

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

**PLANNING BOARD AGENDA**

**JUNE 09, 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. ROLL CALL**

**IV. COMMUNICATIONS~REQUEST TO CARRY USE VARIANCE APPLICATION**

**TONELLI, JAMES  
1808 FERNWOOD RD.  
BLK – 14 LOT – 40**

**V. MEMORIALIZATION OF A RESOLUTION**

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

**VI. CONTINUED VARIANCE APPLICATION**

**PAPA, ANDREW & MARY KAY  
1701 NEWMAN STREET  
BLK – 7 LOT – 1.01**

**VII. USE VARIANCE APPLICATION**

**STUTO, JOSEPH  
399 NORTH BOULEVARD  
BLK – 18 LOT – 20**

**VIII. FUTURE MEETING DISCUSSIONS**

**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, JULY 14, 2025, AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.**

# McGill & Hall, L.L.C.

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

George D. McGill, Esq.  
*Email, [gdm@mcgillhall.com](mailto:gdm@mcgillhall.com)*  
*Direct Dial, 732 749 7501*

---

Thomas Hall, Esq. *N.J. and N.Y. Bars*  
*Email, [th@mcgillhall.com](mailto:th@mcgillhall.com)*  
*Direct Dial, 732 749 7502*

---

June 6, 2025

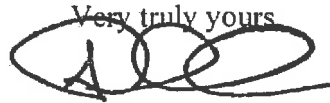
Viveca Graham  
Planning Board Secretary  
Borough of Lake Como  
1740 Main Street  
Lake Como, NJ 07719

**Re: Tonelli Land Use Application**  
**1808 Fernwood Road, Lake Como**

Dear Ms. Graham:

As you know, I represent the Applicant, James Tonelli. Unfortunately, it has come to our attention that our architect is not available for the June 9, 2025 meeting, so I am writing to request that the Board carry our application to the July 14, 2025 meeting without further notice or publication requirements. The applicant agrees to waive any time limits for the Board to act.

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

Very truly yours  
  
GEORGE D. MCGILL

**APPLICANT: MICHAEL ENNIS AND AMY ENNIS**  
**ATTORNEY: GEORGE MCGILL, ESQUIRE**  
**APPLICATION NO:**  
**BLOCK: 14; LOT: 21**  
**PROPERTY: 1844 FERNWOOD ROAD**

**LAKE COMO PLANNING BOARD**  
**RESOLUTION OF THE PLANNING BOARD**  
**OF THE BOROUGH OF LAKE COMO**  
**COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

**WHEREAS**, Michael Ennis and his wife Amy, are the owners of property located at 1844 Fernwood Road, also known as Block 14, lot 21 on the Tax Map of the Borough of Lake Como, and the applicant, hereafter referred to as the "Applicant" has filed with the Planning Board of the Borough of Lake Como, seeking appropriate approval to permit the construction of a residential dwelling house with a height of 28.8 feet, which requires variance relief, and also; and to permit one parking space on the site where the ordinance requires two spaces. There are also pre-existing non-conforming bulk variances with respect to lot size, lot width and lot frontage and;

**WHEREAS**, The applicant appeared before the Board on May 12, 2025 represented by their attorney, George McGill, Esquire, and all notice requirements mandated by statute were made and notices were provided by the public, and proof was submitted to the Board; and

**WHEREAS**, The Board has jurisdiction to hear, consider and then determine the application and;

**WHEREAS**, The Board, having given due consideration to the exhibits submitted into evidence, and the testimony presented by and on behalf of the Applicant, makes the following findings of fact:

1. The subject property is located on the eastern side of Fernwood Road approximately 175 feet from the intersection with Ripley Lane in the Borough of Lake Como. The subject property is located within the R-40 zone of the Borough of Lake Como.
2. The use of the premises is consistent with that which is permitted in the R-40 zone as a single family house.
3. The subject application seeks to permit the construction of a single family dwelling house with a height of 28.8 feet to permit the installation of utilities, such as HVAC, etc., in the attic as the water table at the site is overly high and a basement or crawl space cannot be accommodated.

4. Testimony was provided by Mary Hearn AIA, who is a New Jersey Licensed architect. The witness was qualified and recognized by the Board as an expert witness in the field of architecture and she testified that the applicants are the record owners of the subject property. Ms. Hearn testified further that it is the intention of the applicants to retire in the near future and to move to the subject property as their full time residence. She testified further that the proposal of the applicant will make the subject property more "livable" in terms of the anticipated use by the applicant as their "forever home." She provided additional testimony to the effect that the proposed new dwelling house could be effectuated without undue imposition or offense to the local zoning ordinance or the Municipal Land Use Law.
5. Ms. Hearn further testified that due to the shape of the subject lot, and the location thereof, it was her opinion that the lot fits within the criteria of a hardship under section "C" of NJSA 40:55D-70(c)(1) which would justify the relief sought in this application. In particular Ms. Hearn noted that due to the elevated water table at the subject property, it would be impossible or at a minimum, impractical to construct the proposed dwelling house with a basement or crawl space and as such, the utilities would need to be installed in the attic. The attic will not be utilized for living space.
6. Andrew Meyer, 1846 Fernwood Avenue, Lake Como; and Patty Johnson, 1849 Fernwood Avenue, Lake Como; and , Lake Como offered comments with respect to the application and both interested parties testified favorably on behalf of the application noting that the proposal would not adversely affect the overall quality and character of the neighborhood wherein the subject dwelling house is located.
7. The Following Exhibits were moved into evidence
  - A-1 Ariel Photographs of 1844 Fernwood Road and vicinity;
  - A-2 Architectural renderings of the proposed dwelling house dated 9/13/24 prepared by Mary Hearn A I A;
  - A-3 Color renderings/photographs of the proposed dwelling house.

**WHEREFORE,** The Board finds that the relief sought by the applicant with respect to this application, specifically the following variances, may be granted based upon the hardship under section "(c)(1)" of the Municipal Land Use law, without undue hardship or offense to either the Municipal Land Use Law, or the Lake Como local ordinance and the granting of such relief will not impair the intent and/or purpose of the Lake Como zoning ordinance or zoning plan. The variances approved are ;

1. Applicant may construct a dwelling house with a height of 28.8 feet to permit the installation of utilities in the attic of the subject dwelling house. The attic wherein the utilities are located shall not be utilized as living space;

2. Applicant shall be permitted to have one (1) parking space where two (2) parking spaces are required as per the ordinance;
3. Applicant may continue the 30 foot frontage where 40 foot frontage is required pursuant to the ordinance (note this is a preexisting non-conforming condition);;
4. Applicant may continue the use of the property as undersized the property being 3000 square feet wherein the ordinance requires 4000 square feet (note this is a preexisting non-conforming condition);

**NOW THEREFORE, BE IT RESOLVED** that the Lake Como Planning Board concludes that the granting of the application requested by the Applicant will not impair the zoning plan for the R-40 zone or the Borough and subject to all the conditions set forth in this resolution.

**BE IT FURTHER RESOLVED** by the Planning Board of the Borough of Lake Como that the application is approved subject to the following conditions:

1. Applicant will cause to be created and filed and recorded a sidewalk easement for the sidewalk adjoining the front of the dwelling house; and
2. All construction and development on the site will be consistent with the plans, renderings and testimony presented at the public hearing and subject to any and all conditions set forth at the public meeting whether or not included in this resolution;
3. Subject to the Applicants complying with any and all federal, state, county, and/or local laws and regulations pertaining to the development and use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects this approval, this matter shall be brought back before the Board for review of any such action and the Board shall have the right to modify this approval and/or conditions attached hereto as a result of any such action.

**THEREFORE**, the application to grant the bulk relief sought by the Applicant with respect to the single story addition and patio on the northerly side of the premises subject to the conditions set forth herein, is hereby granted.

**RESOLUTION**

**MOVED BY:**

**SECONDED BY:**

**ADOPTED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYS:**

**ABSTAIN**

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the 12th Day of May, 2025. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No .

---

**CHAIRMAN, JOSEPH CAVALUZZI**

June 2, 2025

**Via Email**

Lake Como Planning Board  
c/o Viveca H. Graham, Planning Board Secretary  
Borough of Lake Como  
1740 Main Street  
Lake Como, NJ 07719

**Re: Papa Variance Application  
1701 Newman Street  
Block 7, Lot 1.01**

Dear Chairman and Board Members:

As you are aware, the undersigned serves as counsel to Applicants, Mary Kate and Andrew Papa. Following the May 12, 2025 meeting and in further support of their variance application, the Papas made supplemental submissions by way a revised site plan and setback survey. These supplemental submissions show that the Applicants are now only seeking a bulk variance for the Front Yard Setback on Seventeenth Avenue where the Applicants propose a setback of 13-feet whereas 16.24 feet (average front yard setback) is required. Accordingly, the Applicants are seeking relief from the average front yard setback in the amount of 3.24'.

In that regard, please let this correspondence serve as confirmation that the above-captioned Application will be heard on June 9, 2025 at which time we will provide supplemental testimony outlining the changes to plan and the amended relief sought. Please do not hesitate to contact this office should you have any questions or concerns.

Thank you for all courtesies and attention.

Very truly yours,

/s/ Salvatore J. Alfieri  
SALVATORE J. ALFIERI  
SJA/gm

Enclosures

Cc: Anthony Maltese, P.E., P.L.S., P.P., C.M.E.

---

**Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753**  
**Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601**  
**Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 908 524-0096**  
**Haddonfield Office: 255 Kings Highway East, Haddonfield, NJ 08033 Tel 732 583-7474 Fax 732 290-0753**



NEWMAN STREET



SURVEY SHOWING FRONT HOUSE OFFSETS FOR: ANDREW PAPA LOT 1,01 BLOCK 7	
SITUATED IN: BOROUGH OF LAKE COMO	
PREPARED BY: THOMAS M. ERNST & ASSOCIATES - PROFESSIONAL LAND SURVEYORS, INC. 400 JEFFERSON STREET, SUITE 201 JACKSON, NEW JERSEY 07030 CERTIFICATE NUMBER 24048787000	
DATED: OCTOBER 10, 2024	REVISED TO: MAY 14, 2025
MICHAEL S. LYNCH PROFESSIONAL LAND SURVEYOR NEW JERSEY E.C. # 10000	
SCALE: 1" = 20'	





**ANTHONY MATESE, P.E., P.L.S., P.P., C.M.E.**  
**PROFESSIONAL ENGINEER**  
**NJ LICENSE NO. 42579**



**ASSOCIATION OF ENVIRONMENTAL ENGINEERS, LLC**  
922 N-32, SUITE 63  
FRESHKILL, NJ 07728  
TEL: (732) 433-4460 FAX: (732) 987-6078



**PROTECT YOURSELF**  
A PHONE CALL  
CAN BE YOUR INSURANCE POLICY

[illegible]

## SITE PLAN

PREPARED FOR  
1701 NEWMAN STREET  
BLOCK 7,  
LOT 101

**SITUATED IN  
BOROUGH OF LAKE COMO  
MONMOUTH COUNTY  
NEW JERSEY**

**SHEET 1 OF 1**



AERIAL MAP  
N.T.9.

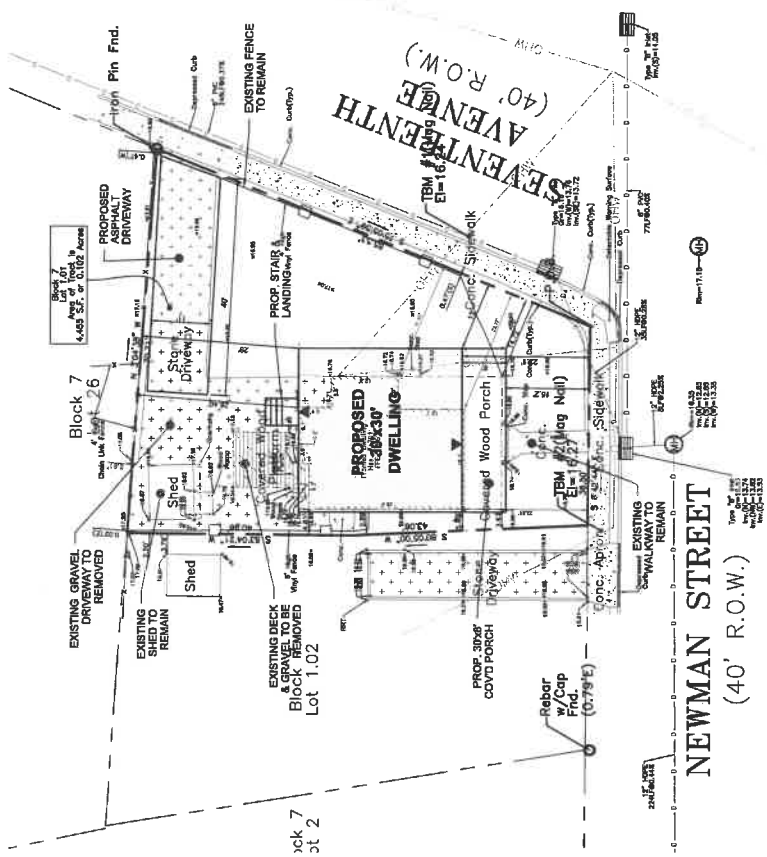
**ZONE REQUIREMENTS:**  
PROJECT IS LOCATED IN THE RESIDENTIAL (R-40) ZONE

BUILDING REQUIREMENTS:		REQUIRED	EXISTING	PROPOSED
MIL. LOT AREA (ACRES)		4.00 AC.	4.00 AC.	4.00 AC.
MIL. LOT FRONT (FEET)		48 FT.	48.0 FT.	54.0 FT.
MIL. LOT DEPTH (FEET)		45 FT.	45.0 FT.	45.0 FT.
MIL. LOT WIDTH (FEET)		100 FT.	100.0 FT.	100.0 FT.
STRENGTH (PSYCHOLOGICAL BUILDING)		100 FT.	21.5 FT.	13.1 FT.
MIL. FRONT YARD (SOUTHWEST ANGLE)		100 FT.	21.5 FT.	13.1 FT.
MIL. FRONT YARD (SOUTHWEST ANGLE)		100 FT.	21.5 FT.	13.1 FT.
MIL. BUILDING HEIGHT		100 FT.	21.5 FT.	13.1 FT.
MIL. BUILDING COVERAGE		40%	20.0%	40.0%
MIL. BUILDING COVERAGE		40%	20.0%	40.0%
MIL. BUILDING COVERAGE		40%	20.0%	40.0%

\* AVERAGE FRONT YARD SETBACK AS SHOWN ON A SURVEY ENTITLED, "SURVEY SHOWING FRONT HOUSE OFFSETS FOR: ANDREW PAPA LOT 1.01 BLOCK 7" PREPARED BY THOMAS M. ERNST & ASSOCIATES, DATED OCTOBER 10, 2024 AND LAST REVISED MAY 14, 2025.

