

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

PLANNING BOARD AGENDA

JUNE 10, 2024
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 1, 2024, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A COPY OF THE SAID NOTICE HAS BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE MEETING WILL ALSO BE POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

** FLAG SALUTE **

III. OATH OF OFFICE
STEVEN PETROSINO, CLASS IV

IV. ROLL CALL

V. COMMUNICATIONS
NONE.

VI. VARIANCE APPLICATION (CARRIED)
ALACAN, EDGAR
301 – 16TH AVENUE
BLK - 1 LOT – 45.02

VII. MEMORIALIZATION OF A RESOLUTION
DUDA, RICK
1805-1805 ½ PARKWAY
BLK – 17 LOT - 3

VIII. UPDATES & CONTINUED PLANNING & ZONING DISCUSSIONS
1. REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA
(WILL UPDATE AS NEEDED)

IX. FUTURE MEETING DISCUSSIONS
PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS

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

XI. MOTION TO ADJOURN FOR THE PURPOSE OF GOING INTO EXECUTIVE SESSION REGARDING ALACAN, EDGAR, 301-16TH AVE., BLK - 1, LOT - 45.02 AND OTHER BOROUGH BUSINESS *IF DEEMED NECESSARY

XII. RECONVENE REGULAR MEETING FOR A MOTION TO ADJOURN IF NECESSARY

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, JULY 08, 2024, AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

OATH OF OFFICE OF
BOROUGH OF LAKE COMO
PLANNING BOARD MEMBER

I, Steve Petrosino, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Class IV, Planning Board Member, according to the best of my ability. So help me God.

Date: June 10, 2024

Steve Petrosino, Class IV Planning Board Member

Attest: _____
Viveca H. Graham, Secretary

COLLINS, VELLA & CASELLO, L.L.C.
ATTORNEYS AT LAW
2317 HIGHWAY 34, SUITE 1A
MANASQUAN, NEW JERSEY 08736

Dennis A. Collins, Esquire
Gregory W. Vella, Esquire
Joseph M. Casello, Esquire

Tel: 732-751-1766
Fax: 732-751-1866

Direct Email: GWVESQ@aol.com

May 23, 2024

Viveca Graham, Planning Board Secretary
Borough of Lake Como
1740 Main Street
Lake Como, New Jersey 07719-0569

RE: Edgar Alacan
301 Sixteenth Avenue
Borough of Lake Como
Block 1, Lot 45.02

Dear Ms. Graham:

On December 18, 2023, I provided a copy of the revised plans to Adam Schneider, Esq., Al Hilla and your office. I am again providing you with 18 copies of the proposed coverage reduction plan modifying my client's application.

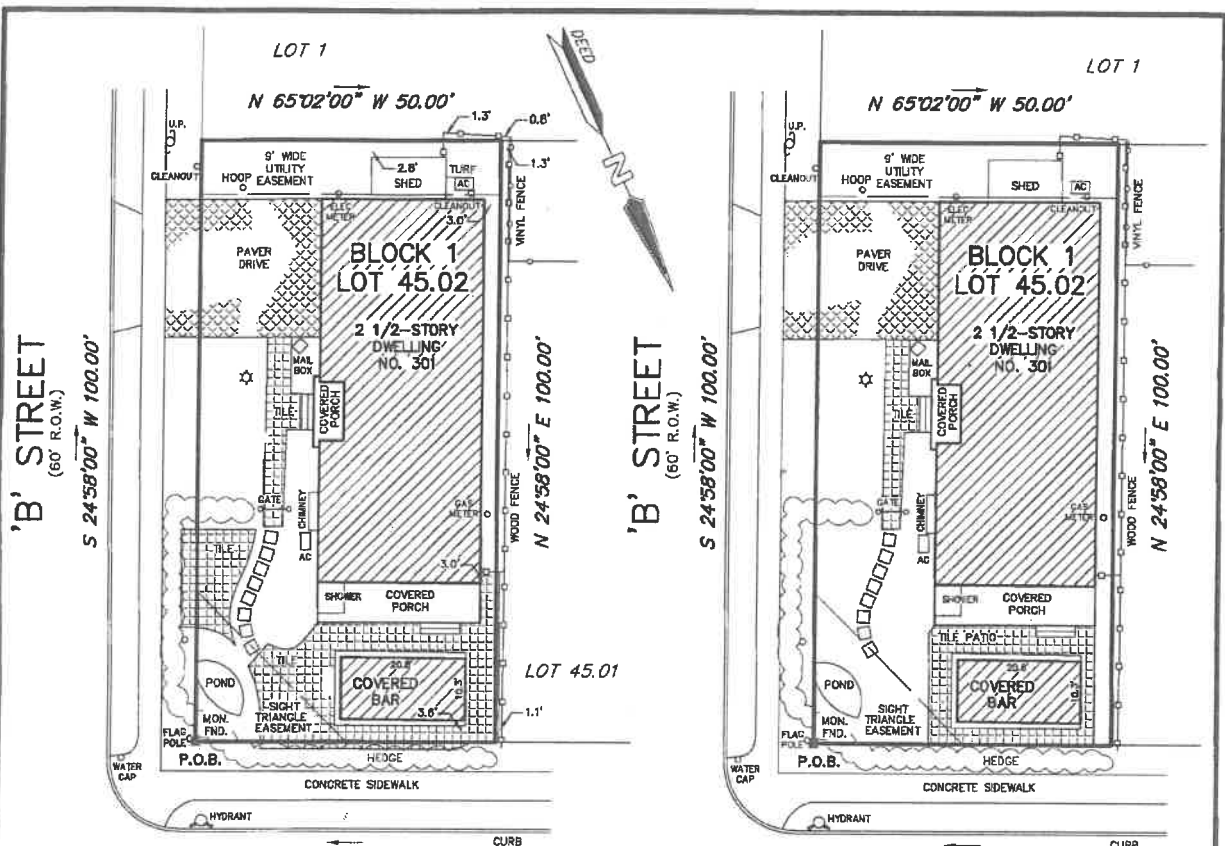
Can you please provide a copy of the revised plan to the Board members.

