

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

PLANNING BOARD AGENDA

**JULY 10, 2023
REGULAR MEETING**

**7:00 PM
LAKE COMO**

I. CALL TO ORDER

II. SUNSHINE LAW:

THE NOTICE REQUIREMENTS OF R.S. 10:4-18 OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY THE PUBLICATION OF THE REQUIRED ADVERTISEMENT IN THE COAST STAR ON FEBRUARY 2, 2023, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A COPY OF THE SAID NOTICE HAS BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE MEETING WILL ALSO BE POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**** FLAG SALUTE ****

III. ROLL CALL

IV. CORRESPONDENCE

**REQUEST TO CARRY BYRNE/RICCIARDI
718 BURTON PLACE TO AUGUST 14, 2023**

TIM MIDDLETON, ESQ.

V. VARIANCE APPLICATION

**ALACAN, EDGAR
301 - 16TH AVENUE
BLK - 1 LOT - 45.01**

VI. PRELIMINAR AND FINAL SITE PLAN/VARIANCE APPLICATION

**ZERO'S ENT. T/A BAR ANTICIPATION
703-707 SIXTEENTH AVENUE
BLK - 22 LOT - 22, 23 & 24**

VII. CONTINUED PLANNING & ZONING DISCUSSIONS

**1. REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA
(WILL UPDATE AS NEEDED)**

VIII. FUTURE MEETING DISCUSSIONS

**PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN
DRIVEWAYS, GRADING PLAN**

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, AUGUST 14, 2023 AT 7:00 PM IN THE MEETING ROOM.
ALL MEETINGS ARE OPEN TO THE PUBLIC.**

LAW OFFICE OF
TIMOTHY B. MIDDLETON, ESQ.
VALLEY PARK PROFESSIONAL CENTER
2517 HIGHWAY 35
BUILDING K · SUITE 101
MANASQUAN, NEW JERSEY 08736
TELEPHONE
(732) 223-8171
FAX
(732) 223-9893

July 3, 2023
Viveca Graham, Planning Board Secretary
Lake Como Municipal Complex
1740 Main Street
Lake Como, NJ 07719

Re: Byrne & Ricciardi, 718 Burton Place

Dear Ms. Graham,

As per my email of this morning this will confirm that the application is seeking to carry the above July meeting to August 14, 2023. The revised plans should be submitted shortly.

Very truly yours,

Timothy B. Middleton



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.", is written over the company name.

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 3-10-21 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: 301 16th Ave
Block: 1 Lot: 45101 Zone: _____
2. Property Designation: Single Family _____ Multi Family _____ Commercial _____
3. Applicant's Name*: Thomas Patrick Mellenium Stoneworks
Address: 3 Williamsburg Sq W N.J. 07722
Phone Number: 732-519-1112
*Applicant is: Owner _____ Contractor _____ Other _____
(If other, please describe) _____
4. Owner's Name: Edgar Alcaro
Address: 301 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 _____ 2 - 2 1/2 Story _____
<input type="checkbox"/> Pool: Above Ground _____ In-Ground _____	
<input type="checkbox"/> Shed _____ Fence _____ Deck _____	Other *If other, please describe: <u>Pavillion</u>
Water Line: Existing <input checked="" type="checkbox"/> New _____ Upgraded _____	
Sewer Line: 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 pavillion & porch

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 40.8% (2428 SQ.FT.) WHICH WOULD STILL COMPLY. BUT THE EXISTING PAVER 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% (2158 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

20-43



CONSTRUCTION PERMIT APPLICATION

1. IDENTIFICATION

1. Proposed Work Site at: 301 16th AVE

2. Name of Owner In Fee: LEO J. ALAN

Tel. 718-689-0046 e-mail _____

Address SAME

3. Ownership In Fee: Public Private Jointly

4. Principal Contractor: Thomas Factor Inc Tel. 732-519-1112

Address 3 Wellington St So e-mail _____

201 114 0722

License No. OR, if new home, Builder Reg. No. 13VH0427260 Exp. Date 3/20/20

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 20541671 FAX: _____

5. Architect or Engineer _____

Address _____ Contact _____

Tel. _____ e-mail _____

FAX: _____

6. Responsible Person in Charge once Work has Begun _____

Tel. 732-519-1112 FAX: _____

IIa. PROPOSED WORK:

- ☐ Minor Work ☐ New Building ☐ Addition
☐ Repair ☐ Alteration ☐ Renovation
☐ Asbestos Abat.-Subch. 8 ☐ Lead Hazard Abatement ☐ Radon Remediation

Sub. SUBCODES

(Check off that apply)

revised by	revised	date	viewer	approval	rejection	viewer
		5/6/20	cc			
		5/5/20				
		5/6/20	to			
		5/6/20	DR			

TOTAL COST	\$0
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III. PLAN REVIEW (optional)

DO YOU WANT:

1. ☐ Partial Releases
2. ☐ Prototype Processing

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

1. ☐ Elevators/Escalators/Lifts/ 4. ☐ Refrigeration Systems
Dumbwaiters/Moving Walks 5. ☐ Cross-Connectors/Backflow Preventers
2. ☐ High Pressure Boilers 6. ☐ Hazardous Uses/Places of Assembly
3. ☐ Pressure Vessels 7. ☐ Sprinklers/Standpipes

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: R5

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

4. No. of dwelling units: Total Units Income-restricted:

	Gained, Sale	Gained, Rental	Lost, Sale	Lost, Rental
1. Rental				
2. Rental				
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B. NON-RESIDENTIAL (primary use)

1. State Specific Use: ☐
 2. Use Group, Proposed: Select Group
 3. Change In Use Group, Indicate +/resen
- C. MIXED USE -List secondary use(s):

D. Construct. Classification: Present

Proposed

8. ☐ Smoke Control Systems In Open Wells
9. ☐ Underground Storage Tanks
10. ☐ Swimming Pools, Spas and Hot Tubs
11. ☐ LPGas Tanks
12. ☐ Fire Alarm

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.			



BUILDING 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 17-23-20 Lot 20-43 Qualification Code 17-23-20

Work Site Location 17-23-20

Owner In Fee 17-23-20 Tel. 669-0046 e-mail 17-23-20

Address 17-23-20

Contractor 17-23-20 Tel. 669-0046 e-mail 17-23-20

Address 17-23-20

Contractor License No. or Builder Registration No. 17-23-20 Exp. Date 3/31/20

Home Improvement Contractor Registration No. or Exemption Reason (if applicable) 17-23-20

Federal EIR ID No. 17-23-20 FAX: 17-23-20

JOB SUMMARY (Office Use Only)		INSPECTIONS		DELAYS (Month/Day)	
PLAN REVIEW	Date Initial	Type	Failure	Failure	Approval
<input type="checkbox"/> No Plans Required		<input type="checkbox"/> Foundation			
<input type="checkbox"/> Footings/Foundations		<input type="checkbox"/> Slab			
<input type="checkbox"/> Structural Framing		<input type="checkbox"/> Frame			
<input type="checkbox"/> Exterior		<input type="checkbox"/> Truss/Sys/Bracing			
<input type="checkbox"/> Interior		<input type="checkbox"/> Barriers/Fires			
<input type="checkbox"/> Joint Plan Review Required		<input type="checkbox"/> Insulation			
<input type="checkbox"/> 1st Floor		<input type="checkbox"/> Elevator			
<input type="checkbox"/> 2nd Floor		<input type="checkbox"/> Finishes			
<input type="checkbox"/> 3rd Floor		<input type="checkbox"/> Finishes			
<input type="checkbox"/> 4th Floor		<input type="checkbox"/> Energy			
<input type="checkbox"/> 5th Floor		<input type="checkbox"/> Mechanical			
<input type="checkbox"/> 6th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 7th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 8th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 9th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 10th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 11th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 12th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 13th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 14th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 15th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 16th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 17th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 18th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 19th Floor		<input type="checkbox"/> Other			
<input type="checkbox"/> 20th Floor		<input type="checkbox"/> Other			