	EXISTING	PROPOSED
DWELLING (GAL. PORCH)	811 S.F.	1,149 S.F.
SHED	82 S.F.	82 S.F.
WOOD RAMP	14 S.F.	14 S.F.
DRIVEWAY	1,132 S.F.	668 S.F.
CONCRETE WALKWAY	82 S.F.	82 S.F.
DECK & STEPS	128 S.F.	30 S.F.
TOTAL IMP. COVERAGE	2,348 S.F.	1,794 S.F.
% TOTAL IMPERVIOUS	4,456 S.F.	
COVERAGE	50.4%	40.4%

BUILDING COVERAGE		EXISTING	PROPOSED
DWELLING (INCL. PORCH)		861 S.F.	1,140 S.F.
SHED		42 S.F.	42 S.F.
TOTAL BLDG COVER		903 S.F.	1,222 S.F.
LOT AREA		4,683 S.F.	
% BLDG COVERAGE		26.3%	27.1%



**GRAPHIC SCALE**

(10 feet)  
1 inch = 10 ft.

ALL DOCUMENTS PREPARED BY AMBITION ENGINEERING LLC ARE INSTRUMENTS OF SERVICE. IN RESPECT OF THE PROJECT, THEY ARE NOT INTENDED OR REPRESENTED TO BE MAINTAINED BY OWNERS OR OTHERS FOR EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REQUIRE WITHOUT WRITTEN VERIFICATION OR REPERMITION BY AMBITION ENGINEERING LLC FOR THE SERVICE IS PURCHASE. INSTRUMENTS WILL BE AT OWNERS RISK AND WITHOUT LIABILITY FOR LEGAL, EXPLOSIVE OR OTHER HAZARDOUS MATERIALS. AMBITION ENGINEERING LLC AND OTHER SMALL, MODERNITY AND HOLD HAZARDOUS MATERIALS ENGINEERING LLC FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES INCURRED OUT OF OR RESULTING FROM THE PROJECT.

ZONING

Clk# 5301 \$ 70<sup>00</sup> Rec'd by VHA Date 12/19/21 Permit # 24-1

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

**Borough of Lake Como** 4780  
**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:** 908-512-5018 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	Side Yard
	Existing	Existing	Proposed	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*  
Signature of Applicant

*12/19/24*  
Date

**Office Use Only**

Zoning Reviewer: \_\_\_\_\_

*GR* 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

Phone #: (908)812-5018

Owner Name: PAPA, ANDREW J & MARY KAY

Zoning District:

Address: 125 RANDOLPH AVE

Location: 1701 NEWMAN STREET

SOUTH PLAINFIELD, NJ 07080

Contractor: PAPA, ANDREW J & MARY KAY

Address: 125 RANDOLPH AVE, SOUTH PLAINF

Phone Number:

License #:

This is to certify that the above description premises is correct with any building thereon, etc. used as prior.

NEW HOUSE

Comments:

**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

Payment (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.

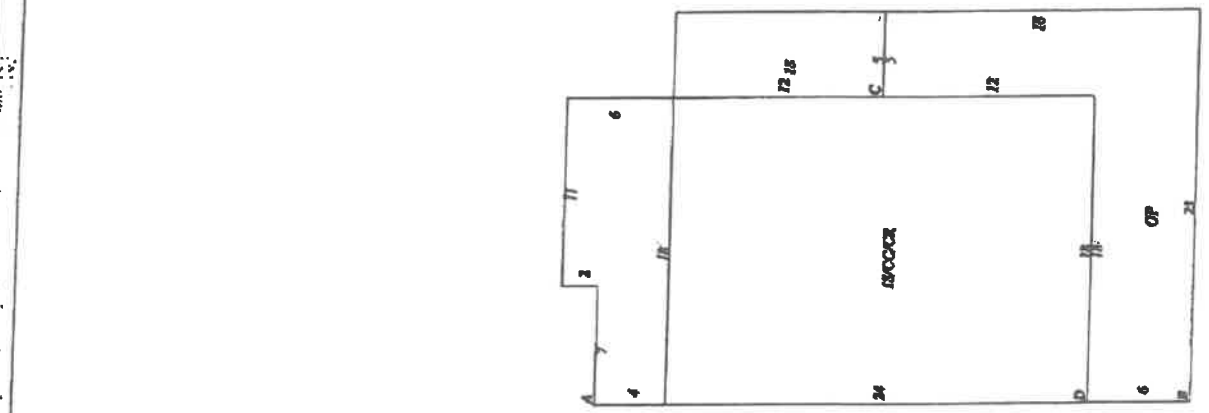
Zoning Officer

Date

32/23/24

Block 7    Land Desc 54X03 IRR    Owners Name  
 Lot 1.01    Bldg Desc 1SF    Street Address  
 Qual    Addl Lots    City & State  
 Acct#    Acreage 0.103    Class 2    Property Location 1701 NEWMAN STREET  
 Bank zip 07080    Zone R-40    Exemption Code    Net Taxable Value Deductions  
 546,900    85,800    632,700    Cd No-On

2



**SITE INFORMATION**

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

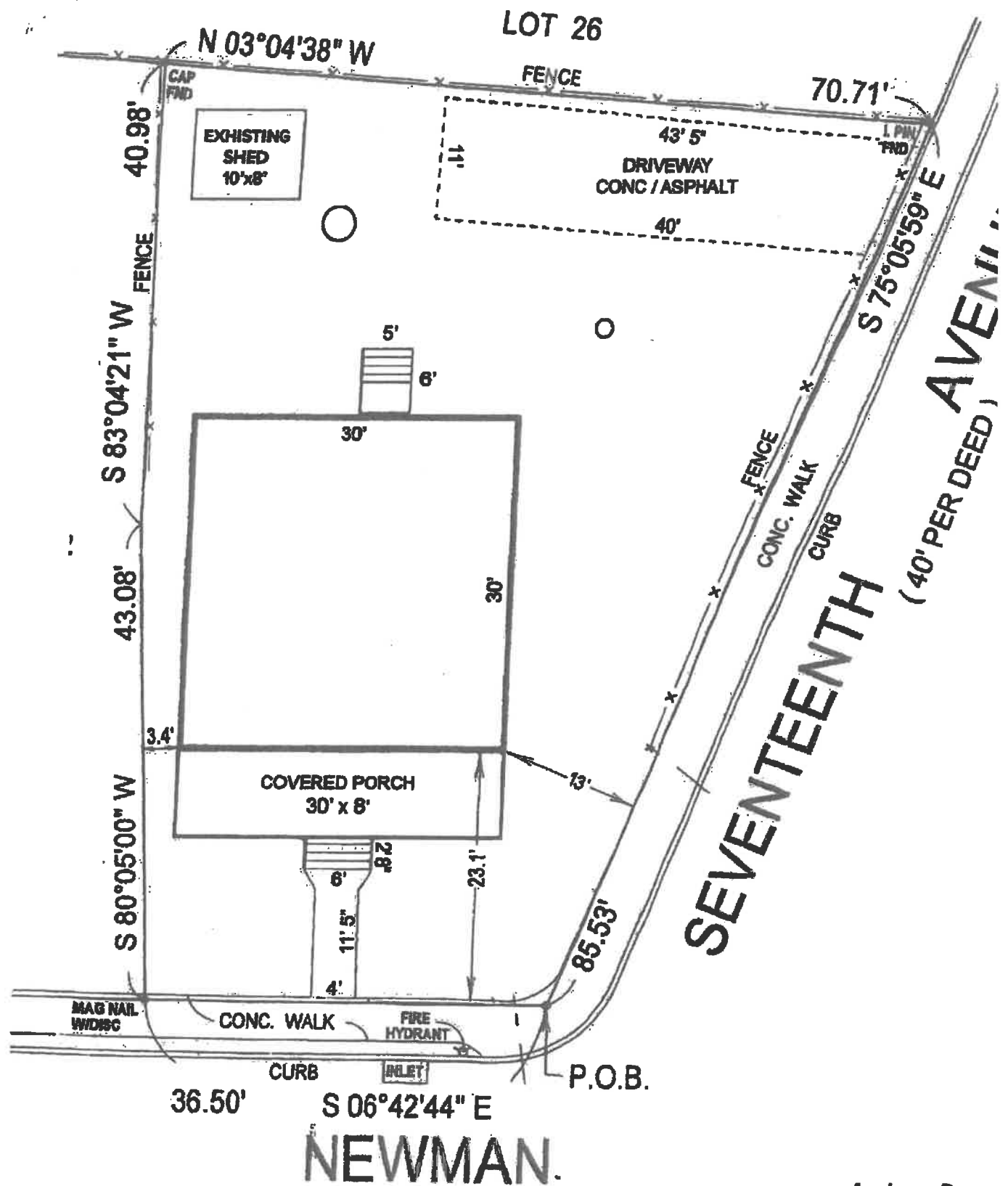
**BUILDING INFORMATION**

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: 1 Old: 1  
 Kitchen: Mod: 1 Avg: 1 Old: 1  
 Room Count: Tot: 4 Bed: 2 Bath: 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 CORNER  
 OPEN PORCH  
 SHED 1STY

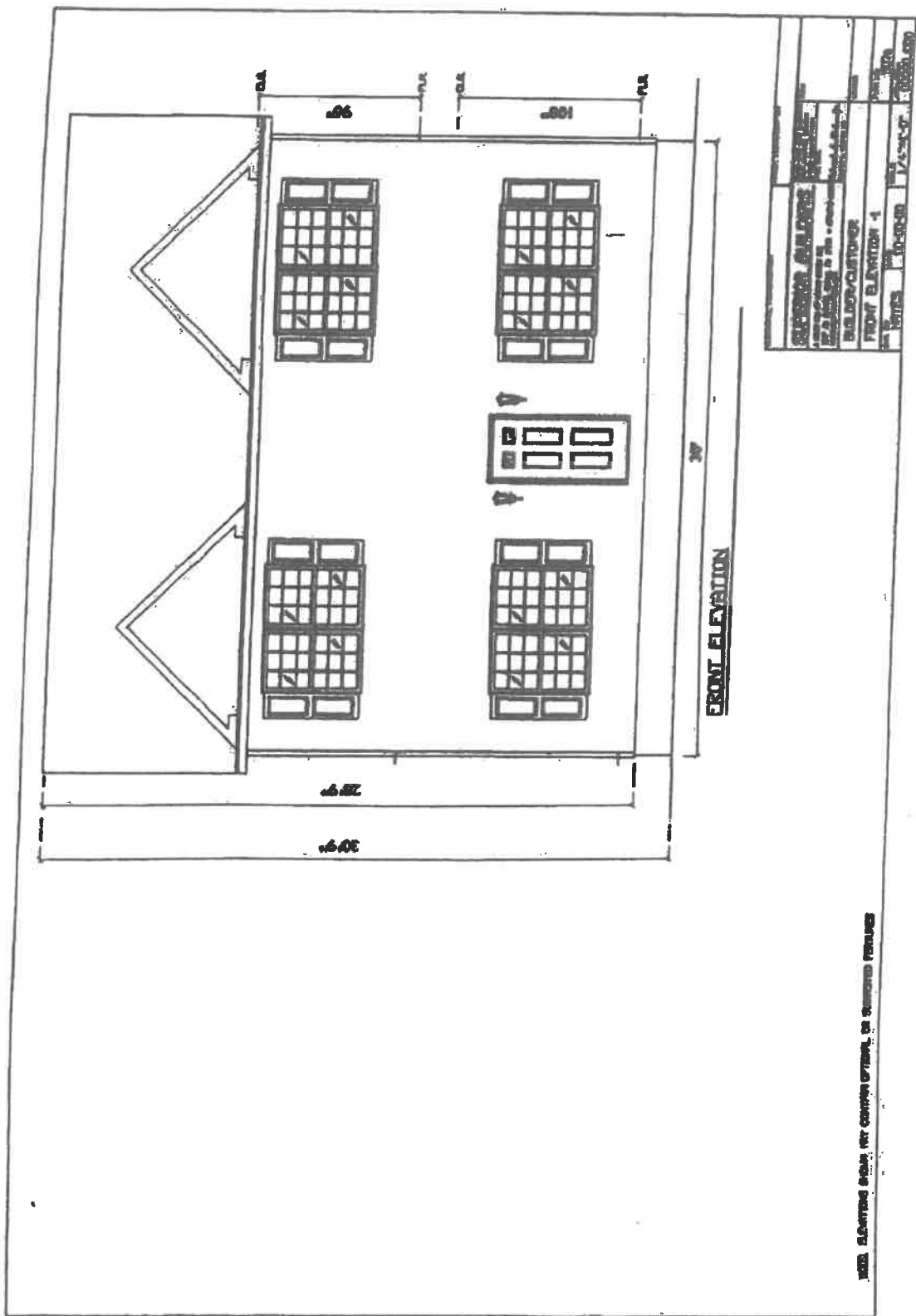
586 SF  
 432 SF  
 586 SF  
 16  
 196 SF  
 25 100 SF