Very truly yours,


Gregory W. Vella

GWV:de
Enclosures
cc: Edgar Alacan (wo/encl)(via email)

(OVER) →



S 65°02'00" E 50.00'
SIXTEENTH AVENUE
 (60' R.O.W.)

EXISTING CONDITIONS

LOT AREA	5000 S.F.
DWELLING	1684 S.F.
NORTH COVERED PORCH	181 S.F.
EAST COVERED PORCH	51 S.F.
BAR, INCLUDING ROOF	269 S.F.
PAVER DRIVE (NET)	230 S.F.
SHED	77 S.F.
TILE WALK & STEPS	138 S.F.
TILE PATIO & STEPS	510 S.F.
EAST SIDE TILE PATIO	125 S.F.
PAVER STEPPING STONES	30 S.F.
CHIMNEY	10 S.F.
AC UNIT	5 S.F.
MAILBOX	3 S.F.
TOTAL COVERAGE	3313 S.F. (66.3%)

S 65°02'00" E 50.00'
SIXTEENTH AVENUE
 (60' R.O.W.)

PROPOSED CONDITIONS

LOT AREA	5000 S.F.
DWELLING	1684 S.F.
NORTH COVERED PORCH	181 S.F.
EAST COVERED PORCH	51 S.F.
BAR, INCLUDING ROOF	269 S.F.
PAVER DRIVE (NET)	230 S.F.
SHED	77 S.F.
TILE WALK & STEPS	138 S.F.
TILE PATIO & STEPS	288 S.F.
PAVER STEPPING STONES	30 S.F.
CHIMNEY	10 S.F.
AC UNITS (2)	11 S.F.
MAILBOX	3 S.F.
TOTAL COVERAGE (NET)	2972 S.F. (59.5%)

PROPOSED COVERAGE REDUCTION PLAN

301 SIXTEENTH AVENUE
 LOT 45.02 BLOCK 1

BOROUGH OF LAKE COMO MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
 New Jersey Professional Engineer and
 License No. 35885

301 Main Street, 2nd Floor
 Allenhurst, New Jersey, 07711
 Phone 732-660-0606
 Fax 732-660-0404

PROJECT No.	DATE	SCALE	SHEET
21-924	12-07-23	1"=20'	1 OF 1

COLLINS, VELLA & CASELLO, L.L.C.

ATTORNEYS AT LAW

2317 HIGHWAY 34, SUITE 1A
MANASQUAN, NEW JERSEY 08736

Dennis A. Collins, Esquire
Gregory W. Vella, Esquire
Joseph M. Casello, Esquire

Tel: 732-751-1766

Fax: 732-751-1866

Direct Email: GWVESQ@aol.com

December 18, 2023

Via email aschneiderlawoffice@comcast.net

Adam Schneider, Esq.
1141 Lincoln Square
Long Branch, New Jersey 07740

RE: Edgar Alacan
301 Sixteenth Avenue
Borough of Lake Como
Block 1, Lot 45.02

Dear Mr. Schneider:

As a follow-up of the last hearing regarding this matter and my request to carry this matter so my client can propose modifications to the plan for consideration of the Board during Executive Session.

As you will see from the revised plans, my client has proposed to remove impervious coverage to the West of the covered bar, remove the tile patio on the East side of B Street and remove an area of title along the West the property line. As a result, my client is proposing a lot coverage of 59.5%, where a maximum permitted lot coverage is 60%. I do note that we have taken the reduced imperious coverage calculation for the paver driveway pursuant to the Ordinance. As such, our revised plans now complies with the impervious coverage requirements of the Borough.

One of the other issues the Board discussed was the hedges that are located along 16th Avenue. The Board seemed to be concerned that these hedges, which are within the site triangle easement negatively impacts traffic. As you are aware, B Street is a one-way street that proceeds North. On August 28, 2023, I corresponded to Tina Scott, Chief of Police regarding the hedges and the side triangle easement on my client's property. I provided her a copy of the survey and requested her input as to whether she has any concerns regarding the hedges and if she requires any trimming or removal of the hedges. A copy of my August 28, 2023 correspondence is attached as Exhibit "B".

I did request her to drive by the home, so that she could provide us that input, so we could advise the Board if there were any concerns by the Police Department.

As of the above date, I have not received a response from the Chief of Police.

Can you please review the revised plan with the Board at the next Meeting during Executive Session.

Upon receipt of this correspondence, please advise if you would like us to appear at the next meeting or would prefer to simply discuss this during Executive Session and then we have a conversation between that meeting and the next.

