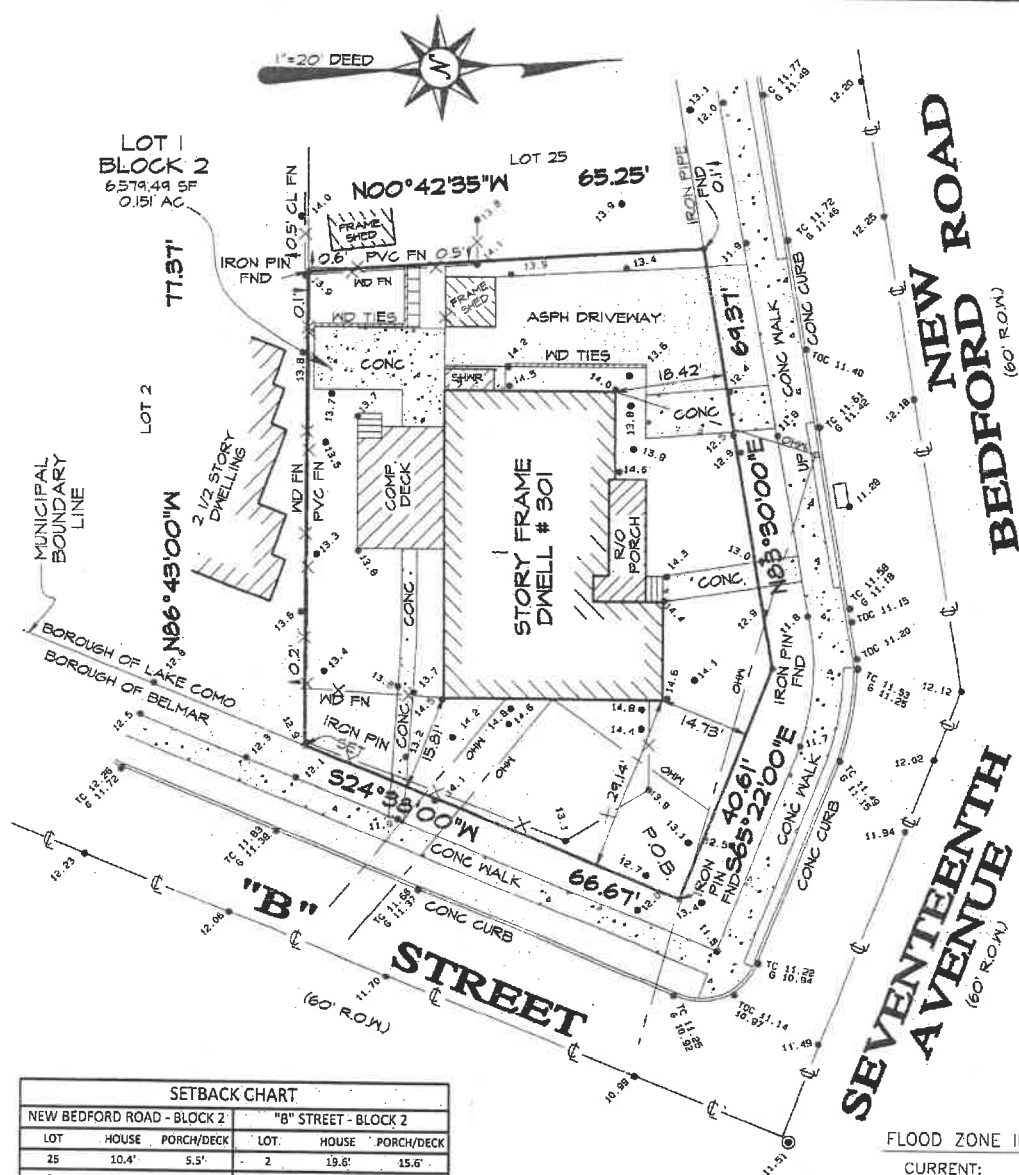
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Alan P. Hilla, Jr., P.E., P.P., CME
Planning Board Engineer

cc: John Keegan, Applicant
Adam Schneider, Esq., Board Attorney (via email)
Thomas Hirsch, Esq., Applicant's Attorney