SALE DATE 00/00/00  
 SALE PRICE 0



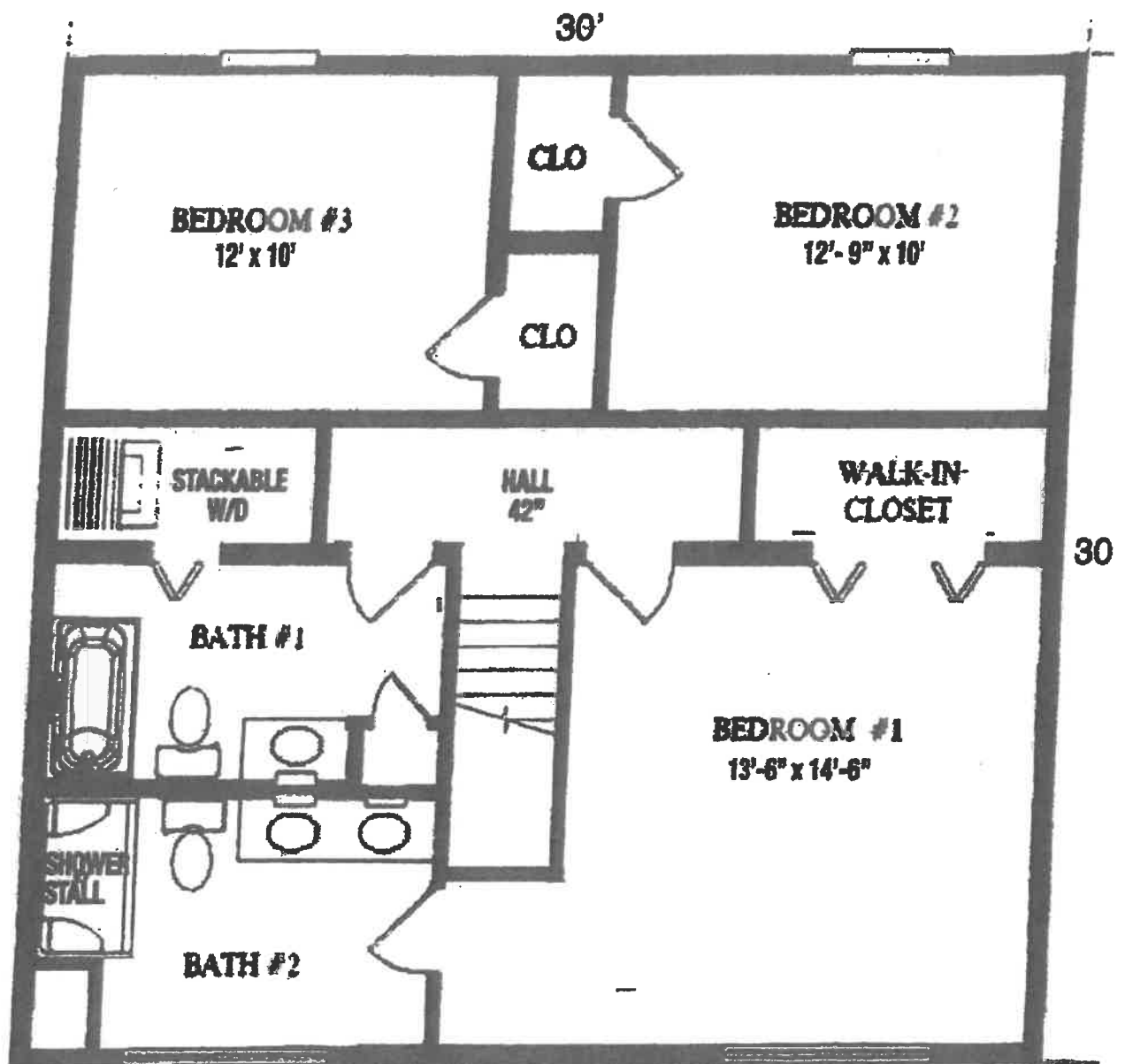
1701 Newman St  
Block 7 Lot 1.01 Zone R-40  
Proposed 30'x30'

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



SUPERIOR ALUMINUM	
723 1/2" x 36" x 1/2"	723 1/2" x 36" x 1/2"
810 1/2" x 36" x 1/2"	810 1/2" x 36" x 1/2"
FRONT ELEVATION 1	
DATE	1/25/00
BY	1/25/00
1/25/00	1/25/00

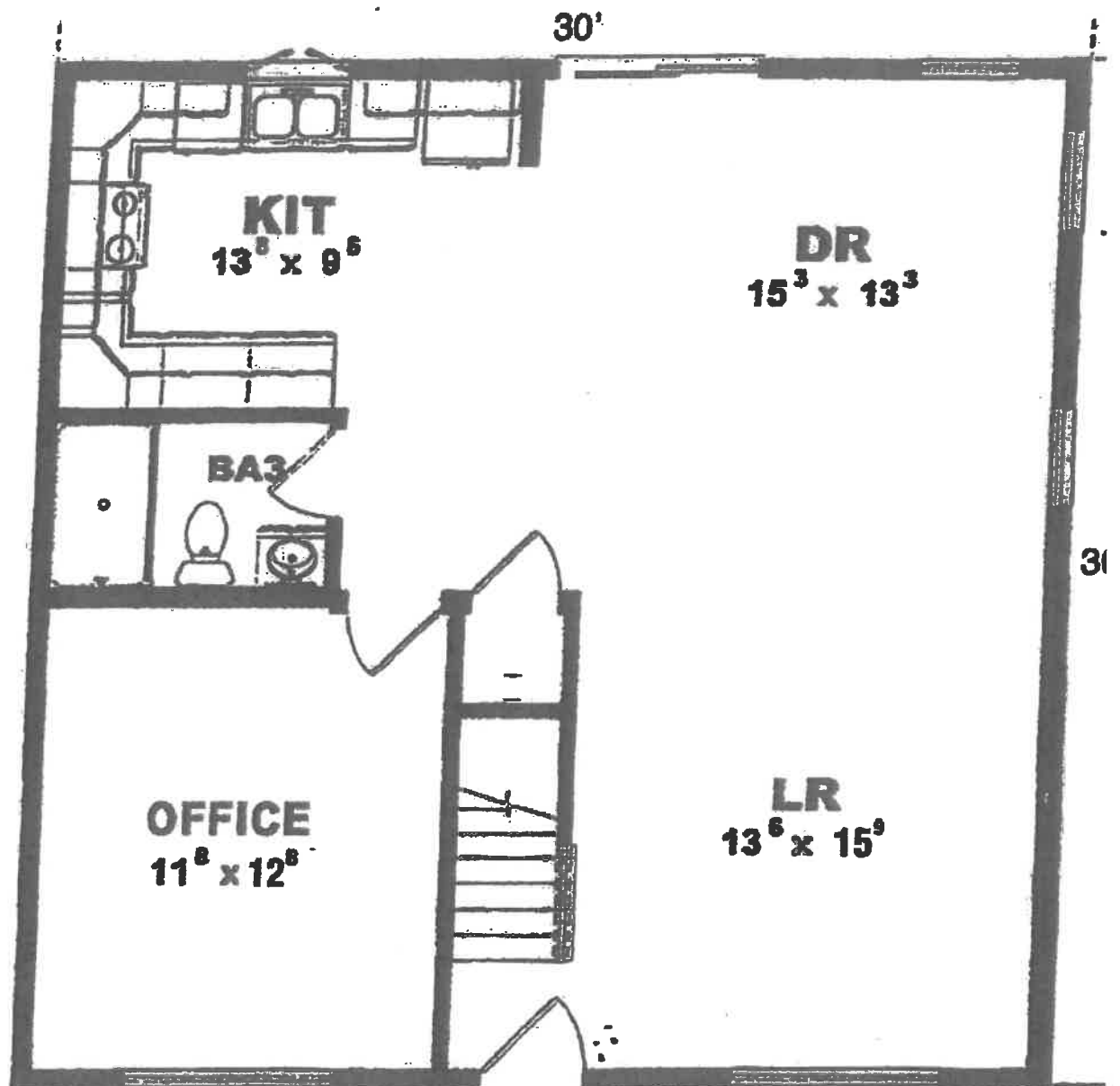
ALL DIMENSIONS ARE IN FEET AND INCHES. SEE STANDARD DETAILS.



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  
908-812-5011  
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: \$300.00 APPL. FEE \$250.00/yr  
Hearing Date: May 12, 2005  
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

ANDREW & MARY KAY PAPA  
125 RANDOLPH AVENUE  
SOUTH PLAINFIELD, NJ 07080  
908-812-5018

Telephone No.

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 LAND-USE 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

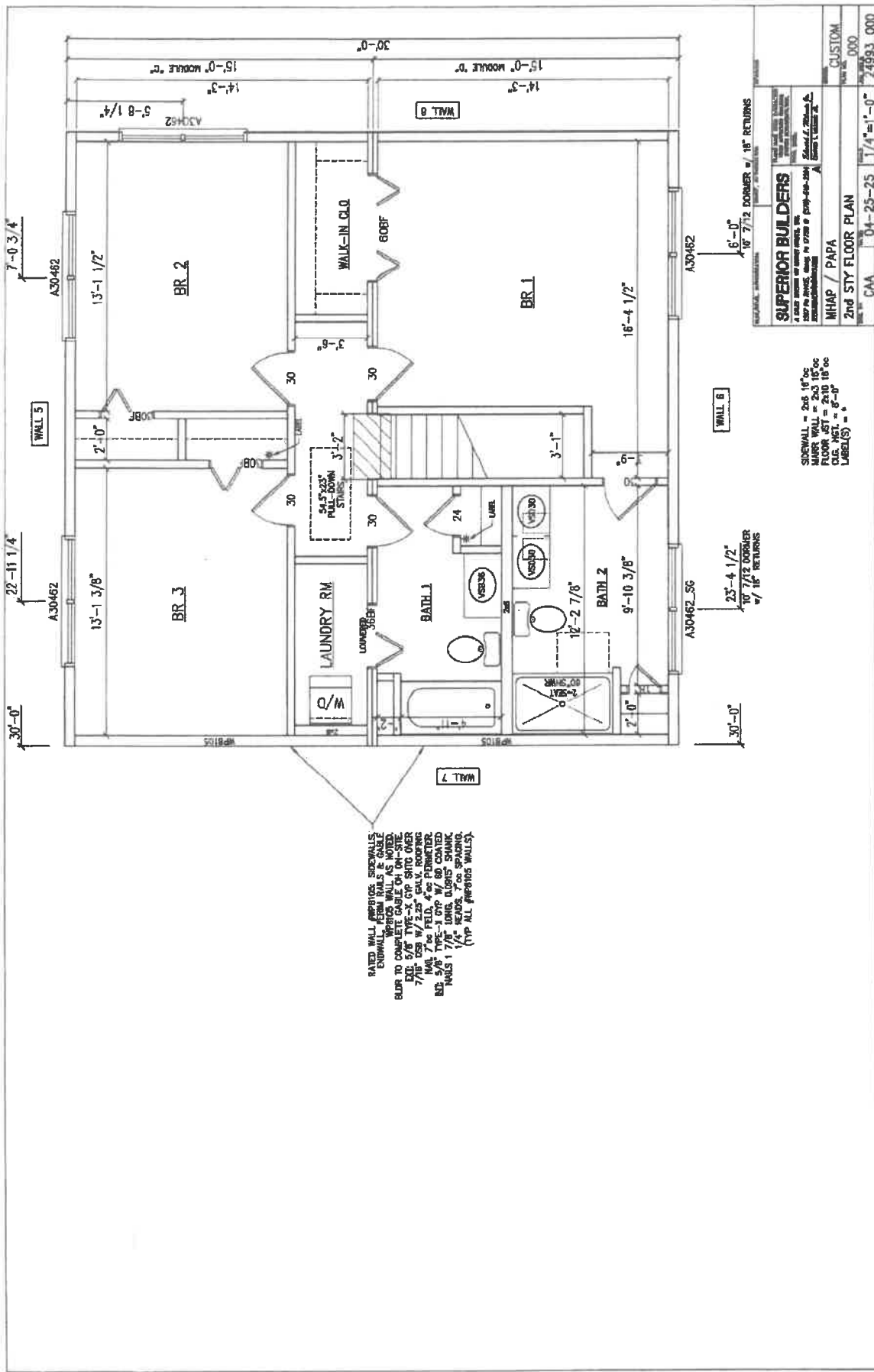
Dear Ms. Papa:

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

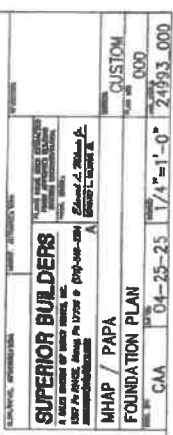


RATED WALL PERFORMS EXCELLENCE  
 EXTERIOR WALL PERFORMS AS NOTED  
 BLUR TO COMPLETE GABLE ON ON-SITE  
 ALL 1/2" TYPE-1 GYP W/ 80 COATED  
 7/8" NAILS 1 7/8" LONG, 16" OC SHANK  
 (TYP ALL EXTERIOR WALLS)

SIDEWALL = 2x4 14' OC  
 MAJOR WALL = 2x6 16' OC  
 FLOOR JST = 2x10 16' OC  
 LABEL(S) = 6

<b>SUPERIOR BUILDERS</b>	
A FULL SERVICE BUILDING COMPANY	
1000 N. 10TH AVE. SUITE 100 DENVER, CO 80202	
TEL: 303.733.1111 FAX: 303.733.1112	
WWW.SUPERIORBUILDERS.COM	
DESIGNED BY: J. J. JENSEN	
DRAWN BY: J. J. JENSEN	
CHECKED BY: J. J. JENSEN	
DATE: 04-25-25	
PROJECT: 04-25-25	
SHEET: 24993.000	

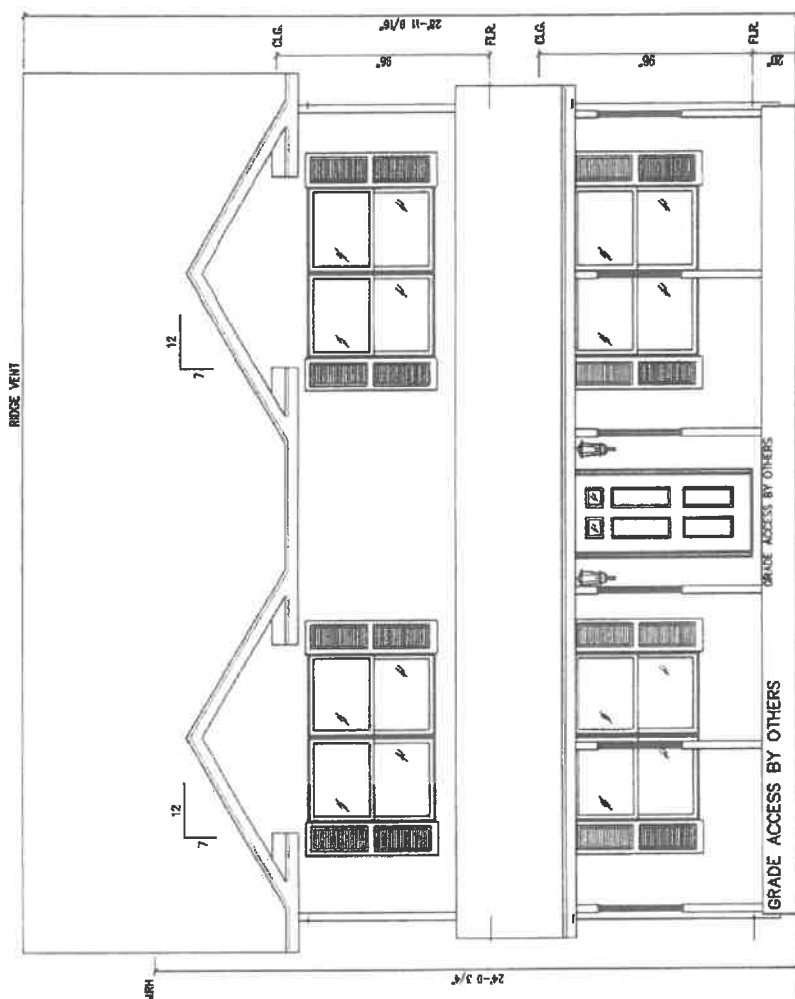
CUSTOM  
 2nd STY FLOOR PLAN  
 1/4" = 1'-0"



1/2" ANCHOR BOLTS REQUIRED AT 6'-0" OC MIN (2) PER SILL PLATE SECTION. ANCHOR BOLT IS REQUIRED 3.5" MIN - 12" MAX FROM EACH END OF EACH SILL PLATE SECTION. CONNECTIONS FOR LISTED UPLIFT LOADS TO BE PROVIDED FROM MODULAR TO FOUNDATION ON-SITE BY BUILDERS. SLIDING AND OVERTURNING LOADS ARE RESISTED BY PRESCRIPTION ANCHOR BOLT CONNECTIONS AND SPACING PER 2016-2022 IRC SECTION R601.6. ANCHOR BOLT EMBEDMENT SHALL EXTEND 7" INTO CONCRETE OR BROUGHT CENTS OF MASONRY UNITS (R603.1.6).