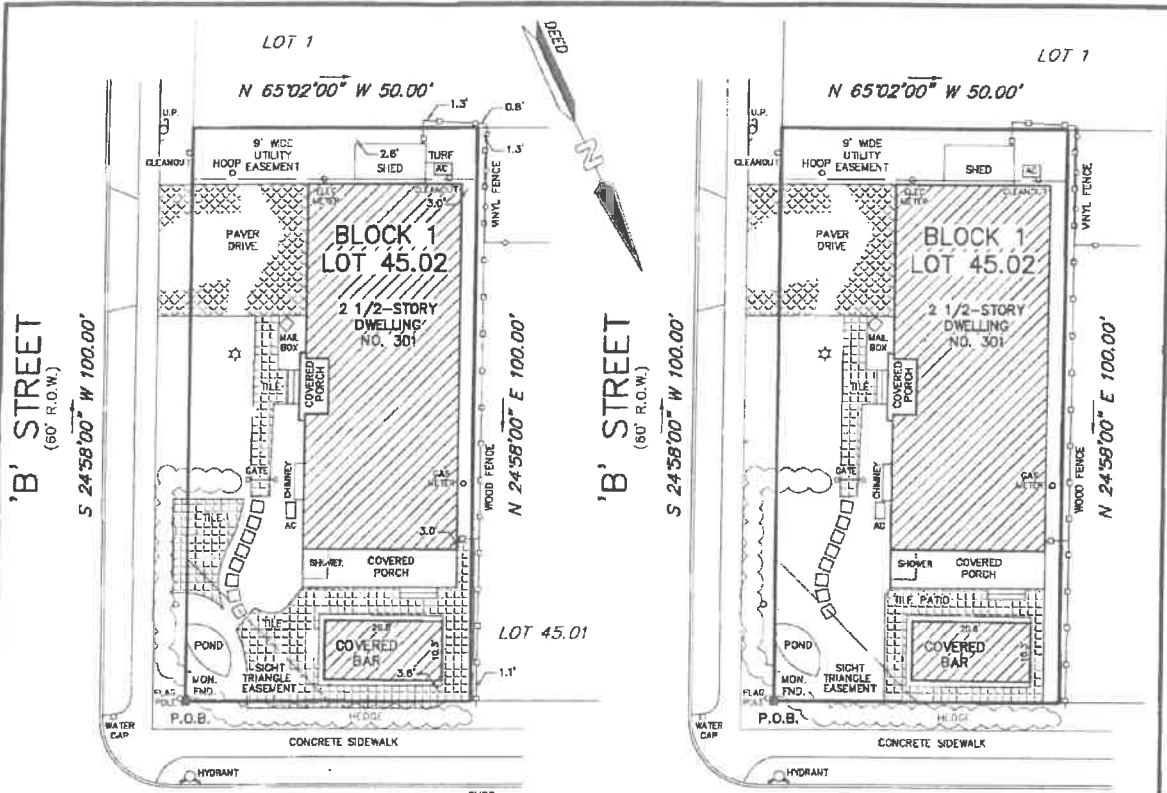
I look forward to hearing from you.

Very truly yours,

Gregory W. Vella

GWV:de
Enclosure

cc: Edgar Alacan (via email Edgar@jets.com)
Viveca Graham, Board Secretary (via email vgraham@lakecomonj.org)
Al Hilla (ahilla@h2m.com)



S 65'02"00" E 50.00"
SIXTEENTH AVENUE
 (60' R.O.W.)

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PROPOSED COVERAGE REDUCTION PLAN

301 SIXTEENTH AVENUE
 LOT 45.02 BLOCK 1

BOROUGH OF LAKE COMO MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
 New Jersey Professional Engineer and
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 Phone 732-660-0606
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PROJECT No.	DATE	SCALE	SHEET
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COLLINS, VELLA & CASELLO, L.L.C.

ATTORNEYS AT LAW
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MANASQUAN, NEW JERSEY 08736

Dennis A. Collins, Esquire
Gregory W. Vella, Esquire
Joseph M. Casello, Esquire
Direct Email: GWVESQ@aol.com

Tel: 732-751-1766
Fax: 732-751-1866

August 28, 2023

Via Fax 732-681-7470

Tina Scott, Chief of Police
Belmar Police Department
601 Main Street
Belmar, New Jersey 07719

RE: Alacan Variance Application
301 Sixteenth Avenue, Borough of Lake Como (Block 1, Lot 45.02)

Dear Chief Scott:

Please be advised that the undersigned represents Edgar Alacan, the owner of 301 Sixteenth Avenue, Lake Como, New Jersey. My client is presently before the Lake Como Planning Board regarding an application for the approval of the existing covered bar. During the hearings, members of the Board were concerned that the hedges that are located between the property line and Sixteenth Avenue and the property line and B Street are obstructing the view of vehicle traffic on Sixteenth Avenue and B Street. These hedges are outside my client's property, but might affect the site triangle easement that is on my client's property. I am attaching hereto a copy of Charles Surmonte Survey dated July 15, 2021, for your convenience.

The purpose of this correspondence is to inquire if the Police Department has any concerns or suggestions regarding the hedges that are outside my client's property but may affect the site triangle. I am aware that B Street is a one-way road that travels South, and I am not sure if the hedges affect any vehicle traffic making a right onto B Street.