BEING KNOWN AND DESIGNATED AS PART OF AN UNNUMBER LOT AS SHOWN ON MAP ENTITLED, "MAP OF BELMAR PINES BRADLEY EST, WALL TOWNSHIP-BELMAR, MONMOUTH COUNTY, N. J." SAID MAP BEING FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 8/22/1922 AS CASE No. 21-19.

I declare that the best of my professional knowledge, information and belief that this map or plan is the result of a field survey made 4/26/22 by me or under my direct supervision in accordance with the rules and regulations promulgated by the state Board of professional engineers and Land Surveyors N.J.A.C. 13:40-5.1 "Land surveyors, preparation of land surveys". The information shown hereon correctly represents the conditions found at and as of the date of the field survey except such improvements or easements if any below the surface of the ground and not visible, or any pertinent facts on accurate title search may disclose. This declaration is given to parties named hereon solely for this transaction only and is non-transferable. No responsibility is assumed by the surveyor for use of this survey for any other purpose. Caution: If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered. Offsets and building dimensions shown hereon shall not be used as a basis for construction of any permanent features including fences, sheds, buildings, etc. or property line location.

THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID.

"A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(D)". SOME INDIVIDUAL NON-ENCROACHING YARD AND LANDSCAPING ITEMS MAY NOT BE LOCATED.

SURVEY PLAT
LOT 1 BLOCK 2
ON THE
BOROUGH OF LAKE COMO
TAX MAP
BOROUGH OF LAKE COMO
MONMOUTH COUNTY, NEW JERSEY

CERT. OF AUTH. # 24GA28343700
F P & L ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND ENGINEERS
263 BRICK BLVD., SUITE 5, BRICK, NJ 08723
TEL. (732) 920-5100 FAX (732) 920-5199

TO: JOHN KEEGAN

PROJECT NO. 32714.