**NOTES:**

1. A 1/2"x6"x12" STEEL PLATE IS REQUIRED ON COLUMNS.
2. SEE FLOOR PLAN, FOUNDATION PLAN, AND SET-UP INSTRUCTIONS FOR SECURING MODULES TO FOUNDATION (COLUMNS, PERIMETER & CORNER ANCHORS (IF REQUIRED)).
3. ALL GROSS SPACES MUST BE LOCATED OVER A COLUMN.



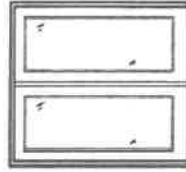
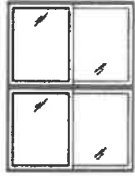
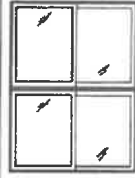
## FRONT ELEVATION

**NOTE: ELEVATIONS SHOWN MAY CONTAIN OPTIONAL OR SUGGESTED FEATURES**

[illegible]

INDICE VENT

CLG. 3'06" FLR. CLG. 3'06" FLR.



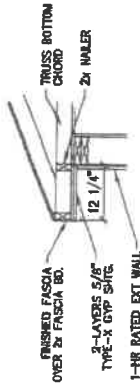
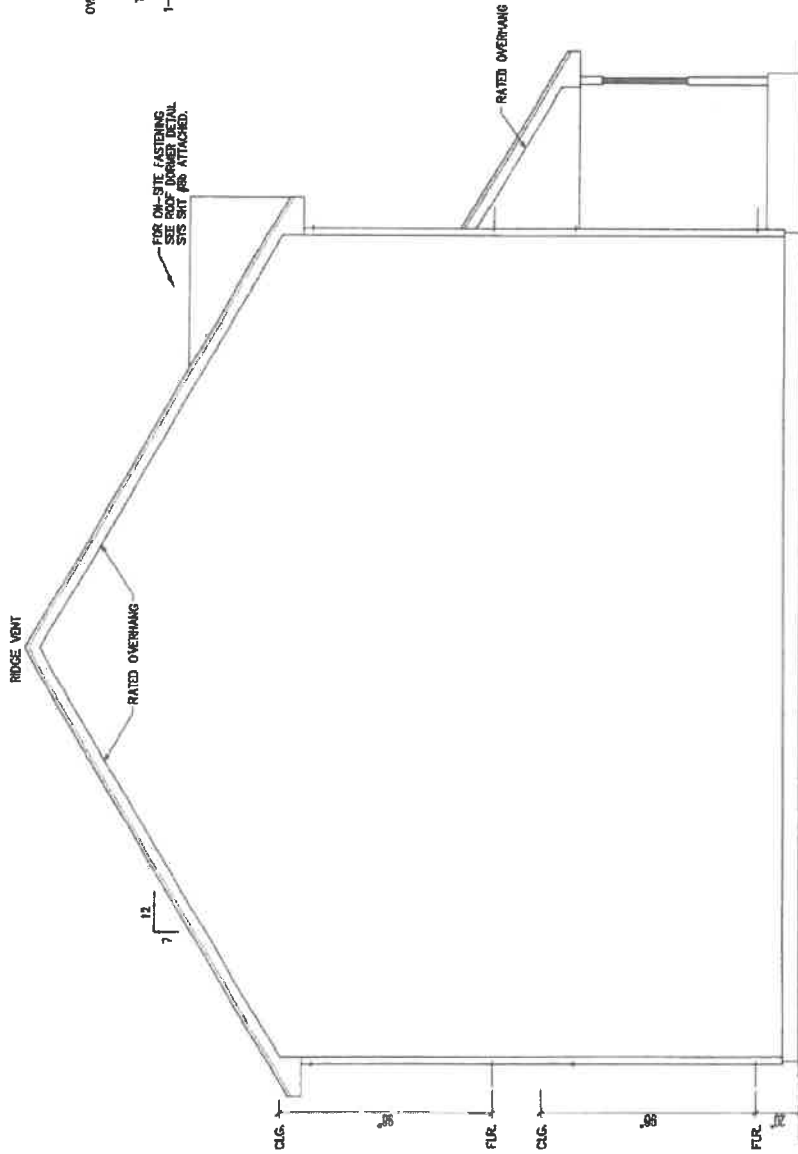
GRADE ACCESS BY OTHERS

# REAR ELEVATION

NOTE: ELEVATIONS SHOWN MAY CONTAIN OPTIONAL OR SUGGESTED FEATURES

<p>DESIGNER: SUPERIOR BUILDERS A DIVISION OF LINDSAY BROS. INC. 1000 W. 40th, Suite 100, Des Moines, IA 50319 (515) 281-1111</p>	<p>DATE: 02-25-25 PROJECT: 02-25-25</p>	<p>SCALE: 1/4"=1'-0"</p>	<p>PROJECT NO: 23593_000</p>
<p>CLIENT: MHAP / PAPA ELEVATION: REAR ELEVATION CUSTOM DOO</p>			





# **FIRE-RATED SOFFIT DETAIL**

BASE LAYER: 5/8" TYPE-X GYP SHG. APPLIED AT RIGHT ANGLES TO JOINTS @ 16" o.c. W/ (2) #6 x 1 1/4" TYPE W or S DRYWALL SCREWS MIN 1" FOR EXTERIOR USE AT EACH RAFTER & #6 x 1 1/4" TYPE W or S DRYWALL SCREWS RATED FOR EXTERIOR USE @ 8" o.c. AT 2x WALKER.

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

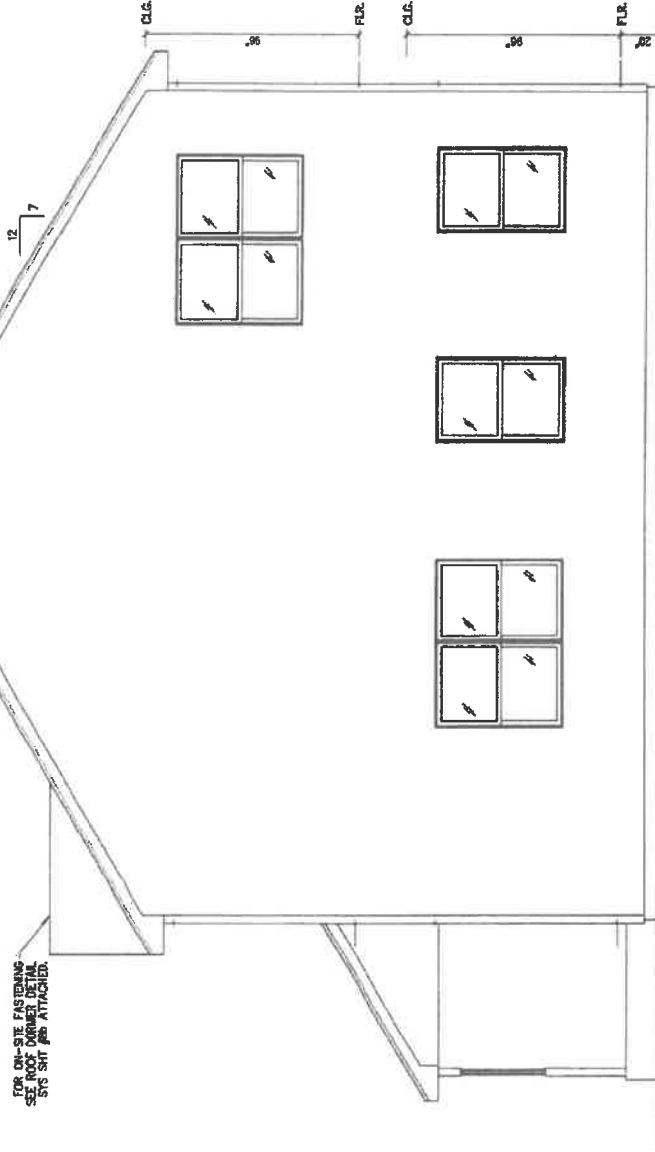
## **LEFT ELEVATION**

NOTE: ELEVATIONS SHOWN MAY CONTAIN OPTIONAL OR SUGGESTED FEATURES

SUPERIOR BUILDERS		1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 303.733.8888	1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 303.733.8888
WHAP / PAPA		1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 303.733.8888	1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 303.733.8888
LEFT ELEVATION		1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 303.733.8888	1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 303.733.8888
CAA		02-25-25	1/4" = 1'-0"
		000	24993.000

RIDGE VENT

FOR ON-SITE ENGINEERING  
SEE ROOF NUMBER DETAIL  
SYS SH1 AND ATTACHED.



# RIGHT ELEVATION

NOTE: ELEVATIONS SHOWN MAY CONTAIN OPTIONAL OR SUGGESTED FEATURES

SUPERIOR BUILDERS		1100 10th Street, Suite 100 St. Paul, MN 55102-1000		763-444-1000		www.superiorbuilders.com	
MHAP / PAPA		RIGHT ELEVATION		CUSTOM		000	
CAA		04-25-25		1/4" = 1'-0"		24953.000	



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:
  - o Minimum Lot Frontage – 40 feet required; 36.5 feet existing;
  - o Minimum Lot Depth – 100 feet required; 83 feet existing;
  - o Front Yard Setback (17th Avenue, dwelling) – 20 feet required; 21.75 feet existing; **13 feet proposed;**
  - o Side Yard Setback (accessory) – 3 feet required; 2.5 feet existing;
  - o 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 17<sup>th</sup> Avenue adjacent to the site and the vertical and horizontal configuration of 17<sup>th</sup> 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.**



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

cc: Andrew & Mary Kay Papa, Applicant (via email)  
Adam Schneider, Esq., Board Attorney (via email)

APPLICANT: ANDREW AND MARY KAY PAPA  
ATTORNEY: SALVATORE ALFIERI, ESQUIRE  
APPLICATION NO:  
BLOCK: 7; LOT: 4.01  
PROPERTY: 1701 NEWMAN STREET, LAKE COMO, NJ

**LAKE COMO PLANNING BOARD**  
**RESOLUTION OF THE PLANNING BOARD**  
**OF THE BOROUGH OF LAKE COMO**  
**COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

WHEREAS, Andrew Papa and Mary Kay Papa, are the record owners of a parcel of real property which is shown as Block 7, Lot 1.01 6 on the Tax Map of the Borough of Lake Como, and the applicant, hereafter referred to as the "Applicant" has filed with the Planning Board of the Borough of Lake Como, approval to construct a single family residential dwelling house on the subject site which is an irregular corner lot and seek a variance for the front yard setback; and

WHEREAS, The applicant appeared before the Board on May 12, 2025 and June 9, 2025 represented by their attorney, Salvatore Alfieri, Esquire, and all notice requirements mandated by statute were made and notices were provided by the public, and proof was submitted to the Board; and

WHEREAS, The Board has jurisdiction to hear, consider and then determine the application and;

WHEREAS, The Board, having given due consideration to the exhibits submitted into evidence, and the testimony presented by and on behalf of the Applicant, makes the following findings of fact:

1. The subject property is located on the northern side of Twenty-First Avenue, east of Margerum Avenue in the Borough of Lake Como. The subject property is located within the R-40 zone of the Borough of Lake Como.
2. The use of the premises is consistent with that which is permitted in the R-40 zone as a single family house.
3. The subject application seeks to permit the demolition of the existing dwelling house and the construction of a new "modular type" house in its place on the site. There are no other improvements sought by the applicant.

4. Testimony was provided by Anthony Maltese, PE PLS, PP and CME, who is a New Jersey Licensed Engineer and Planner. The witness was qualified and recognized by the Board as an expert witness in the field of architecture and she testified that the applicants are the record owners of the subject property. Ms. Taneja testified further that it is the intention of the applicants to retire in the near future and to move to the subject property as their full time residence. She testified further that the proposal of the applicant will make the subject property more "livable" in terms of the anticipated use by the applicant as their "forever home." She provided additional testimony to the effect that the proposed additions and improvements could be effectuated without undue imposition or offense to the local zoning ordinance or the Municipal Land Use Law.
5. Mr. Maltese further testified that due to the shape of the subject lot, and the location thereof, it was his opinion that the lot fits within the criteria of a hardship under section "C" of NJSA 40:55D-70(c)(1) which would justify the relief sought in this application specifically as the subject lot is a corner lot with essentially two (2) front yards and as such, a variance for the front yard setback of 13 feet is requested wherein the local ordinance requires 20 feet.
6. The Applicant also presented testimony from Mary Kay Papa, who noted that the existing dwelling house is nearly 100 years old and is not properly insulated nor winterized. Ms. Papa testified that she and her husband intend to live in this house as their "forever home" and to live out their retirement at the house.
7. Thereafter, Al Hila, the Board engineer raised a question as to the overall height of the building relative to the setback. At this point the applicant sought to adjourn the hearing to properly address this question and the Board granted the request and the matter was carried to the June 9, 2025 meeting without further notice.
8. Thereafter, the Applicant presented additional evidence, specifically a revised survey dated May 14, 2025 which reflected and set forth the sole variance sought which was a 13 foot front yard setback and also addressed the height issue to the satisfaction of Mr. Hila and the Board.
9. The Following Exhibits were moved into evidence

A-1 Survey of the site;

A-2 Plans for the modular home to be constructed by the applicant

A-3 Updated survey of the subject property dated May 14, 2025

WHEREFORE, The Board finds that the relief sought by the applicant with respect to this application, specifically the following variances, may be granted based upon the hardship under section of the Municipal Land Use law, without undue hardship or offense to either the Municipal Land Use Law, or the Lake Como local ordinance and the granting of such relief will not impair the intent and/or purpose of the Lake Como zoning ordinance or zoning plan. The variances approved are

1. Front Yard Setback on Newman Street, 13 feet where 20 feet are required by the ordinance.

NOW THEREFORE, BE IT RESOLVED that the Lake Como Planning Board concludes that the granting of the application requested by the Applicant will not impair the zoning plan for the R-40 zone or the Borough and subject to all the conditions set forth in this resolution.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Lake Como that the application is approved subject to the following conditions:

1. Applicant may construct the modular home with a front yard setback of 13 feet where 20 feet is required pursuant to the ordinance.
2. Applicant will submit drainage calculations to the Borough Engineer for approval thereby as part of the permitting application process.
3. All construction and development on the site will be consistent with the plans, renderings and testimony presented at the public hearing and subject to any and all conditions set forth at the public meeting whether or not included in this resolution.
4. Subject to the Applicants complying with any and all federal, state, county, and/or local laws and regulations pertaining to the development and use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects this approval, this matter shall be brought back before the Board for review of any such action and the Board shall have the right to modify this approval and/or conditions attached hereto as a result of any such action.