Can you please review this matter and drive past the property and advise if the Police Department requires only trimming of the hedges to a certain height or the removal of a certain amount of feet from the corner property line of the hedges.

We look forward to your assistance in this matter.

Any questions, please feel free to contact me.

Very truly yours,

Gregory W. Vella

GWV:de
Enclosure

cc: Edgar Alacan (wo/encl)(via email)



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

October 26, 2022

Lake Como Planning Board
c/o Viveca Graham, Board Secretary
1740 Main Street
P.O. Box 569
Lake Como, NJ 07719

**Re: Completeness/Technical Review
Alacan Variance Application
301 16th Avenue
Block 1, Lot 45.02
H2M Project No. LKCP 2206**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes a survey of the property prepared by Charles Surmonte, PE, PLS, dated July 15, 2021 and a completed Application form with attachments. Based on my review of these submitted documents in conjunction with the Borough Ordinance, multiple site visits, and good engineering practice, I offer the following comments for your use through the public hearing process.

General

The property in question is 5,000 square foot lot located on the southeasterly corner of 16th Avenue at B Street. This location is within the Borough's R-40 Zone. The lot currently contains 2-1/2 story dwelling, an open air pavilion, a shed, a paver driveway, a number of tile patios and walks and other accessories. As I understand the situation, the Applicant constructed the 10 foot by 21 foot open air pavilion in the 16th Avenue Front Yard of the subject property sometime in 2020. It is my further understanding that this non-conforming construction was inadvertently advanced with permits issued by the Borough. The Applicant was advised by the Borough of the variance conditions and is seeking to memorialize the various non-conformities.

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 17-19.1 sets forth the yard, area and building requirements for the R-40 Zone. My review of these requirements in conjunction with the subject application identified the following inconsistencies:
 - Front Yard Setback – 20 feet required; **3.6 feet existing/proposed;**
 - Rear Yard Setback (shed) – 3 feet required; **2.5 feet proposed;**
 - Building Coverage – 40% maximum allowable, 37.8% existing (prior to pavilion), **42% existing/proposed (with addition of pavilion), 43.44% proposed (with dwelling, pavilion and shed);**

- Impervious Coverage – 60% maximum allowable, 49.4% existing (prior to pavilion), 53.6% existing/proposed (with the addition of pavilion), **73.7% proposed (with dwelling, pavilion, shed, walks, driveway, etc.);** and
- Front Yard Lot Coverage – 50% maximum allowable, 22.3% existing (prior to pavilion), **58.2% existing/proposed (with addition of pavilion and other improvements).**

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

The Board should note that the ordinance does not even recognize this style of accessory use or structure anywhere in the residential zones. Accordingly, I believe bulk variance is required for the introduction of this style of structure and the use it affords.

The Board should further note that the shed cited above was not depicted on the original survey submitted but is depicted on the most recent survey. Also, this shed is located within the 9 foot utility easement at the southerly side of the dwelling. The Board should elicit testimony regarding these issues and consider the encroachment of the easement and the variance relief that this structure requires.

Lastly, the Board should be mindful of the fact that the majority of the patios and walks constructed on the site since the construction of the pavilion was done so without the benefit of any permits.

2. The site visit in combination with the surveys provided revealed that the Applicant has constructed any number of improvements that encroach on the adjacent rights-of-way. These items include a flagpole, patio tiles (along both frontages), a pond and pond/pool equipment. While the Board has no jurisdiction to approve or deny these encroachments, the Board should condition any approval on the Applicant either removing same or securing encroachment permits from the Governing Body.
3. The Application is silent with regard to existing grades or the method by which stormwater is being mitigated given the extensive exceedance of the Impervious Coverage in the current condition. The Board should elicit testimony regarding this issue and consider requiring the Applicant provide some level of mitigation of stormwater generated on-site.
4. Each survey provided depicts a sight triangle easement on the property; however, the Applicant maintains a significant combination of improvements that encroach and obscure this easement. The Board should elicit testimony regarding the details of this easement and consider enforcing the implied intent of that easement by requiring the offending improvements be removed.
5. The site visit revealed that the existing hedges along the B Street frontage are overgrown to the extent that they overhang the public sidewalk, impeding the usability of same. The Board should require the Applicant to rectify this circumstance and maintain the solution in perpetuity.



I trust this report is suitable for your purposes. If you have any questions regarding this application, please contact me.

Very truly yours,

H2M ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Alan P. Hilla, Jr.", written in a cursive style.

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

cc: Edgar Alacan, Applicant
Adam Schneider, Esq., Board Attorney (via email)
Gregory W. Vella, Esq., Applicant's Attorney (via email)

Ck# 918 \$ 70⁰⁰ Rec'd by VHY Date 3-7-21 Permit # 21-12

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: 201 16th Ave

Block: 1 Lot: 45101 Zone: _____

2. Property Designation: Single Family _____ Multi Family _____ Commercial _____

3. Applicant's Name*: Thomas Pawlin Mellenium Stoneworks

Address: 3 Williamsburg So NJ 07722

Phone Number: 732-519-1112

*Applicant is: Owner _____ Contractor _____ Other _____
(if other, please describe) _____