JOHN W. LORD NJPELS 32455
DATE 5/24/2022

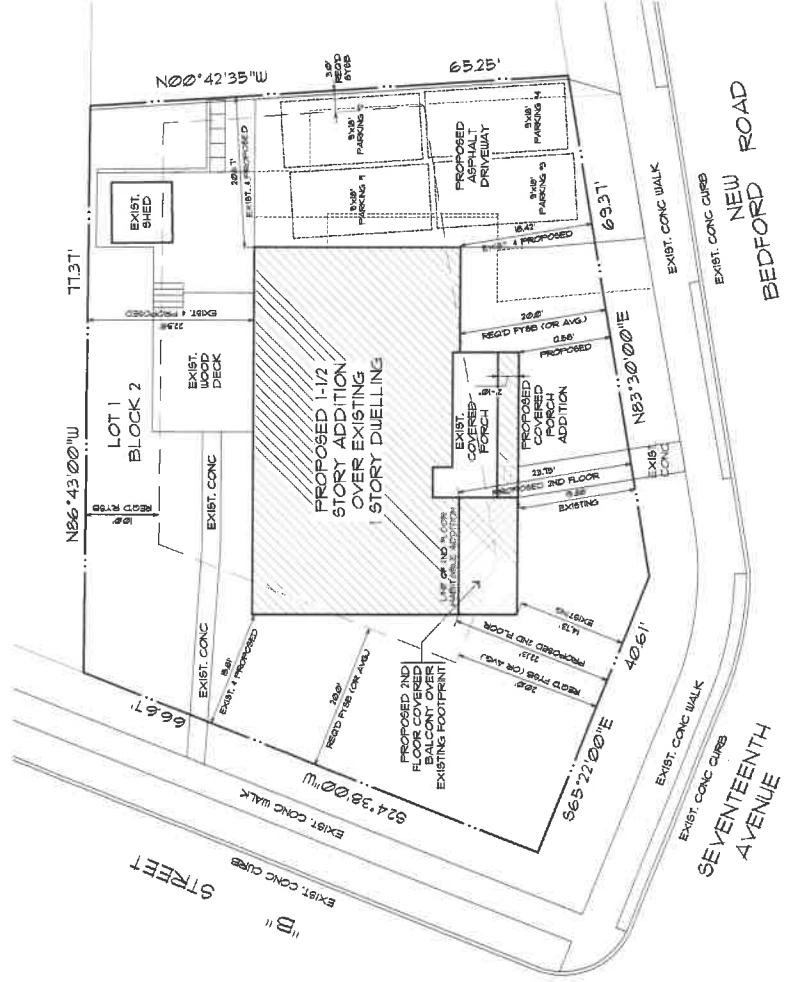
DRAWN BY: JDP

ZONING INFORMATION:

KEGAN RESIDENCE
307 NEW BEDFORD AVENUE
SPRING LAKE, NJ 07762
LOT 1, BLOCK 2
LAKE COMM, NJ

ZONE R-40 SINGLE FAMILY	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4,000 Sq. Ft.	5,500 Sq. Ft.	N/C
MINIMUM LOT FRONTAGE	40 feet	69.37 feet	N/C
MINIMUM LOT WIDTH	40 feet	104.5 feet	N/C
MINIMUM LOT DEPTH	100 feet	65.25 feet	N/C
FRONT YARD SET-BACK			
FRONT YARD SET-BACK (NEW BEDFORD)	20 feet (or Avg.)	15.86 feet	N/C
FRONT YARD SET-BACK (17th AVE)	20 feet (or Avg.)	14.73 feet	N/C
FRONT YARD SET-BACK (B STREET)	20 feet (or Avg.)	15.81 feet	N/C
SIDE YARD SET-BACK (ONE-SIDE) (MIN.)	3 feet	20.87 feet	N/C
REAR YARD SET-BACK	10 feet	22.58 feet	N/C
ACCESSORY - SIDE YARD	3 feet	47/102.5 feet	N/C
ACCESSORY - REAR YARD	3 feet	47/3 feet	N/C
MAX. BUILDING COVERAGE (INCLUDES THE PRINCIPAL BUILDING, ACCESSORY BUILDINGS AND DECKS)	40 %	27.54 %	28.40 %
	2,632 Sq. Ft.	1,875 Sq. Ft.	1,865 Sq. Ft. (INCLUDING ST OF PORCH EXTENSION)
MAX. INTERIUS ROOFSPACE (INCLUDES PORCHES, DECKS, SCREENED PORCHES, PATIOS, ETC.)	80 %	48.81 %	52.29 %
	3,740 Sq. Ft.	2,275 Sq. Ft.	2,375 Sq. Ft. (INCLUDING ST OF SCREENED PORCH)
MAX. BUILDING HEIGHT	2.5 stories	1 story	2.5 story
PRINCIPAL BUILDING	35.0 feet	15.92 feet	35 feet
ACCESSORY BUILDING	100 ft	68 ft	N/C
MAX. AREA, MAX. HE.	15 feet	>16 feet	N/C

■ = PRE-EXISTING CONDITION



SITE PLAN DIAGRAM

SCALE: 1/8" = 1'-0"
NORTH
THIS SITE PLAN DIAGRAM IS BASED ON INFORMATION FROM A SURVEY PREPARED BY JON
J. L. ASSOCIATES INC., 100 N. 10TH STREET, SUITE 200, NEW BEDFORD, MA 01945

LOT 1, BLOCK 2
307 NEW BEDFORD AVENUE
SPRING LAKE, NJ 07762
LAKE COMM, NJ

INDEX

SP	SITE PLAN
A-1	PROPOSED FIRST & SECOND FLOOR PLANS
A-2	PROPOSED ATTIC PLAN
A-3	FRONT & LEFT SIDE ELEVATIONS
A-4	REAR, RIGHT SIDE ELEVATIONS & BLDG. CROSS SECTION

USE OF ARCHITECT'S DRAWINGS:

DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. THE USER SHALL NOT BE RESPONSIBLE FOR THE REUSE OF THESE DOCUMENTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT.