THEREFORE, the application to grant the bulk relief sought by the Applicant with respect to the single story addition and patio on the northerly side of the premises subject to the conditions set forth herein, is hereby granted.

RESOLUTION 2024-10

MOVED BY:

SECONDED BY:



**ADOPTED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYS:**

**ABSTAIN**

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the 9<sup>th</sup> day of June, 2025. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No 2021-10.

---

**CHAIRMAN, JOSEPH CAVALUZZI**

ZONING

Ck# 892 \$ 70.00 Rec'd by VHM Date 1/10/24 Permit # 24-05

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

**Borough of Lake Como** 4452

**Zoning Application for Residential and Commercial Properties**

1. **Address of Property:** 399 NORTH BLVD.

**Block:** \_\_\_\_\_ **Lot:** \_\_\_\_\_ **Zone:** R-150

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

3. **Applicant's Name\*:** MARK A. FESSLER, R.A.

**Address:** P.O. BOX 440 SPRING LAKE, NJ 07762

**Phone Number:** 732-701-3770

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

4. **Owner's Name:** JOSEPH + SUE STUTO

**Address:** 399 NORTH BLVD, LAKE COMO, NJ 07719

**Phone Number:** 917-359-6390

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

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

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

\_\_\_\_\_ Shed \_\_\_\_\_ Fence \_\_\_\_\_ Deck \_\_\_\_\_ Other \*If other, please describe: \_\_\_\_\_

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

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

**Dimension of New Building/Addition:** 10'-4" x 21'-4" **Height of New Building/Addition:** 13.4 FT.

**Area of New Building/Addition:** 1320 sq. ft. **Number and Types of Rooms:** 4 BEDROOMS,

1 NEW SITTING ROOM/DEN & 2 NEW BATH ROOMS.

\* If multiple additions are being applied for, itemize the additions and provide all pertinent information for each addition as requested above. \* If addition is a pool, please indicate type and height of fencing.

**Additional Information:**

OWNERS WISH TO ADD ANOTHER STORY & A REAR ADDITION TO THEIR EXISTING 3 BR/1.25 BATH GARAGE ART. DWELLING, WHICH WOULD THEN BECOME THEIR PERMANENT RESIDENCE. THE HOUSE IS LOCATED IN THE FLOOD ZONE & THE EXISTING GROUND LEVEL WILL CONTINUE TO BE USED FOR A GARAGE & STORAGE. PLEASE REFER TO THE ATTACHED PLANS & ZONING CHART WHICH DETAILS THE EXISTING NON-CONFORMING CONDITIONS.

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.

Mark A. Kunk, RA  
Signature of Applicant

JAN. 8, 2024  
Date

Office Use Only

Zoning Reviewer: [Signature]

Date: 1/15/24

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 ATTACHED

**Zoning Application #24-05 399 North Blvd**

**Owner proposes**

**ADDITION/ALTERATION**

**ADDITION 16'4"X 21'4" 34' HEIGHT**

**4 BEDROOMS, NEW SITTING ROOM/DEN, & 2 NEW BATHROOMS. FIRST FLOOR IN  
FLOOD ZONE TO BE USED AS GARAGE & STORAGE**

**DENIAL**

**EXISTING LOT IS 2994 SF IN A R-50 ZONE  
28.86' X 106.32'**

**VARIANCES WILL BE NEEDED FROM THE PLANNING BOARD:**

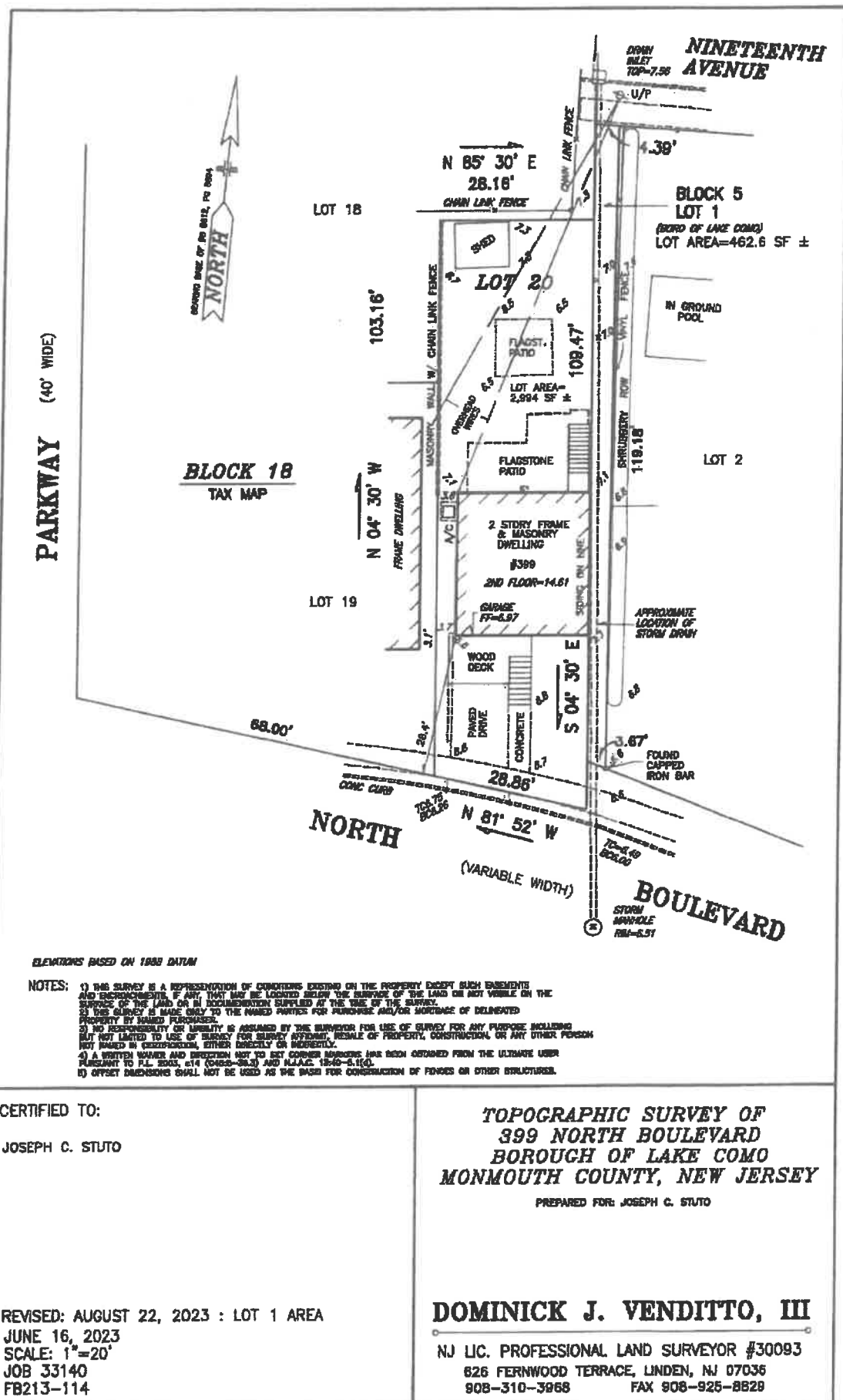
<b>FRONT SETBACK</b>	<b>17' WHERE 20' IS REQUIRED</b>
<b>SIDE SET BACKS</b>	<b>3.7' &amp; 0' WHERE 5' IS REQUIRED</b>
<b>BUILDING HEIGHT</b>	<b>34' WHERE 22.2' IS PERMITTED.</b>

**THE NEIGHBORING EAST LOT IS IN DISPUTE AT THIS TIME**

**Approved**  
**Denied**  
**Received**

**John P. Rowe, Zoning Officer**

**Date**



Stuto Residence-399 North Blvd., Lake Como					
ZONING CHART					
Zone: R-50	Required	Existing	Proposed	Proposal w/extra land	
Principle Use	Single-Family	Single-Family	Single-Family	Single-Family	
Lot Area	5000 sq.ft.	2994 sq.ft.*	2994 sq.ft.*	3244 sq.ft.**	
Lot Frontage	50 ft.	28.86 ft.*	28.86 ft.*	32.53 ft.**	
Lot Width	50 ft.	28.16 ft.*	28.16 ft.*	31.7ft.±**	
Lot Depth	100 ft.	106.32ft.±	106.32ft.±	106.32ft.±	
Front Setback	20 ft. or Average	17ft.±*	17ft.±*	17ft.±*	
Side Setbacks	5ft. & 5ft.	3.7ft.* & 0 ft.*	3.7ft.* & 0 ft.* (5.33ft.± at addition)	3.7ft.* & 4ft.±** (5.33ft.± at addition)	
Rear Setback	10 ft.	50 ft.±	33ft.±	33ft.±	
Building Height	2 1/2story/35ft. Narrow Lot Width= (56.3%x35=19.7ft.)	1 1/2 /24ft.±*	2 1/2 /34ft.±*	2 1/2 /34ft.±* (63.4%x35=22.2ft.)	
Accessory Bldg.					
Side Setback	5 ft.	2.5 ft.±*	NA	2.5ft.±*	
Rear Setback	5 ft.	.5 ft.±*	NA	.5ft.±*	
Shed Area	100 sq.ft.	80 sq.ft.	NA	80 sq.ft.	
Building Area	40%max.	29.2%±(875sf)	40%(1196sf)	39.3%(1276sf)	
Impervious Area	60%max.	49%(1467sf)	54.6%(1636sf)	52.9%(1716sf)	
Front Yard (Landscape)	50% min. (28.86x16=472x50%=236sf)	49.2%(232sf)*	49.2%(232sf)*	55.7%(302sf) (472+70=542x50%=271sf)	
Parking	2	2	2	2	
* Denotes an Existing Non-conforming Condition ** Denotes an Improved Non-conforming Condition					



## Borough of Lake Como

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

Kevin G. Higgins  
Mayor

Andrew Huisman  
Administrator

### 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

JOSEPH STUTO  
399 NORTH BLVD. LAKE COMO NJ 07719  
917-359-6390

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

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

3. Applicant is:

☐ Corporation ☐ Partnership ☐ Individual ☐ Other \_\_\_\_\_

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

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

☒ Owner ☐ Lessee

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

o UNDERSIZE LOT AREA & WIDTH; FRONT & SIDE YARD SETBACKS;  
BUILDING HEIGHT

☐ Informal Hearing

7. Give a brief description of application:

OWNERS WISH TO CONVERT THEIR EXISTING "GARAGE APT." VACATION HOME  
INTO THEIR PERMANENT YEAR ROUND HOME BY ADDING AN ADDITION TO THE  
REAR OF THE HOME AND ADDING AN ADDITIONAL STORY TO THE EXISTING.

8. Street Address of Property:

399 NORTH BLVD., LAKE COMD, NJ

Block: 18 Lot: 20

9. Use of Property:

SINGLE-FAMILY

Existing:

SINGLE-FAMILY

Zone:

R-50

Proposed:

SINGLE-FAMILY

Lot Area:

2994 SQ. FT.

Building Area:

1320 SQ. FT. (PLUS GARAGE & DECKS)

10. Map Information:

Map Dated:

JUNE 16, 2023

Prepared By:

DOMINICK J. VENDETTO, III

Map Entitled:

TOPD SURVEY OF 399 NORTH BLVD., LAKE COMD

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

HOUSE IS LOCATED IN A FLOOD ZONE (BFE 100) AND  
ADJACENT TO A 462.5 SQ. FT. STRIP OF LAND OWNED  
BY THE BOROUGH OF LAKE COMD, WHICH THE APPLICANT  
IS TRYING TO PURCHASE ALL OR SOME OF TO REMOVE THEIR  
NON-CONFORMING CONDITIONS.

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.

1-30-24

Date

Joseph L. Stoltz  
Applicant/Agent





## *Borough of Lake Como*

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

### **GENERAL INFORMATION**

**Meeting Dates:** As published pursuant to N.J.S.A. 40:55D-9 et and additional meetings scheduled as required.

**Time & Place:** 7:00pm  
Lake Como Borough Hall Meeting Room  
1740 Main Street, Lake Como, NJ 07719

**Chairman:** Joseph Cavaluzzi

**Attorney:** Adam Schneider, Esq.

### **PROCEDURES CHECKLIST:**

Submit following with each application

1. One (1) original and three (3) copies of application form. Fill out application in its entirety. Answer all questions pertaining to your application. Update all tax information from Tax Collector/Assessor's office.
2. Appropriate fee-check made payable to the Borough of Lake Como in accordance with fee schedule.
3. Include fifteen (15) full size prints of site plan and/or subdivision map and/or survey and/or photographs as required. Survey should be signed, certified and dated within last ten (10) years.  
**\*\*PLEASE FOLD PLANS, DO NOT ROLL\*\***

Major Subdivision

Minor Subdivision (3 or less lots)

Preliminary Subdivision

Final Subdivision

Site Plan – Preliminary

Site Plan – Final

Hardship variance(s) – Single Family

Informal

Other

NOTE: When an application includes request for more than one action, the total accumulated for each action shall be collected. No application will be scheduled for hearing unless it is considered complete at least 21 days prior to the meeting date.

NOTE: When application represents requests for both preliminary and final approval simultaneously, both fees shall be collected.



architects + engineers

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

ENGINEERING NJ #24GA28019100

February 3, 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 #3  
Stuto Use Variance Application  
399 North Boulevard  
Block 18, Lot 20  
H2M Project No. LKCP2407**

Dear Chairman and Board Members:

I am in receipt of an amended application package for the referenced project. The application package includes Plot Plan and Architectural Plans (10 sheets) prepared by Mark A. Fessler, R.A., dated revised January 20, 2025, a completed application, and a survey of the property prepared by Dominick J. Venditto, dated revised August 22, 2023.

At this time, I find this revised application is substantially complete at this time and may be scheduled for a public hearing at the Board's convenience. 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. It should be noted as this matter has yet to be heard by the Board, this review letter supersedes my review letter dated January 2, 2025.

### **General**

The property in question is located on the northerly side of North Boulevard, approximately 90 feet east of the intersection with Parkway. This location is within the Residential R-50 Zone. The undersized lot currently contains a 2- story frame & masonry dwelling with raised deck above the driveway, and two flagstone patios and a shed in the rear. The Applicant proposes to demolish the shed and patios in the rear and install (1) a 3 story addition to the rear of the existing dwelling; (2) a full width expansion of the second floor deck in the front of the dwelling; and (3) full additional story above the expanded floorplan of the existing structure. The existing and proposed uses are conforming for the zone; however, the existing lot and existing and principal structure are non-conforming for the zone.