4. Owner's Name: Edgar Alcan

Address: 201 16th Ave Lake Como

Phone Number: 718 669-0046

5. Type of Proposal: (please check)

<input type="checkbox"/> New Home	<input type="checkbox"/> Alteration to Existing Home: 1 - 1 1/2 Story	<input type="checkbox"/> 2 - 2 1/2 Story
<input type="checkbox"/> Pool: Above Ground	<input type="checkbox"/> In-Ground	
<input type="checkbox"/> Shed	<input type="checkbox"/> Fence	<input type="checkbox"/> Deck
<input type="checkbox"/> Other *If other, please describe: <u>PAVILLION</u>		
<u>Water Line:</u> Existing <input checked="" type="checkbox"/> New _____ Upgraded _____		
<u>Sewer Line:</u> Existing <input checked="" type="checkbox"/> New _____ Upgraded _____		

Dimension of New Building/Addition: 12 x 24 Height of New Building/Addition: 11'4"
Area of New Building/Addition: 288 sq. ft. Number and Types of Rooms: 2

* 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: Amish open air pavilion 4 posts

ZONING

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

7. Applicant certifies that all statements and information made and provided as part of this application are true to the best of their knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approvals, variances, and other permits granted with respect to said property shall be complied with.

Signature of Applicant _____

Date _____

Office Use Only

Zoning Reviewer: MARK FESSLER Date: 3/12/2021

Application Complete: Yes No

Approved: _____ Rejected: * AS NOTED

Planning/Variance Board action needed: Yes No

Proposed Work Needs Construction Permits: Yes No

Mercantile License Needed? Yes No

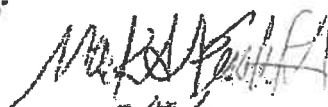
Notes: * EXISTING PROPERTY IS A 5000 SQ. FT. LOT LOCATED AT THE OF SIXTEENTH AVE. & "B" STREET, WHICH ALLOWS FOR A MAXIMUM BUILDING COVERAGE OF 40% (2000 SQ. FT.) AND A MAXIMUM IMPERVIOUS LOT COVERAGE OF 60% (3000 SQ. FT.)

* BASED ON THE OLD SUBMITTED PROPERTY SURVEY, THE EXISTING IMPERVIOUS LOT COVERAGE WAS 43.3% (2170 SQ. FT.) AND THE PROPOSED IMPERVIOUS LOT COVERAGE WOULD BE 48.8% (2440 SQ. FT.) WHICH WOULD STILL COMPLY. BUT THE EXISTING PAVED DRIVEWAY IS COVERED WITH A RUBBER MAT WHICH MIGHT NOT BE "PERVIOUS" AND THERE APPEARS TO BE SOME ADDITIONAL PAVING ON THE SITE THAT IS NOT SHOWN ON THE SURVEY.

* THE EXISTING BUILDING COVERAGE WAS 37.4% (1870 SQ. FT.) WHICH COMPLIES. BUT THE PROPOSED BUILDING COVERAGE WITH THE 12'X24' PAVILLION WOULD BE 43.2% (2155 SQ. FT.) WHICH DOES NOT COMPLY. AND WOULD REQUIRE A VARIANCE.

* IN ADDITION CORNER LOTS HAVE TWO FRONT YARD AREAS AND THE PROPOSED PAVILLION IS LOCATED IN THE 16TH AVE. FRONT YARD (WITH A 3'0" SETBACK). THE PAVILLION IS AN ACCESSORY STRUCTURE AND ACCESSORY BUILDINGS ARE NOT ALLOWED WITHIN THE FRONT YARD SETBACK AREA. THIS TOO WOULD REQUIRE A VARIANCE.

NOTE: THIS APPLICANT HAS NOT SIGNED, DATED OR PAID FOR THIS APPLICATION YET.


3/12/2021

BLOCK 41 LOT 4501 QUALIFICATION CODE _____ ADDRESS (SITE) _____ PERMIT NO. **20-49**

CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 301 16th AVE

2. Name of Owner in Fee: ALACAN ALACAN
 Tel. 718-689-0046 e-mail _____

Address: Same ZIP CODE _____

3. Ownership in Fee: Private Public _____

4. Principal Contractor: Thomas A. Co. Inc Tel. 732-519-1112 e-mail _____
3 Williamsburg Sq
4th Fl NY 07102

License No. OR, if new home, Builder Reg. No. 134104272000 Exp. Date 3/20/20

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 3025401671 FAX: _____

5. Architect or Engineer _____
 Address _____ Contact _____
 Tel. _____ FAX: _____ e-mail _____

6. Responsible Person in Charge once Work has Begun _____
 Tel. 732-519-1112 FAX: _____

V. FEE SUMMARY (for office use only)

1. Building	\$	Update
2. Electrical	\$	Update
3. Plumbing	\$	Update
4. Fire Protection	\$	Update
5. Elevator Devices	\$	Update
6. Subtotal	\$	Update
7. Less 20% for State Plan Review	\$	Update
8. Subtotal	\$	Update
9. State Permit SurchARGE Fee	\$	Update
10. Subtotal	\$	Update
11. Cert. of Occupancy	\$	Update
12. Other	\$	Update
13. TOTAL	\$	Update

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories _____ ft.