BUILDING CHARACTERISTICS		CONSTR. CLASS PRESENT		CONSTR. CLASS PROPOSED	
Use/Group	Present	Present	Proposed	Present	Proposed
No. of Stories	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
Height of Structure	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
Area — Largest Floor	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
New Bldg. Area/All Floors	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
Volume of New Structure	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
Max. Live Load	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
Max. Occupancy/Load	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>

Date Received
Control #

Date Issued
Permit #

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

Sign here:

Print name here:

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

17 x 24 pm. head
out from Bldg / Ban A. a

TYPE OF WORK

☐ New Building

☐ Addition

☒ Rehabilitation

☐ Roofing

☐ Siding

☐ Fence

☐ Sign

☐ Pool

☐ Retaining Wall

☐ Asbestos Abatement Subchapter 8

☐ Lead Haz. Abatement NAC 5.17

☐ Radon Remediation

☐ Other

☐ Demolition

FEE (Office Use Only)

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Administrative Surcharge \$

Minimum Fee \$

State Permit Surcharge Fee \$

TOTAL FEE \$

1 White = Inspector Copy

2 Canary = Office Copy

4 Red = Applicant Copy

1 Pink = Office Copy



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 45401 Qualification Code _____
Work Site Location 301 16th Ave
Lahe dennis N.J.
Owner In Fee: 609 An Aincap
Tel. (714) 669-0046 e-mail _____
Address same
Contractor: John Paulino inc municipality _____ zip code 07032 Tel. (202) 579-1112
Address 3 w. Williams Hwy; c/o AT e-mail _____
Dr. Henry Jones@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 _____
Const. Class: Present _____ Proposed _____
Heating System: [] New or [] Modification to Existing
OR [] Conversion or [] Replacement
Fuel Type: [] Gas [] Oil [] Electric [] Solar
Location: _____
Total Cost of Fire Protection Work \$ 500

INSPECTIONS
Type: _____
Alarm System _____
Suppression Sys. _____
Standpipe _____
Fire Pump _____
Pre-Eng. System _____
Mechanical _____
Smoke Control _____
TCO _____
Plant/Combust Tanks _____
Fireplace Venting _____
Final _____
Other _____
Dates (Month/Day) Failure Approval Initial
Type: _____
Alarm System _____
Suppression Sys. _____
Standpipe _____
Fire Pump _____
Pre-Eng. System _____
Mechanical _____
Smoke Control _____
TCO _____
Plant/Combust Tanks _____
Fireplace Venting _____
Final _____
Other _____
Dates (Month/Day) Failure Approval Initial
Type: _____
Alarm System _____
Suppression Sys. _____
Standpipe _____
Fire Pump _____
Pre-Eng. System _____
Mechanical _____
Smoke Control _____
TCO _____
Plant/Combust Tanks _____
Fireplace Venting _____
Final _____
Other _____
Dates (Month/Day) Failure Approval Initial