The Board should be mindful that this property was before the Board around 10 years ago and while I do not have any of the documentation from that action at this time, the Board Secretary will be providing copies of the resolution for your information prior to the hearing. The Board should also be aware that various documents as part of the application package refer to Borough owned land on the easterly side of the subject lot that contains existing drainage infrastructure, and though the Applicant has sought to acquire same, this land is not under consideration through this application.

### 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(d) sets forth the Requirements within the R-50 Zone. A review of the plans in conjunction with this section identified the following non-conformities:
  - Lot Area – 5,000 square feet required, 2,994 square feet existing;
  - Lot Frontage – 50 feet required, 28.86 feet existing;
  - Lot Width – 50 feet required, 28.16 feet existing;
  - Front Yard Setback – 20 feet minimum, 17 feet existing (to 2<sup>nd</sup> floor deck), **17 feet proposed (to 3<sup>rd</sup> floor deck);**
  - Side Setback (west side) – 5 feet minimum, 3.7 feet existing, **3.7 feet proposed (to 3<sup>rd</sup> floor addition to existing structure);**
  - Side Setback (east side) – 5 feet minimum, 0 feet existing, **0 feet proposed (to 2<sup>nd</sup> floor deck and 3<sup>rd</sup> floor addition to existing structure), 1.66 feet proposed (to 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor addition to the rear);**
  - Building Height – 2.5 stories/19.7 feet maximum, 2 stories/24 feet existing, **3 stories/32.75 feet proposed; and**
  - Building Coverage – 40% maximum allowable, 30.7% existing, **40.2% proposed.**

The existing non-conforming conditions cited above are provided for the Board's information only as they are existing conditions. Bulk variances will be required for the non-conforming dimensions cited above with the exception of Building Height. The proposed Building Height as determined by ordinance would be 3 stories totaling 32.75 feet. This includes the ground floor, main floor, and upper floor, as depicted by the Architectural Plans. Due to the narrow width of the site, the building height is permitted to be 20.3 feet (58% of 35ft). The proposed height of 32.5 feet is in excess of the maximum by 12.2 feet, which is approximately 60% over the allowable amount. As this dimension exceeds 10% of the allowable building height, a Use Variance will be required for the proposed Building Height.

2. There is no Grading Plan provided and topographic contours/elevations are not represented on the Plot Plan. There is no information provided regarding intended stormwater management at the site. The Board should elicit testimony regarding stormwater management and condition any approval on submission of an acceptable Grading Plan.
3. The Plot Plan and survey do not depict an easement for the sidewalk that is located on the property. The Board should consider any approval on the Applicant providing an easement to permit the existing sidewalk to remain as part of this application.
4. Sheet A-7 appears to be an unscaled close-up of the property survey with hatching in the previously mentioned adjacent land strip. This sheet should be modified as it promotes confusion with respect to the adjacent Borough property and its relationship to the Applicant's property.

5. The property is in the FEMA Flood Zone AE 9, which has a flood elevation of 9 feet. The finished floor of the existing garage is 6.97 per the survey. This property is subject to flooding of the ground floor. The proposed improvements exceed 50% of the property's market value, thus triggering FEMA's 50% Rule with regard to Substantial Improvement. Among the Rule's requirements, all improvements and the existing building to comply with the post-FIRM construction requirements. Of specific concern is the existence of a bathroom on the ground floor that is proposed to remain per the Architectural Plans. This bathroom must be removed per FEMA requirements. The Board should elicit testimony regarding the FEMA 50% Rule and how the Applicant intends to comply with all of the requirements.
6. The proposed plan identifies an existing mechanical unit in the westerly side yard and appears to propose a new mechanical unit at the rear of the proposed structure. As the 50% Rule cited above would require the existing unit to be raised in the non-conforming side yard location, the Board should elicit testimony regarding the placement of all raised mechanical equipment in a conforming location in the rear yard.
7. The Board should expressly condition any approval on the removal of the rear shed as that is not clearly proffered within the application but has bearing of the Building Coverage calculation.

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: Joseph Stuto, Applicant  
Adam Schneider, Esq., Board Attorney (via email)  
George McGill, Esq., Applicant's Attorney (via email)



architects + engineers

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

| ENGINEERING NJ #24GA28019100

January 2, 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 #2  
Stuto Use Variance Application  
399 North Boulevard  
Block 18, Lot 20  
H2M Project No. LKCP2407**

Dear Chairman and Board Members:

I am in receipt of an amended application package for the referenced project. The application package includes Plot Plan and Architectural Plans (10 sheets) prepared by Mark A. Fessler, R.A., dated revised October 14, 2024, a completed application, and a survey of the property prepared by Dominick J. Venditto, dated revised August 22, 2023.

At this time, I find this application is substantially complete at this time and may be scheduled for a public hearing at the Board's convenience. 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 northerly side of North Boulevard, approximately 90 feet east of the intersection with Parkway. This location is within the Residential R-50 Zone. The undersized lot currently contains a 2- story frame & masonry dwelling with raised deck above the driveway, and two flagstone patios and a shed in the rear. The Applicant proposes to install an addition to the rear of the existing dwelling and install a full additional story, including an expansion of the deck in the front of the dwelling. The existing and proposed uses are conforming for the zone; however, the existing lot and existing and principal structure are non-conforming for the zone.

The Board should be mindful that this property was before the Board around 10 years ago and while I do not have any of the documentation from that action at this time, the Board Secretary will be providing copies of the resolution for your information prior to the hearing. The Board should also be aware that various documents as part of the application package refer to Borough owned land on the easterly side of the subject lot that contains existing drainage infrastructure, and though the Applicant has sought to acquire same, this land is not under consideration through this application.

### 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(d) sets forth the Requirements within the R-50 Zone. A review of the plans in conjunction with this section identified the following non-conformities:
  - Lot Area – 5,000 square feet required, 2,994 square feet existing;
  - Lot Frontage – 50 feet required, 28.86 feet existing;
  - Lot Width – 50 feet required, 28.16 feet existing;
  - Front Yard Setback – 20 feet minimum, 17 feet existing (to 2<sup>nd</sup> floor deck), **17 feet proposed (to 3<sup>rd</sup> floor deck)**;
  - Side Setback (west side) – 5 feet minimum, 3.7 feet existing, **3.7 feet proposed (to 3<sup>rd</sup> floor addition to existing structure)**;
  - Side Setback (east side) – 5 feet minimum, 0 feet existing, **0 feet proposed (to 2<sup>nd</sup> floor deck and 3<sup>rd</sup> floor addition to existing structure), 1.33 feet proposed (to 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor addition to the rear)**;
  - Building Height – 2.5 stories/19.7 feet maximum, 2 stories/24 feet existing, **3 stories/32.75\* feet proposed**;
  - Building Coverage – 40% maximum, 29.2% existing, **41.4\*% proposed**; and
  - Impervious Coverage – 60% maximum, 49% existing, **63.8\*% proposed**;

\* The values reported above for Building Height, Building Area, and Impervious Area differ from the table on Sheet A-2 of the Architectural Plans. The values utilized in the table were not reproducible and were found to be variance conditions by our calculations which were based on scaling of the provided plans.

The existing non-conforming conditions cited above are provided for the Board's information only as they are existing conditions. Bulk variances will be required for the non-conforming dimensions cited above with the exception of Building Height. The proposed Building Height as determined by ordinance would be 3 stories totaling 32.75 feet. This includes the ground floor, main floor, and upper floor, as depicted by the Architectural Plans. Due to the narrow width of the site, the building height is permitted to be 20.9 feet (59.8% of 35ft). The proposed height of 32.5 feet is in excess of the maximum by 11.6 feet, which is approximately 55.5% over the allowable amount. As this dimension exceeds 10% of the allowable building height, a Use Variance will be required for the proposed Building Height.

2. We have noted scaling discrepancies across the Survey, Plot Plan and Architectural Plans that should be revised prior to final submission to ensure consistency between reported dimensions and scaled dimensions.
3. There is no Grading Plan provided and topographic contours/elevations are not represented on the Plot Plan. There is no information provided regarding intended stormwater management at the site. The Board should elicit testimony regarding stormwater management and condition any approval on submission of an acceptable Grading Plan.

4. The Plot Plan and survey do not depict an easement for the sidewalk that is located on the property. The Board should consider any approval on the Applicant providing an easement to permit the existing sidewalk to remain as part of this application.
5. Sheet A-7 appears to be an unscaled close-up of the property survey with hatching in the previously mentioned adjacent land strip. This sheet should be modified as it promotes confusion with respect to the adjacent Borough property and its relationship to the Applicant's property.
6. The property is in the FEMA Flood Zone AE 9, which has a flood elevation of 9 feet. The finished floor of the existing garage is 6.97 per the survey. This property is subject to flooding of the ground floor. The proposed improvements exceed 50% of the property's market value, thus triggering FEMA's 50% Rule with regard to Substantial Improvement. Among the Rule's requirements, all improvements and the existing building to comply with the post-FIRM construction requirements. Of specific concern is the existence of a bathroom on the ground floor that is proposed to remain per the Architectural Plans. This bathroom must be removed per FEMA requirements. The Board should elicit testimony regarding the FEMA 50% Rule and how the Applicant intends to comply with all of the requirements.
7. The proposed plan identifies an existing mechanical unit in the westerly side yard and appears to propose a new mechanical unit at the rear of the proposed structure. As the 50% Rule cited above would require the existing unit to be raised in the non-conforming side yard location, the Board should elicit testimony regarding the placement of all raised mechanical equipment in a conforming location in the rear yard.

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: Joseph Stuto, Applicant  
Adam Schneider, Esq., Board Attorney (via email)

**MARK A. FESSLER**  
**REGISTERED ARCHITECT**  
Lic#NJ-21-A100659100

Lake Como Planning Board  
c/o Vivica Graham, Board Secretary  
1740 Main St., Lake Como, NJ 07719

January 8, 2025

RE: Stuto Variance Application  
399 North Blvd., Lake Como  
Block:18; Lot: 20

Vivica-

I received Alan Hilla's Engineering Review letter, for the above project, dated 1/2/2025.

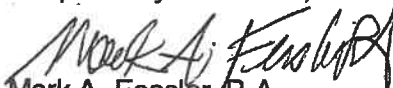
1) After reviewing Alan's letter, I went back out to the property to verify the existing dimensions of the house footprint, and revised some dimensions to both the existing house and the addition accordingly, so that the project will not exceed the building & impervious cover requirements. The revised plans (which have additional dimensions added) show that the 'Proposed Building Coverage' to be 1195 sq.ft. or 39.9% ( existing house @ 640 sq.ft. + front deck @ 219 sq.ft. + the rear addition @ 336 sq.ft.) and the 'Proposed Impervious Lot Coverage' to be 1732 sq.ft. or 57.8% ( building coverage @ 1195 sq.ft. + existing town sidewalk @ 115 sq.ft. + existing driveway & front walk @ 218 sq.ft. + rear patio @ 192 sq.ft. + A/C pads @ 12 sq.ft.).

2) The 'review letter' refers to the proposed project as a '3-story house' while my zoning chart refers to it as a '2 1/2 stop house'. Both the Planning Board and the Building Code allow for houses in flood zones to be raised up to be above the 'base flood elevation' with a garage/storage area below, and not count the area below the 'base flood elevation' as a story. There are numerous houses in the flood zone area that the Planning Board and the Building Dept. have allowed and have not considered them to be 3-story.

3) The existing property has a grade elevation at the rear property line of elevation 7.3 ft. and slopes down to an elevation of 6.7 ft. at the front sidewalk, which will allow surface water to drain to North Blvd. There is presently a depressed area in the middle of the rear yard, which would be raised accordingly with this project.

4) The 4 ft. wide Borough sidewalk is located within the Stuto property, similar to all the properties on either side of Parkway and a few other streets in town. To my knowledge none of these other properties have been required to deed an easement to the Borough; though it is an issue that the mayor & council might want to review on a town wide scale.

Respectfully submitted,

  
Mark A. Fessler, R.A.



**MARK A. FESSLER**  
**REGISTERED ARCHITECT**  
Lic#NJ-21-AI00659100

732-701-3770

PO BOX 448  
SPRING LAKE  
NJ 07762

Lake Como Planning Board  
c/o Vivica Graham, Board Secretary  
1740 Main St., Lake Como, NJ 07719

January 24, 2025

RE: Stuto Variance Application  
399 North Blvd., Lake Como  
Block:18; Lot:20

Vivica-

My submitted drawings revision dated 1/4/2025 were numerically dimensionally correct, however, some of the drawings were slightly out of scale graphically. The numbers shown were all correct but some of the drawings were slightly out of scale.

As per Alan Hilla's request, I have redrawn everything so that the drawings are now both graphically and dimensionally correct. These redrawn drawings have been dated 1/20/2025.

Attached are two 'signed & sealed' sets. Please get one set to Alan as soon as possible.

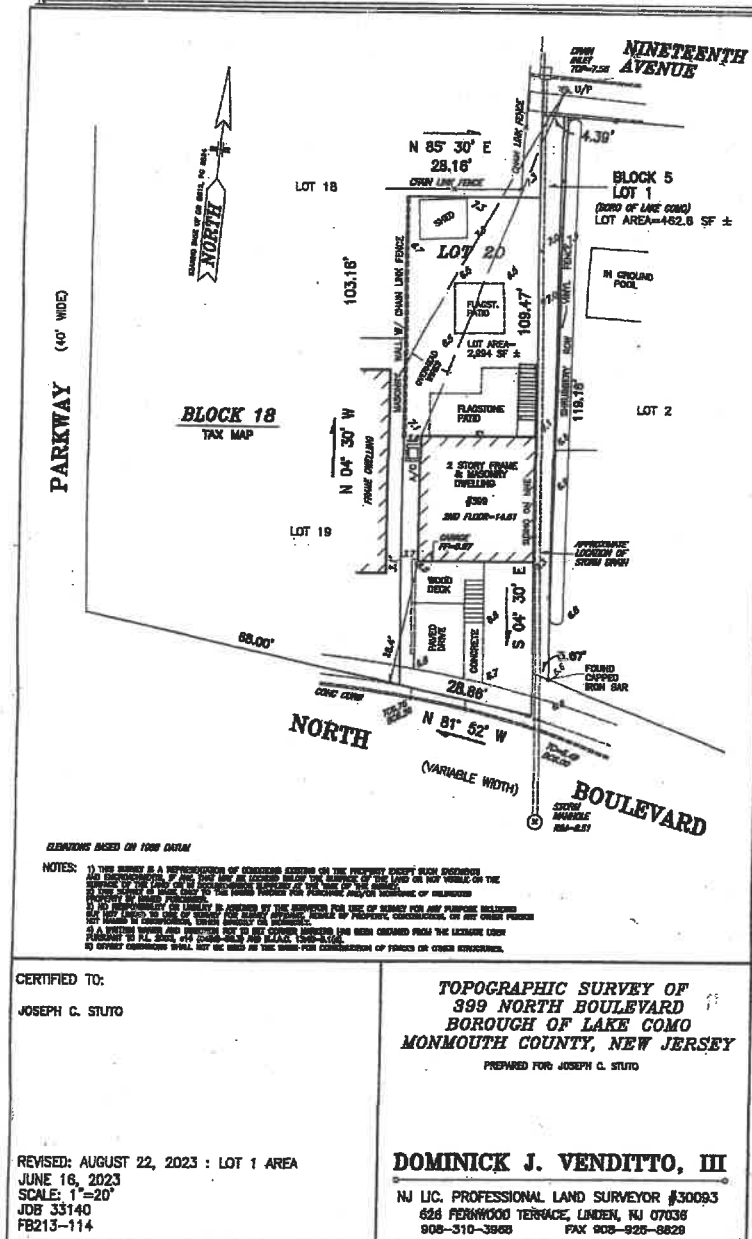
Thank you.