2. Height of Structure _____ sq. ft.

3. Area - Largest Floor _____ sq. ft.

4. New Building Area _____ sq. ft.

5. Volume of New Structure _____ cu. ft.

6. Max. Live Load _____

7. Max. Occupancy Load _____

8. If Industrialized Building: State Approved _____ HUD _____

9. Total Land Area Disturbed _____ sq. ft.

10. Flood Hazard Zone _____

11. Base Flood Elevation _____ ft.

12. Wetlands yes _____ no _____

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: RS

2. Use Group, Proposed: _____ Select Group _____

3. Change in Use-Group, indicate Present: Select Group _____

4. No. of dwelling units: Total Units (income-restricted)

Gained, Sale _____
 Lost, Sale _____
 Lost, Rental _____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: _____

2. Use Group, Proposed: Select Group _____

3. Change in Use Group, indicate Present: Select Group _____

C. MIXED USE -List secondary use(s): _____

D. Construct. Classification: Present _____ Proposed _____

III. PROPOSED WORK

Minor Work New Building Addition Demolition

Repair Alteration Renovation Reconstruction

Asbestos Abat. -Subch. 8 Lead Hazard Abatement Radon Remediation Annual Permit

FOR OFFICE USE ONLY (Optional)

Plans Recd by	Date Recd.	Rejection Date	Approval Date	Re-viewer	Re-submission Dates	Re-viewer
			5/15/20	CCG		
			5/16/20	CCG		
			5/16/20	CCG		
			5/16/20	CCG		

IV. SUBCODES (Check all that apply)

Building Fire Protection

Electrical Elevator

Plumbing

TOTAL COST \$0

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. Elevators/Escalators/Lifts/Dumbwaiters/Moving Walks

2. High Pressure Boilers

3. Pressure Vessels

4. Refrigeration Systems

5. Cross-Connections/Backflow Preventers

6. Hazardous Uses/Places of Assembly

7. Sprinklers/Standpipes

8. Smoke Control Systems in Open Wells

9. Underground Storage Tanks

10. Swimming Pools, Spas and Hot Tubs

11. LP-Gas Tanks

12. Fire Alarm

III. PLAN REVIEW (optional)

DO YOU WANT:

1. Partial Releases

2. Prototypa Processing

OFFICE DATE RECEIVED:

VIII. PRIOR APPROVALS CHECKLIST (office use only)	LOCAL APPROVAL		COUNTY APPROVAL		REGIONAL APPROVAL		STATE APPROVAL		COMMENTS
	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	
<input type="checkbox"/> Zoning Officer									
<input type="checkbox"/> Planning Board									
<input type="checkbox"/> Zoning Board									
<input type="checkbox"/> Sewer Authority									
<input type="checkbox"/> Water Authority									
<input type="checkbox"/> Police Department									
<input type="checkbox"/> Health Department									
<input type="checkbox"/> Soil Conservation									
<input type="checkbox"/> N.J. Department of Community Affairs									
<input type="checkbox"/> N.J. Department of Transportation									
<input type="checkbox"/> N.J. Department of Environmental Protection									
<input type="checkbox"/> Utility Dig No.									
<input type="checkbox"/>									
<input type="checkbox"/>									

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only--optional)

Name of Code & Edition	Name of Code & Edition
Building	Energy
Electrical	Barrier Free
Plumbing	Flood Hazard
Fire Protection	As Built Elevation Cert.
Mechanical	Other

X. CERTIFICATES ISSUED (office use only)

	DATE ISSUED	DATE EXPIRED	DATE REISSUED	DATE EXPIRED
<input type="checkbox"/> Temporary Certificate of Occupancy	No.			
<input type="checkbox"/> Temporary Certificate of Compliance	No.			
<input type="checkbox"/> Continued Certificate of Occupancy	No.			
<input type="checkbox"/> Certificate of Compliance	No.			
<input type="checkbox"/> Certificate of Occupancy	No.			
<input type="checkbox"/> Certificate of Approval	No.			
<input type="checkbox"/> Lead Abatement Clearance Certificate	No.			



FIRE PROTECTION SUBCODE TECHNICAL SECTION

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 1 Lot 45'01 Qualification Code _____

Work Site Location 301 16th Ave

Little Ferry, N.J.

Owner In Fee: 609 An Alincor

Tel. (714) 669-0016 e-mail _____

Address Same

Contractor: Team Parkins inc municipality _____

Address 2 W. 11th Ave, Bay, NJ 07001 e-mail _____

Dr. Newham Stones@gmail.com

Fire Protection Equipment, NJ Div of Fire Safety Permit No. _____

Fire Protection Equipment, NJ Div of Fire Safety Installer No _____

Fire Alarm Contractor No. _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. _____

FAX: (____) _____

B. FIRE PROTECTION CHARACTERISTICS

Use Group: Present _____ Proposed _____

Contr. Class: Present _____ Proposed _____

Heating System: [] New OR [] Modification to Existing _____

OR [] Conversion OR [] Replacement _____

Fuel Type: [] Gas [] Oil [] Electric [] Solar _____

Other _____

Location: _____

Fuel Storage Tank: _____

Fuel Type: [] Flammable or [] Combustible _____

Capacity _____

Fire Alarm System: [] New or [] Existing _____

Location of Panel: _____

Fire Suppression/Standpipe System: _____

[] New, or [] Existing _____

Location of Main Control Valve: _____

Date Received _____
Control # _____

Date Issued 7-23-20

Permit # 20-43

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the owner of record, owner of record, and am authorized to make this application.