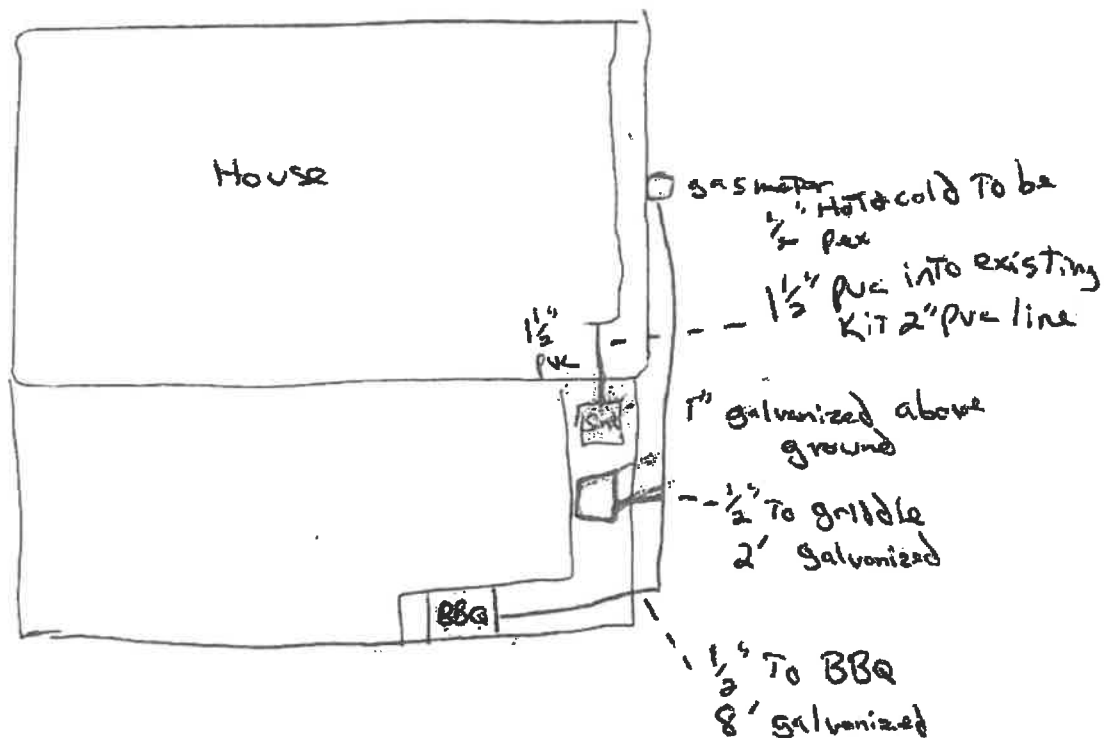
Date Received _____
Control # _____
Date Issued 7-23-20
Permit # 20-43
C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (person) owner of record and am authorized to make this application.
Applicant's Signature/Contractor's Signature _____
[] Certified Contractor [] Exempt Applicant

D. TECHNICAL SITE DATA DESCRIPTION OF WORK:

Water Supply Source _____
Method of Alarm/Suppression System Supervision _____
Flammable/Combustible Tanks _____
Alarm Systems _____
[] System _____
[] 110v Interconnected _____
[] CO Detectors/110v _____
Alarm Devices (i.e., smoke, heat, pull, water/flow) _____
Supervisory Devices (i.e., tamper, low/high air) _____
Signaling Devices (i.e., horn/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 _____
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 \$ 70

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 MULTI-COLORED 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

03/08/2019 TO 03/31/2020
VALID

13VH04272400
LICENSE REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

Paul Polinger
ACTING DIRECTOR

NOT AN
ELECTRICIAN'S
OR PLUMBER'S
LICENSE

03/08/2019 TO 03/31/2020
VALID

13VH04272400
License/Registration/Certificate #

SIGNATURE

ACTING DIRECTOR

New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Home Improvement Contractors
THOMAS PAOLINA INC. DBA MILLENNIUM FITNESS
Home Improvement Contractor

PLEASE DETACH HERE
IF YOUR LICENSE/REGISTRATION
CERTIFICATE ID CARD IS LOST
PLEASE NOTIFY:

Home Improvement Contractors
P.O. Box 43016
Newark, NJ 07101

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:

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

Edgar Alarcon
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 732-751-1766
2317 Highway 34, Suite 1A
Manasquan, NJ 08736

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 issued + CO issued.
Now Borough says variances are required.