Mark A. Fessler, R.A.



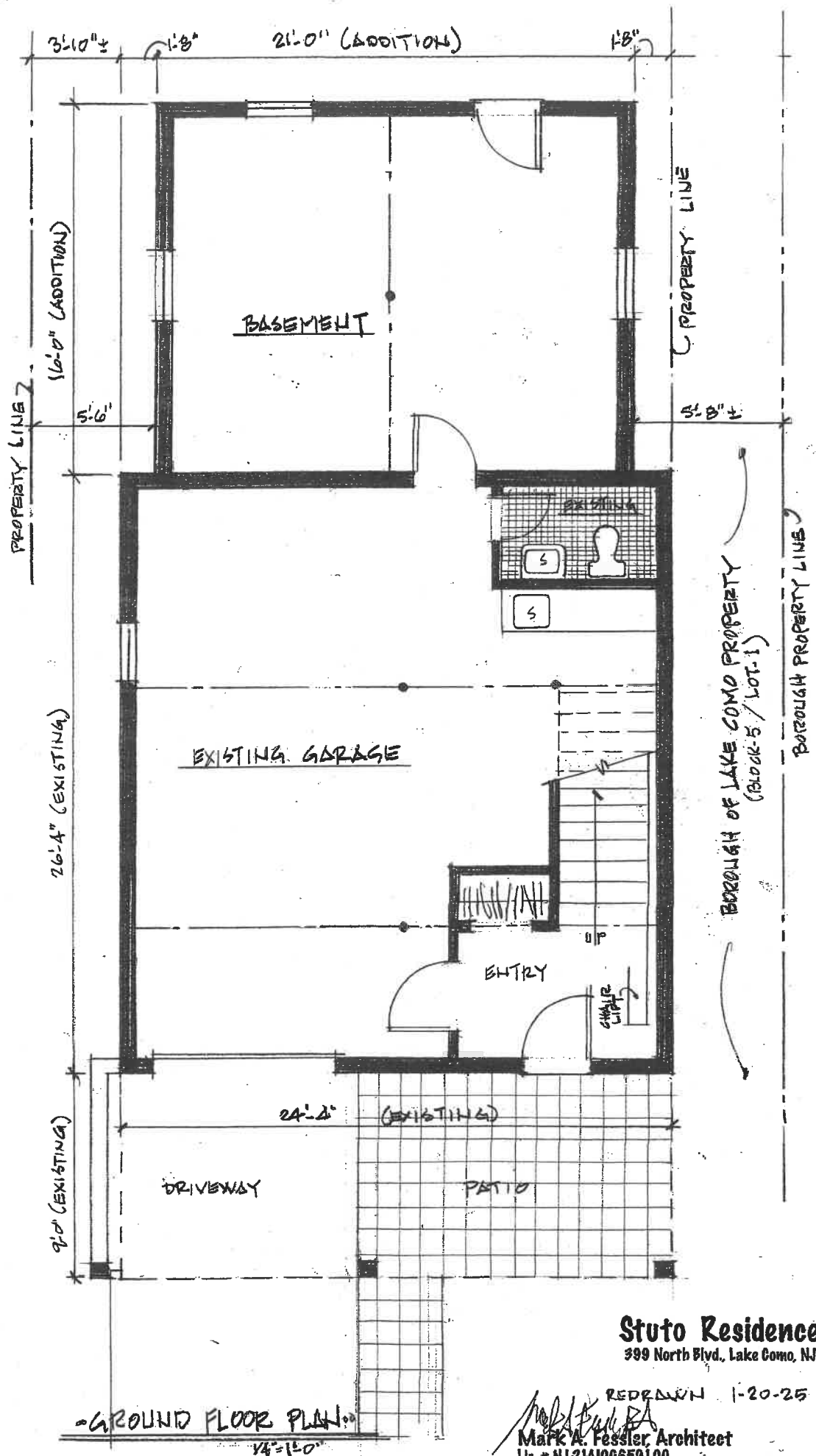
ZONING CHART			
Stuto Residence - 399 North Blvd., Lake Como, NJ			
Zone : R-50	Required	Existing	Proposed
Principle Use	Single-Family	Single-Family	Single-Family
Lot Area	5,000 sq.ft.	2994 sq.ft. *	2994 sq.ft. *
Lot Frontage	50 ft.	28.86 ft. *	28.86 ft. *
Lot Width	50 ft.	28.16 ft. *	28.16 ft. *
Front Setback	20 ft. / or average	17 ft.± @ exist. deck*	17 ft. @ deck*
Side Setbacks	5 ft. & 5 ft.	3.7 ft. & 0 ft.	3.7 ft. & 0 ft.
Rear Setback	10 ft.	50 ft. ±	33 ft.±
Building Height (Narrow Lot Width=56.9%x35-19.7ft.)	2 1/2 story / 19.7ft.	1 1/2 story / 24ft.± *	2 1/2 story / 33ft.± **
Accessory Bldg.			
Side Setback	5 ft.	2.5 ft.± *	NA
Rear Setback	5 ft.	.5 ft.± *	NA
Shed Area	100 sq. ft.	80 sq. ft.	NA
Building Coverage	40% (1197.6sf)	30.7% ±(921sf)	39.9% ±(1195sf)
Impervious Coverage	60% (1796.4sf)	54.6%± (1635sf±)	57.8%± (1732sf±)
Parking	2	2	2
Front Yard (Landscaping) (28.86 X 16.0 = 462 sq.ft. X 50%)	50%min. (231sf)	51.3% (236.8%)	51.3% (236.8%)
* Denotes an Existing Non-Conforming Condition ** Denotes an increased Non-conforming Condition			

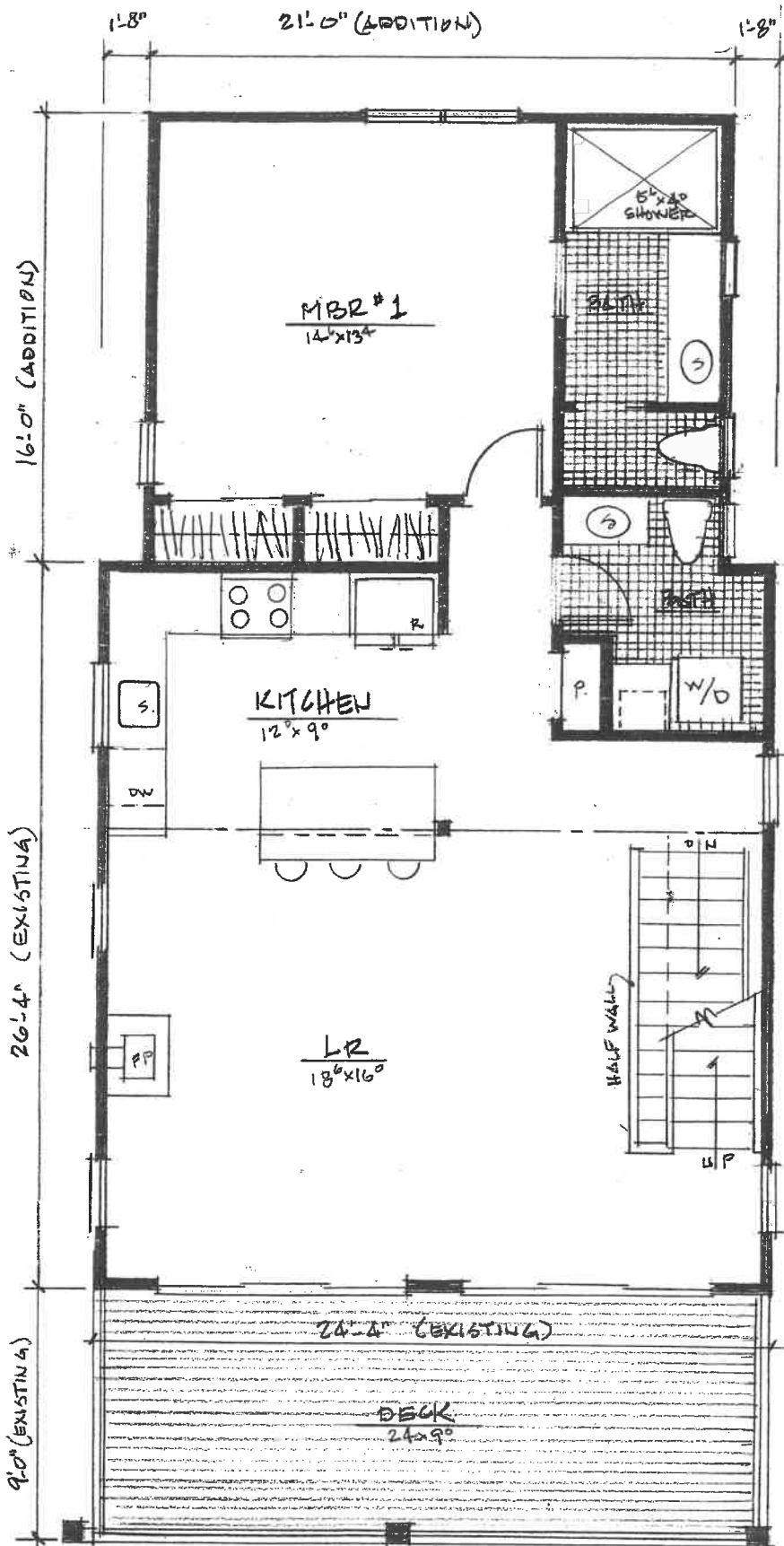


LOT.....20  
BLOCK.....18  
1-20-2025

REVISED 10-14-24 & 1-4-25  
**Stuto Residence**  
399 North Blvd., Lake Como, NJ

*Mark A. Fessler*  
**Mark A. Fessler, Architect**  
Lic. # NJ-21A100659100  
20. Box 448, Spring Lake, NJ 07762  
732-701-3770





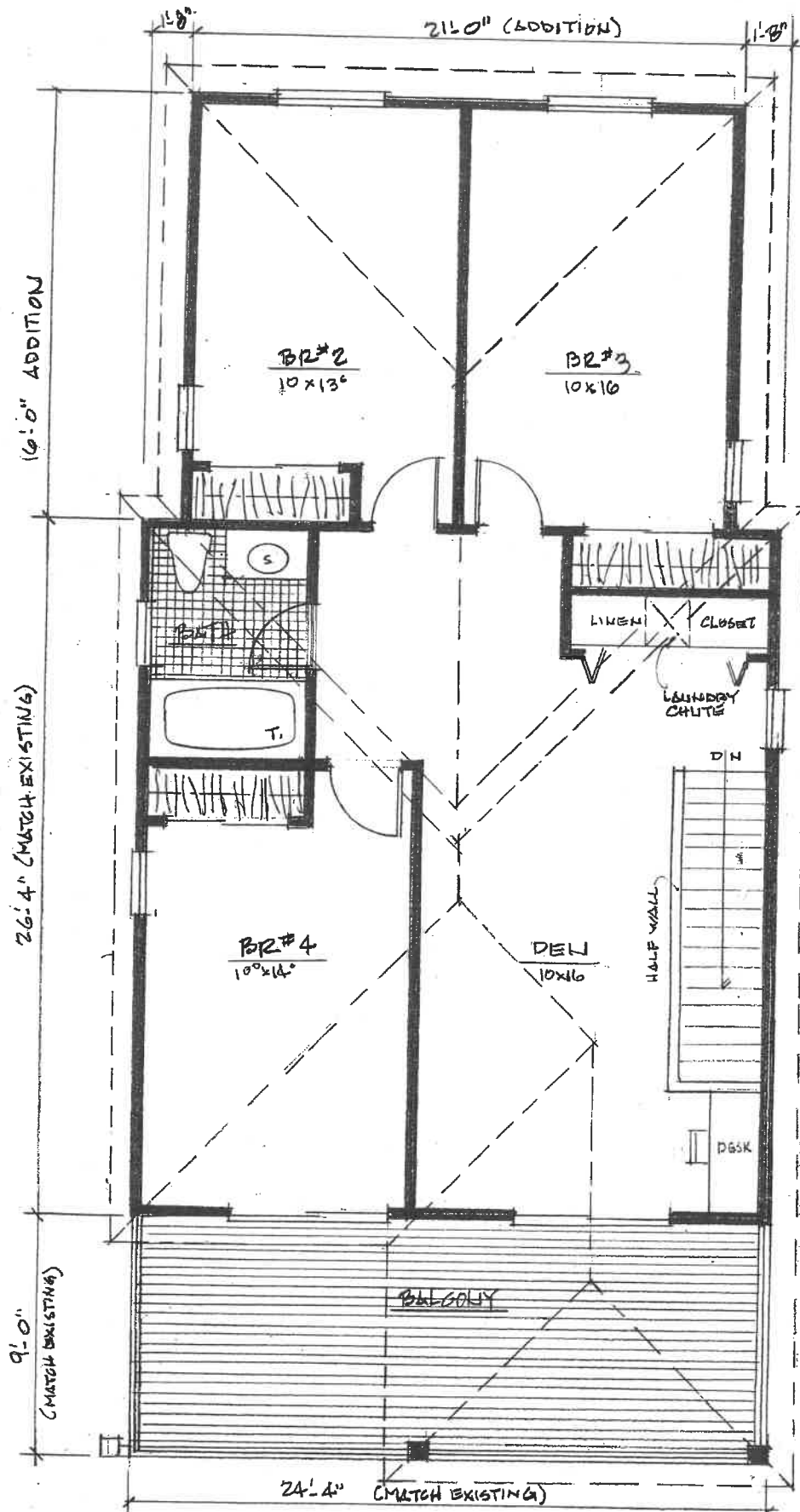
00 MAIN FLOOR PLAN 00

1/4" = 1'-0"

**Stuto Residence**  
399 North Blvd., Lake Como, NJ

REDRAWN 1-20-25

*Mark A. Fessler, P.A.*  
**Mark A. Fessler, Architect**  
Lic. # NJ-21A100659100  
P.O. Box 448, Spring Lake, NJ 07762  
732-701-3770



**Stuto Residence**  
399 North Blvd., Lake Como, NJ

REDRAWN 1-20-25

*Mark A. Fessler, RA*  
**Mark A. Fessler, Architect**  
Lic. # NJ-21A100859100  
PO. Box 446, Spring Lake, NJ 07762  
732-701-3770

A-5



00 FRONT ELEVATION 0.0  
1/4" = 1'-0"

REDRAWN 1-20-25

**Stuto Residence**  
399 North Blvd., Lake Como, NJ

*Mark A. Fessler*  
**Mark A. Fessler, Architect**  
Lic. # NJ-21A100659100  
RD. Box 448, Spring Lake, NJ 07762

A-6

# NINETEENTH AVENUE

DRAIN  
INLET  
TOP=7.56

U/P

4.39'

BLOCK 5  
LOT 1

(BORO OF LAKE COMO)

LOT AREA=462.6 SF ±

IN GROUND  
POOL

LOT 2

NOTE: THIS DRAWING  
IS FOR INFORMATION &  
CLARIFICATION OF THE  
KNOWLEDGE OWNED LAND  
ADJACENT TO THE SITE.