Applicant's Signature/Contractor's Signature _____
[] Exempt Applicant

Certified Contractor

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK: Fire fit

Water Supply Source _____

Method of Alarm/Suppression System Supervision _____

NUMBER _____

FEE (Office Use Only) _____

Flammable/Combustible Tanks _____

Alarm Systems _____

[] System _____

[] 110v interconnected _____

[] CO Detectors/110v _____

Alarm Devices (i.e., smoke, heat, pull, water/flow) _____

Supervisory Devices (i.e., tampers, low/high air) _____

Signaling Devices (i.e., horns/strobes, bells) _____

Other Devices _____

TOTAL _____

Suppression Systems _____

Fire Pump _____ GPM Type _____

Dry Pipe/Alarm Valves _____

Pre-action Valves _____

Sprinkler Heads (Dry and Wet) _____

Standpipes _____

Pre-engineered Systems _____

Wet Chemical _____

Dry Chemical _____

CO₂ Suppression _____

Foam Suppression _____

FM200 Suppression _____

Other Fire fit _____

Other Systems _____

Kitchen Hood Exhaust System _____

Smoke Control System _____

Fuel-Fired Appliances [] Gas [] Oil [] Solid _____

Fireplace Venting/Metal Chimney _____

Other _____

Administrative Surcharge \$ _____

Minimum Fee \$ _____

State Permit Surcharge Fee \$ _____

TOTAL FEE \$ _____

TK

JOB SUMMARY (Office Use Only)

PLAN REVIEW _____

[] No Plans Required _____

[] Partial - Understair Utilities Approved _____

Date: _____ Approved by: _____

[] Fire Protection Plans Approved _____

Date: _____ Approved by: _____

Joint Plan Review Required: _____

[] Bldg. [] Elec. [] Plumb. [] Elev. _____

SUBCODE APPROVAL FOR PERMITS _____

Date: _____ Approved by: _____

SUBCODE APPROVAL FOR CERTIFICATE _____

[] CO [] CCO [] CA _____

Date: _____ Approved by: _____

INSPECTIONS

Type: _____

Alarm System _____

Suppression Sys. _____

Standpipe _____

Fire Pump _____

Pre-Eng. System _____

Mechanical _____

Smoke Control _____

TCO _____

Flam/Combust Tanks _____

Fireplace Venting _____

Final _____

Other _____

Dates: (Month/Day) _____

Failure _____

Approval _____

Initial _____

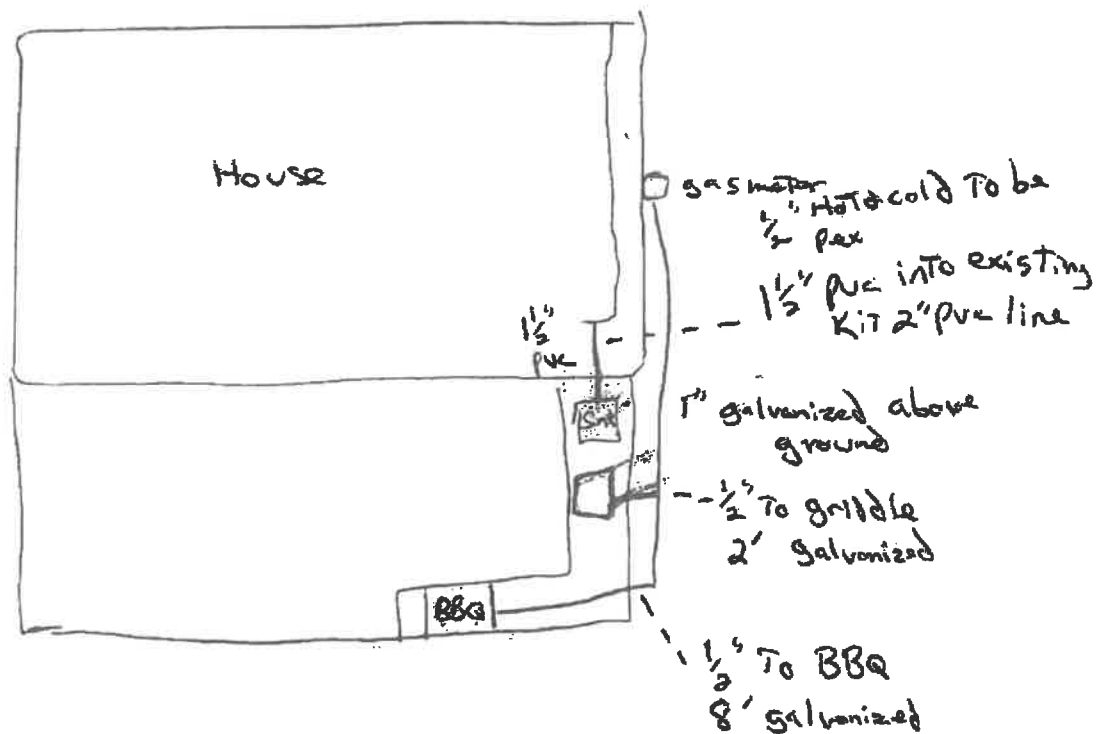
Gary Belfer

Plumbing & Heating

NJ State License #10938

619 Aumack Ave Union Beach NJ 07735

(732)861-6295



gas will have shutoff valves
under units

water will have shutoff valves
in crawl space with blow offs/Drains

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTICOLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

NOT AN
ELECTRICIAN'S
OR PLUMBER'S
LICENSE

State of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Home Improvement Contractors