8. Street Address of Property:

301 Sixteenth Ave, Lake Como

Block: 1 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:

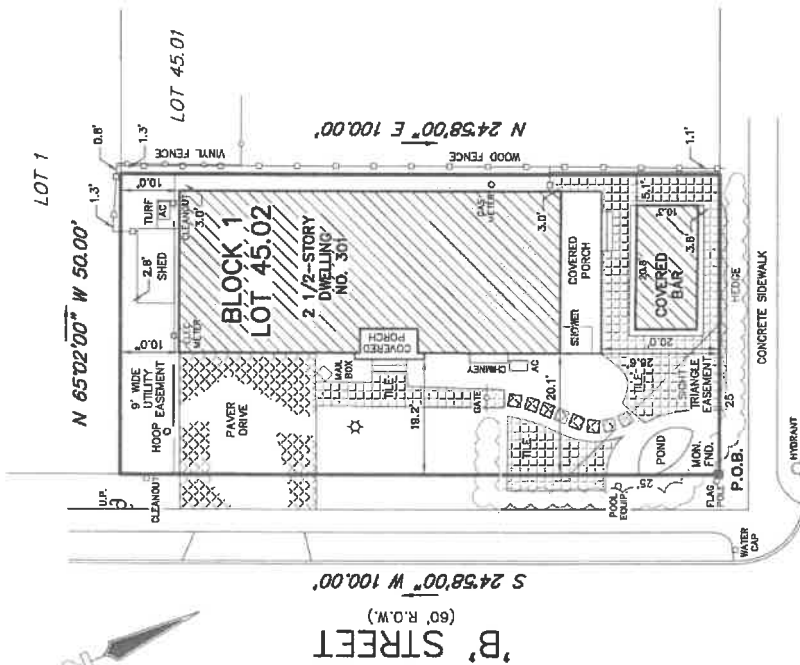
11. Additional comments by applicant which may be relevant to hearing:

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

Date

6/28/22

Applicant/Agent



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 Land Surveyor License No. 35882 [Redacted Signature]		
301 Main Street, 2nd Floor Allentown, 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



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 31, 2022

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

**Re: Zero's Enterprises, Inc.
Completeness/Technical Review No. 3
703 16th Avenue
Block 22, Lots 22, 23, and 24
H2M Project No. LKCP 1802**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes a completed Planning Board Application, a Zoning Board Application, Architectural Plans (4 sheets) prepared by George F. Sincox, AIA, dated revised November 6, 2019, a Final Site Plan prepared by Reme and Associates, LLC, dated 12/27/17, latest revision July 21, 2021, and site survey prepared by Robert M. Ragan, PLS, latest revision February 3, 2020. 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 Ordinance, I offer the following comments for your use through the public hearing process.

General

The property in question is located on the southern side of Sixteenth Avenue, west of Green Street. This location is within the Borough's General Business Zone (GB). The subject lot currently contains a two-story tavern/restaurant building and associated accessory structures that occupies nearly the entire parcel. It appears that the Applicant is proposing a 557 square foot front building addition (2-story), internal remodeling, a 1,556 square foot first floor deck enclosure. The existing & proposed use and proposed additions to the principal structure are conforming for the zone; however, many other existing conditions at the site are non-conforming for the zone.

The Board should note that despite the project characterization provided above, I am unclear about the extent of the proposed application. I do not believe that Note #3 on the Site Plan squares with the original application documents or the architectural plans cited above. I believe that Board should elicit testimony regarding the full extent of the proposed conditions (and any additional relief that they may require) before advancing to the specific items addressed below.

Lastly, it should be noted that this site has a great many existing non-conformities that are understood to be legally existing through previous Board approvals. Accordingly, this review only addresses the proposed improvements as set forth by the application documents.

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. It is my understanding that the Applicant was to consolidate a number of lots through previous Board approval(s). However, the Site Plan depicts individual lots and calculations based on those individual lots. The Board should elicit testimony regarding these circumstances to clarify the record, and, in the event of an approval, require the Applicant to file a revised Site Plan reflecting the testimony provided and condition any approval on the consolidation of those lots.
2. Code Section 17-9.3(e) sets the maximum building height for structures in this Zone at 35 feet. The Applicant's plans do not provide enough information to accurately determine the proposed Building Height (which is measured from the top of curb elevation at the midpoint of the front lot line). Notwithstanding, the proposed front addition to the building scales both 35 feet and 39 feet above adjacent grade (depending on which elevation view is scaled). Calculating the proposed Building Height by the Ordinance definition (by referencing both the Architectural and Engineering Plans) yields a proposed height of either 37.1 feet or 41.1 feet. I believe the Applicant's intention is the former, in which case the front addition still exceeds that which is allowable. Accordingly, a bulk criteria variance will be required for the proposed front addition. The Board should confirm this intention through the course of the public hearing. Also, in the event the Board grants approval, the Board should condition that approval such that the architectural plan scale properly and that the corresponding information also makes its way on the engineering plan as well.