PROJECT © 2022 BY RW ARCHITECTURE LLC



RW ARCHITECTURE LLC

302 Monte Avenue
Spring Lake, NJ 07762
732-986-8508

ROBERT H. WEINSTEIN, P.A.

N.J. LIC. # 41-14364

Project:

Proposed Addition
Kegan Residence
307 New Bedford Ave.
Block 2, Lot 1
Lake Comm, NJ

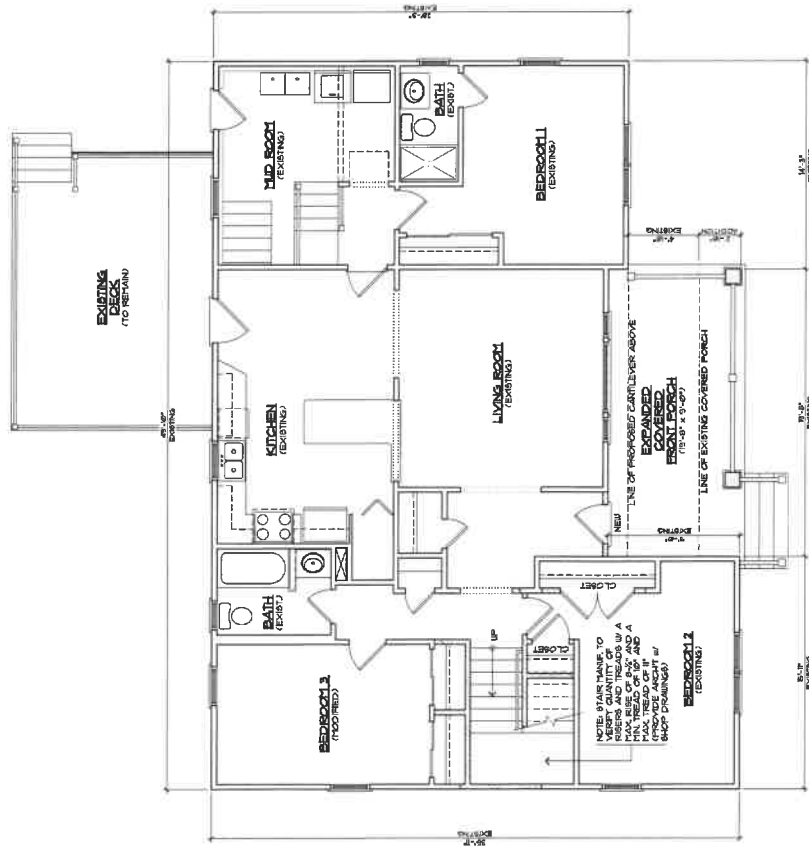
revisions

date 9/19/2022

scale as noted

sheet no.