HAS REGISTERED

THOMAS PAOLINA INC. DBA MILLENNIUM FITNESS
Thomas Paolino
57 Beaver Dam Road
Colts Neck NJ 07722

FOR PRACTICE IN NEW JERSEY AS A(N): Home Improvement Contractor

03/06/2019 TO 03/31/2020
VALID

13VH04272400
LICENSE/REGISTRATION/CERTIFICATION #

Paul Paolino
ACTING DIRECTOR

Signature of Licensee/Registrant/Certificate Holder

New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Home Improvement Contractors
HAS REGISTERED
THOMAS PAOLINA INC. DBA MILLENNIUM FITNESS
Home Improvement Contractor
NOT AN ELECTRICIAN'S OR PLUMBER'S LICENSE
VALID 03/06/2019 TO 03/31/2020
SIGNATURE *Paul Paolino*
ACTING DIRECTOR
13VH04272400
License/Registration/Certification #

PLEASE DETACH HERE
IF YOUR LICENSE/REGISTRATION
CERTIFICATE ID CARD IS LOST
PLEASE NOTIFY:
Home Improvement Contractors
P.O. Box 43016
Newark, NJ 07102

PLEASE DETACH HERE



Borough of Lake Como

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

PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY	
Application Number:	925
Received By:	7/24/11 7-5-22 (Rec'd application)
Fees Collected:	18,000 / 18,000 (Rec'd 4-18-22)
Hearing Date:	12-12-22 (tentative)
Resolution Adopted By Board:	
	<input type="checkbox"/> Granted <input type="checkbox"/> Denied

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

1. Applicant(s) Name, Address & Telephone Number

Edgar Alcaran
 301 Sixteenth Ave
 Lake Como, NJ 718-669-0046

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

Gregory W. Vella, Esq
 2317 Highway 34, Suite 1A
 Manasquan, NJ 08736 732-751-1766

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

Building Coverage Variance - 43.2% - max 40%.
Accessory structure in front yard - not permitted.

Informal Hearing

7. Give a brief description of application:

Borough approved plans for construction of open air pavilion. Building permits issue + CO issued. Now Borough says variances are required.

8. Street Address of Property:

301 Sixteenth Ave, Lake Como

Block: L Lot: 45.01

9. Use of Property:

Existing: Residential

Zone: _____

Proposed: Residential

Lot Area: 5,000 sq ft

Building Area: _____

10. Map Information:

Map Dated: _____

Prepared By: _____

Map Entitled: _____

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

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

6/28/22
Date


Applicant/Agent

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.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. EDGAR B. ALFAN</p> <p>2 Business name/disregarded entity name, if different from above</p> <p>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.</p> <p><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</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <small>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.</small></p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p> <p>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></p> <p>5 Address number, street, and apt. or suite no. See instructions. 301 764th Ave</p> <p>6 City, state, and ZIP code LAKE CONRO, NJ 07719</p> <p>7 List account number(s) here (optional)</p>	
--	---	--

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
097 - 66 - 3384
OR
Employer identification number
-

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 ▶ 6/28/22
------------------	----------------------------	-----------------------

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.

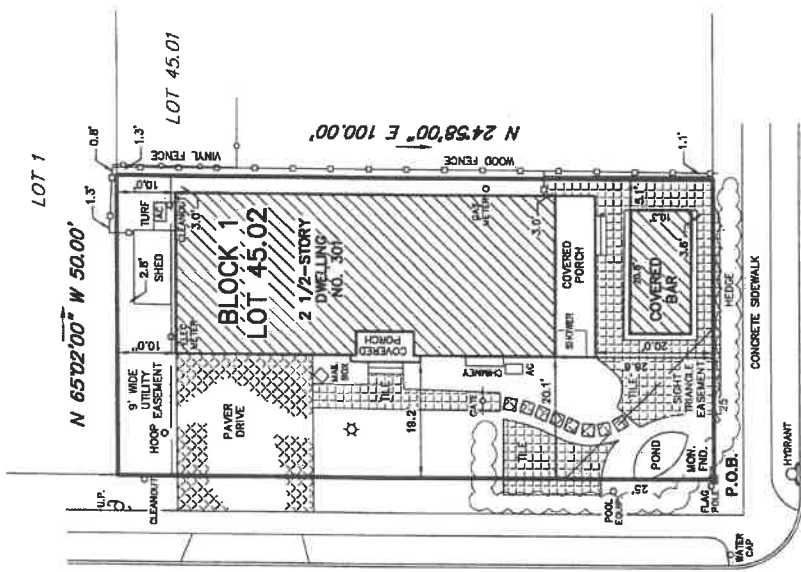
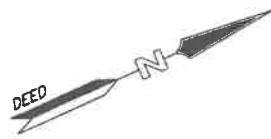
Purpose of Form

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.



'B' STREET
(60' R.O.W.)
S 24°58'00\" W 100.00'

S 65°02'00\" E 50.00'
(60' R.O.W.)
SIXTEENTH AVENUE

SURVEY OF PROPERTY

301 SIXTEENTH AVENUE
LOT 45.02 BLOCK 1

BOROUGH OF LAKE COMO
MONMOUTH COUNTY
NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Professional Surveyor
License No. 35890

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No. 21-924

DATE: 07-15-21

SCALE: 1"=20'

SHEET: 1 OF 1