APPROXIMATE  
LOCATION OF  
STORM DRAIN

REVISED 10-14-24  
1-2-25

**Stuto Residence**

399 North Blvd., Lake Como, NJ

1-20-2025

**Mark A. Fessler, Architect**

Lic. # NJ-21A100659100

P.O. Box 448, Spring Lake, NJ 07762

732-701-3770

FOUND  
CAPPED  
IRON BAR

*Mark A. Fessler*

LOT 18

103.16'

N 04° 30' W

LOT 19

N 85° 30' E  
28.16'

CHAIN LINK FENCE

CHAIN LINK FENCE

SHED

LOT 20

FLAGST.  
PATIO

LOT AREA=  
2,994 SF ±

FLAGSTONE  
PATIO

2 STORY FRAME  
& MASONRY  
DWELLING

#399

2ND FLOOR=14.61

GARAGE  
FF=6.97

WOOD  
DECK

PAVED  
DRIVE

CONCRETE

28.86'

109.47'

SIDING ON LINE

S 04° 30' E

119.18'

SHRUBBERY ROW

VINYL FENCE

U/P

CONC CURB

TC6.75  
BC6.26

NORTH

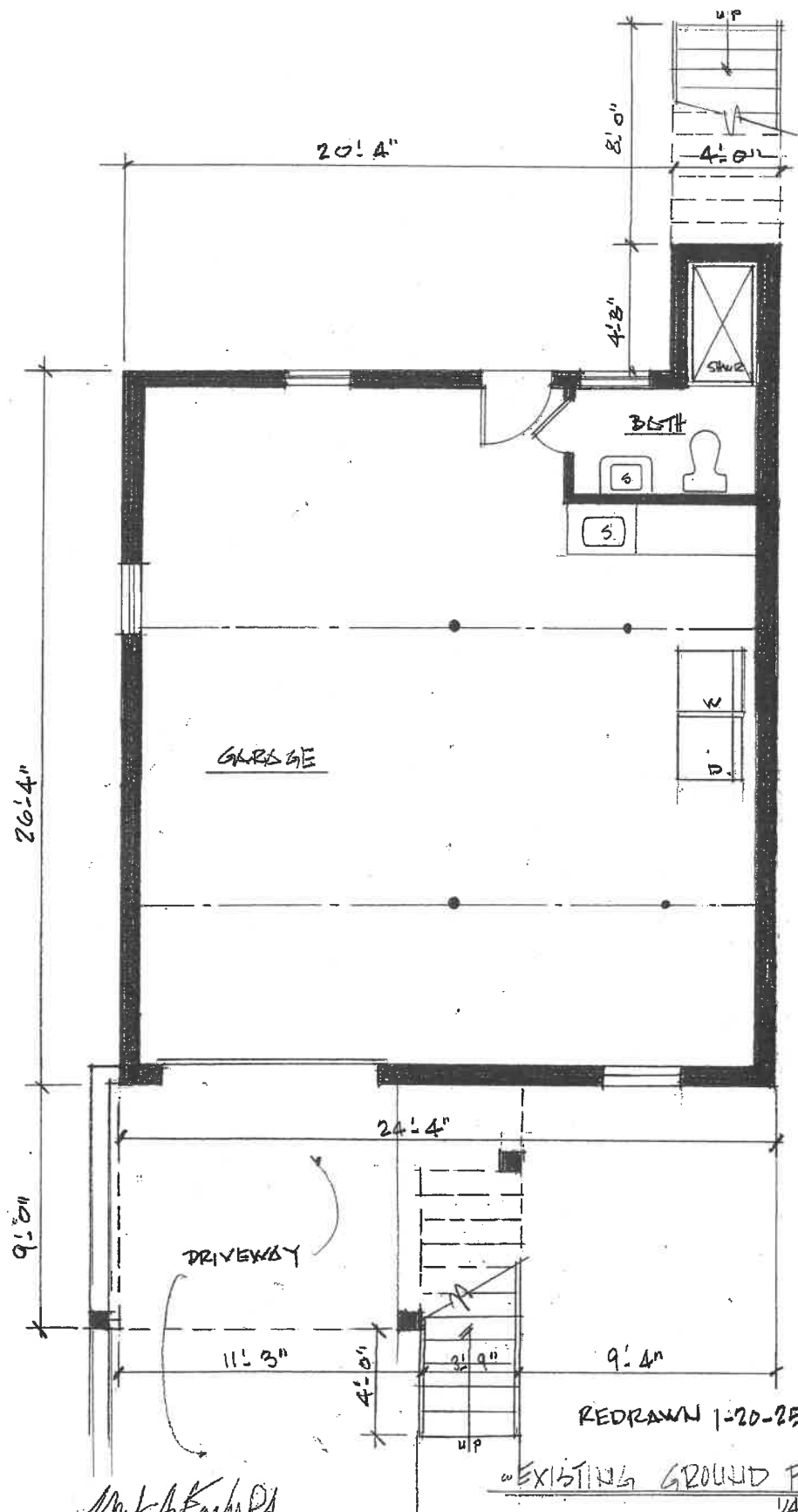
N 81° 52' W

(VARIABLE WIDTH)

TC=6.49  
BC6.00

A-7





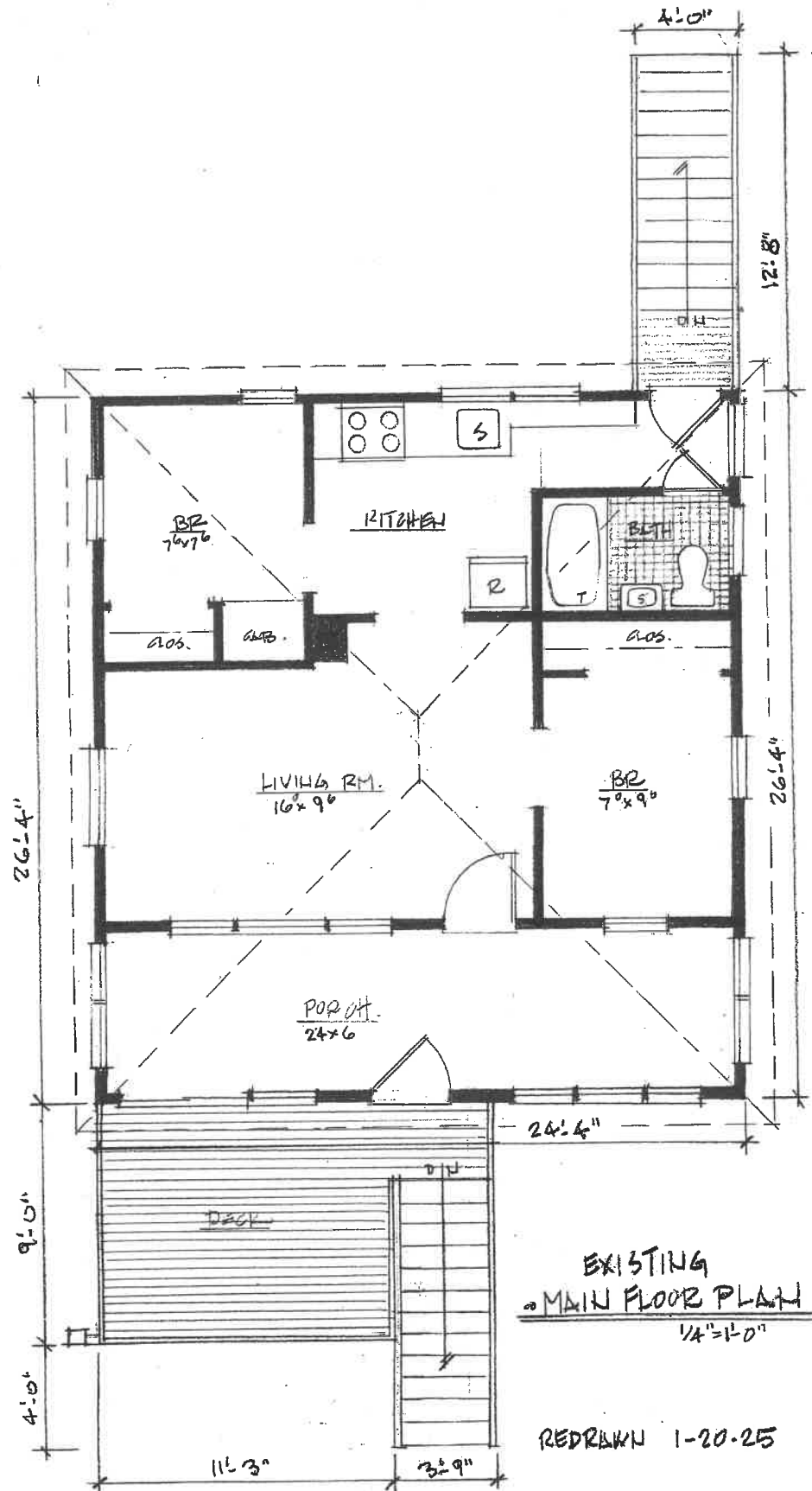
REDRAWN 1-20-25

"EXISTING GROUND FLOOR PLAN"

REDRAWN 1-20-25

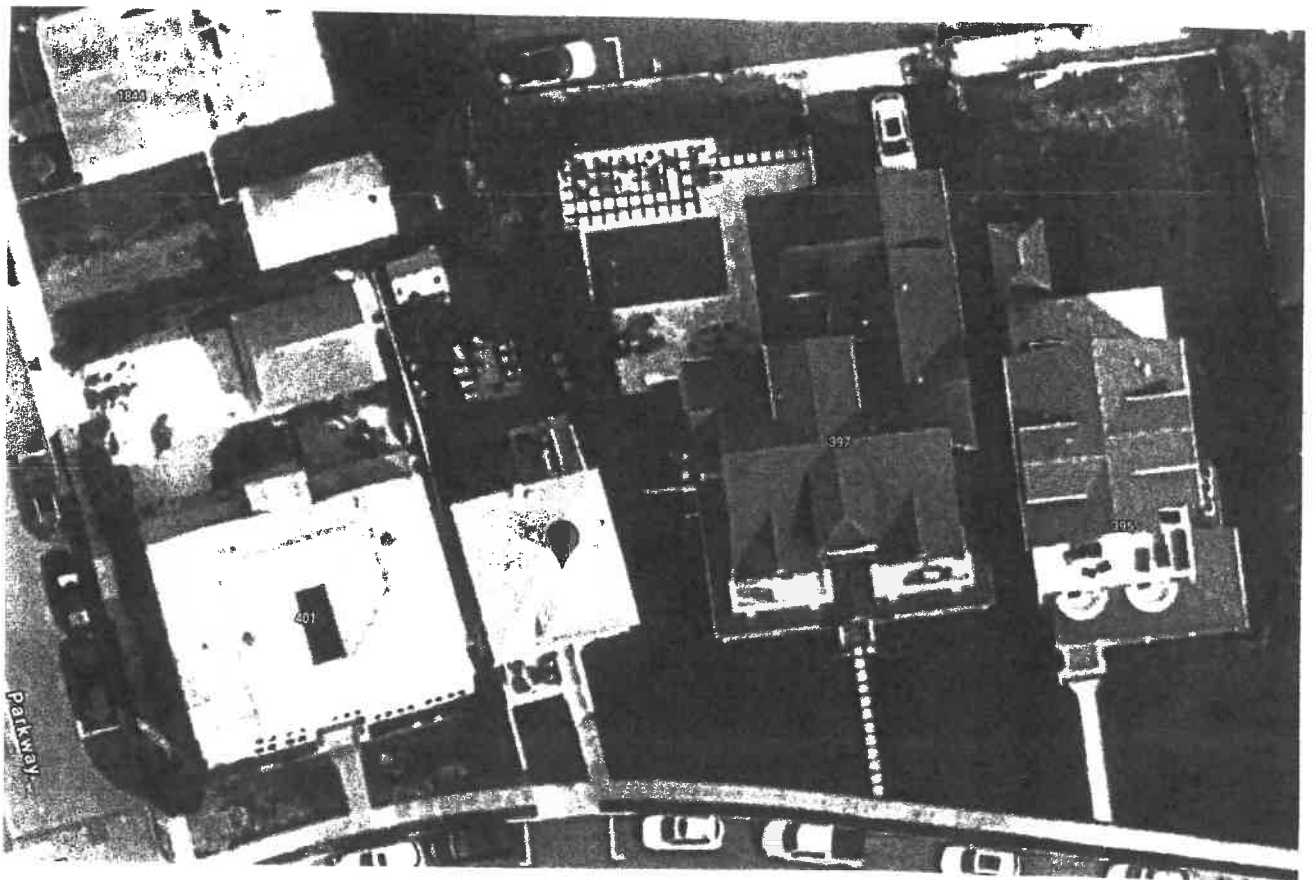
*Mark A. Fessler*  
**Mark A. Fessler, Architect**  
 Lic. # NJ-21A100659100  
 P.O. Box 448, Spring Lake, NJ 07762  
 732-701-3770

**Stuto Residence**  
 399 North Blvd., Lake Como, NJ



*Mark A. Fessler*  
**Mark A. Fessler Architect**  
 Lic. # NJ-21A100659100  
 P.O. Box 443, Spring Lake, NJ 07762  
 732-701-3770

**Stuto Residence**  
 399 North Blvd, Lake Como, NJ



*Mark A. Fessler*  
**Mark A. Fessler, Architect**  
 Lic. # NJ-21A100639100  
 P.O. Box 448, Sp. Ing Lake, NJ 07762  
 732-701-3770

*Stuto Residence*  
**Stuto Residence**  
 399 North Blvd., Lake Como, NJ  
 1-20-2025