Also, there are no indications of how ADA provisions for second floor access will be provided. The Board should elicit testimony regarding this issue.

Lastly, the Site Plan identifies the side setback at Green Street as 5 feet required, and 5.07 feet existing. By definition, the Green Street side of the principal structure is actually a Front Yard, requiring a 20-foot setback. While this inaccuracy does not affect the proposal, the plans should be revised to reflect this distinction.

3. The architectural plans depict an expanded railing above the enclosed deck at the rear of the principal structure. It is not clear why this railing is necessary. The Board should elicit testimony regarding that second-floor deck, including access and intent for use.

Also, the scaled distances of this second-floor deck area between the architect's plans and the architect's elevations are not the same. The Board should elicit testimony regarding this discrepancy and require revised plan be provided to address same.

4. The Site Plan depicts a dumpster area, area west of the volleyball courts. The Board should elicit testimony regarding the circumstances of this feature (including dumpster sizes, location, enclosure and security). Also, it appears that there is a shed associated with this area. The Board should elicit testimony regarding this structure as well. Lastly, the Board should also elicit testimony regarding vehicular access to the dumpster area in light of the proposed parking lot expansion set forth on the Site Plan (which seemingly precludes such access).

5. Code Section 17-10.7 sets forth the off-street parking requirements for uses throughout the Borough. I believe the Site Plan correctly calculates the existing and proposed parking burden (255 spaces and 261 spaces, respectively) and provides an accurate "proposed" parking count (200 spaces) if the application is approved. In the proposed condition, a variance will be required for the proposed non-conforming parking provision (261 spaces required, 200 provided).

An issue that is linked to the provision of the proposed 200 spaces is the reliance on the parking lot to the west of the railroad tracks, which technically affords 89 spaces. I am unaware of the legal mechanism provided to ensure the use of that lot in perpetuity and it has become clear that that lot rarely affords the total number of spaces credited here as it is cluttered with various vehicles and construction equipment, thereby reducing the actual usefulness of the lot. The Board should elicit testimony regarding the legal mechanism to link the off-site lot to the Bar-A property and further inquire as to how the Applicant will operate that lot in the future to afford maximum availability of the spaces there.

6. The site visit revealed that the pavement surface and drainage of the lot to be modified is unacceptable by municipal standards. The Board should elicit testimony regarding the proposed improvement of that lot (not just the addition to it) and require that (1) positive drainage of the lot be achieved through some sort of recharge system, and (2) the completion of the lot be completed prior to final inspections of the building improvements.
7. The Site plan is silent with regard to any existing or proposed screening or landscaping of the parking lot to be improved. The Board should elicit testimony regarding this issue and consider conditioning any approval on the provision of suitable screening/landscaping.

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

APH:chw

CC: Zero's Enterprises, Inc., Applicants
Adam Schneider, Esq., Board Attorney
Gregory W. Vella, Esq., Applicant Attorney

ZONING

Clk# 3592 \$ 70.00 Rec'd by ll Date 8/27/18 Permit # 18-54

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

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

1. **Address of Property:** 703 16th AVE
Block: 22 Lot: 22, 23 + 24 Zone: _____

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

3. **Applicant's Name*:** Zero's Enterprises Inc.