SP-1

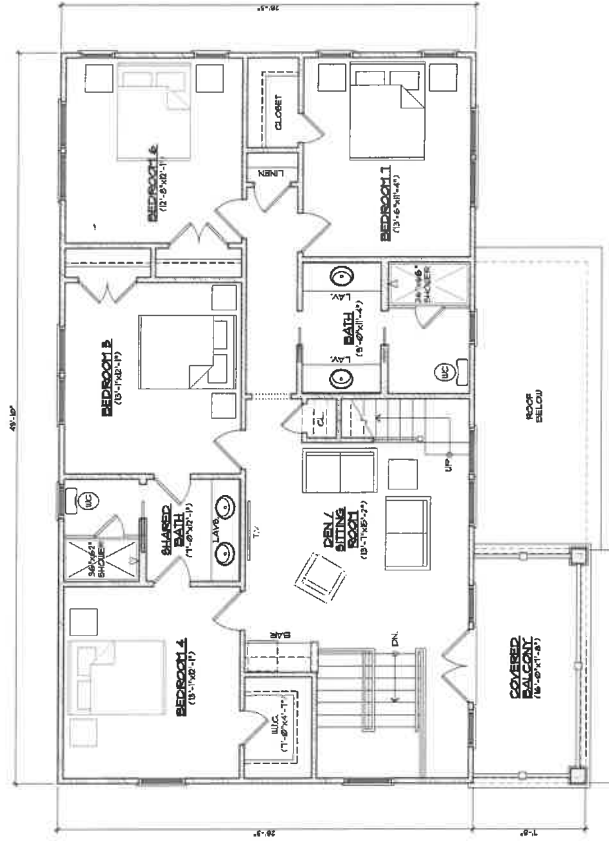


PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL TO REMAIN
	NEW WALL



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

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ROBERT H. WEINSTEIN, R.A.
N.J.I.C. # 4L-14364

1000

Project: Proposed Addition
Keegan Residence
301 New Bedford Ave.
Block 2, Lot 1
Lake Como, NJ

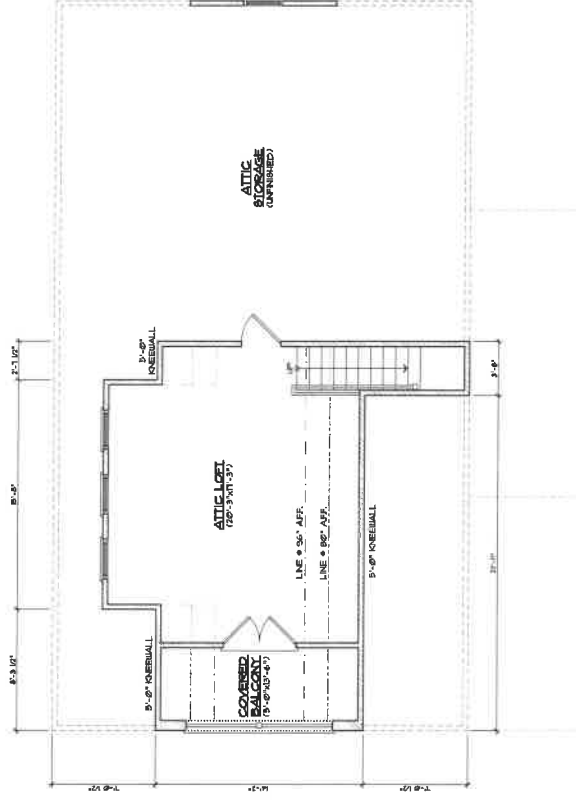
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A-1



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

NOTE:
HEADROOM = 9'-0" OR LESS EQUALS 6'-4" IF
BATCH IS PERMITTED TO BE 10' OR LESS
WHERE A MINIMUM OF 40% IS REQUIRED.

NOTE:
PERMITTED HEADROOM = 7'-0" OR GREATER EQUALS
205 SF BATCH IS 100% OF FLOOR AREA (1,400 SF)
WHERE 33.3% OR LESS IS PERMITTED BY THE NEW
CONSTRUCTION CODE FOR 35
CONSTRUCTION CLASSIFICATION

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Project:
Proposed Addition
Keegan Residence
301 New Bedford Ave.
Block 2, Lot 1
Lafayette, NJ

revisions
date 9/19/2022
scale as noted
sheet no.



PROPOSED FRONT ELEVATION (NEW BEDFORD)
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION (B' STREET)
SCALE: 1/4" = 1'-0"

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Project:
Proposed Addition
Kearney Residence
1000 West 1st Avenue
Block 2, Lot 1
Lake Como, NJ

revisions
date: 8/19/2022
scale as noted
sheet no. **A-3**



A-4