Address: 703 16th AVE

Phone Number: 732-681-7422

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

4. **Owner's Name:** _____

Address: _____

Phone Number: _____

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

_____ New Home	_____ Alteration to Existing Home: 1 - 1 ½ Story	_____ 2 - 2 ½ Story
_____ Pool: Above Ground	_____ In-Ground	ADDITION IN FRONT OF Bld. + ENCLOSED Rear deck.
_____ Shed	_____ Fence	_____ Deck
_____ Other *If other, please describe: _____		
Water Line: Existing <u>X</u> New _____ Upgraded _____		
Sewer Line: Existing <u>X</u> New _____ Upgraded _____		

Dimension of New Building/Addition: _____ x _____ **Height of New Building/Addition:** _____

Area of New Building/Addition: _____ sq. ft. **Number and Types of Rooms:** _____

FRONT 557 sq ft + 1,556 enclosed deck in Rear

* 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:

Proposing 557 sq ft. Front addition.

Enclosing deck with 1,556 enclosure

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

8-24-18

Office Use Only

Zoning Reviewer:

MARK PESSLER

Date:

8/28/18

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: * PLANNING BOARD REVIEW & PLANNING VARIANCES REQUIRED. (NUMBER OF PARKING SPACES DOES NOT CONFORM TO ORDINANCE NOR DOES THE PROPOSED PARKING SPACE SIZE (9'x18' V.S. 9'x19'12" REQ'D) CONFORM.

* PROPOSED SETBACKS & BUILDING COVERAGE CONFORMS, BUT PROPOSED ADDITIONS WOULD INCREASE THE YEAR ROUND "USE" AND "OCCUPANCY" OF THE BUILDING.

* NOTE: ALL INTERIOR CHANGES (INCLUDING ADD TO THE SECOND FLOOR) SHOULD BE REVIEWED TO ACCURATELY DETERMINE THE ACTUAL OCCUPANCY.

8/28/18



Borough of Lake Como

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

Kevin G. Higgins
Mayor

FORMAL PLANNING BOARD APPLICATION

Louise A. Mekosh
Borough Clerk/Administrator

For Municipal Use Only

Application No. 19-19118 (Continued as new app. 11-07-22)
Received by Clerk: 10/19/18
Fees Collected: \$1125.00 App / 10000 Esc + add'l
Hearing Date: 4/8/19 (Continued)
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 Zero's Enterprises, Inc.
703 16th Avenue, P.O. Box 483
Belmar, NJ 07719
Telephone No. 732-681-7422
2. If the applicant is being represented by an attorney, please state name, address, and telephone no. Gregory W. Vella, Esq.
Collins, Vella + Casello, LLC
2317 Hwy 34, Suite 1A
Manasquan, NJ 08736
732-451-1766
3. Applicant is:
☒ Corporation
☐ Partnership
☐ Individual
☐ Other

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: ☒ Owner ☐ Lessee

1.

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

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 _____
including Bulk or Use Variances _____

☐ Informal Hearing

7. Give brief description of application: Front
addition of 557 sq. Ft. and 1556 enclosed
deck in rear.

8. Street Address of Property: _____
Block: 22 Lot(s): 22, 23, 24 ****Must be Current Blk/Lot**

9. Use of Property: Existing Bar / Restaurant
Zone General Business Proposed Bar / Restaurant
Lot Area: 143,782 sq. Ft. Building Area: approximately 9,690 sq. Ft.

10. Map Information: Map Dated _____
Prepared by Mark E. Rene, P.E.
Map Entitled _____

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

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

9/2/11
Date

[Signature]
Applicant/Agent

ATTORNEY FOR APPLICANT

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

List of Owners of Zero's Enterprises, Inc.

50% Reginald Hyde

50% Richard Hyde

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

March 7, 2023

Via Hand Delivery

Vivica Graham
Borough of Lake Como
1740 Main Street, P.O. Box 569
Lake Como, New Jersey 07719-0569

**Re: Zero's Enterprises t/a Bar Anticipation - Site Plan Application
Block 22, Lots 22, 23 and 24
Borough of Lake Como, New Jersey**

Dear Ms. Graham:

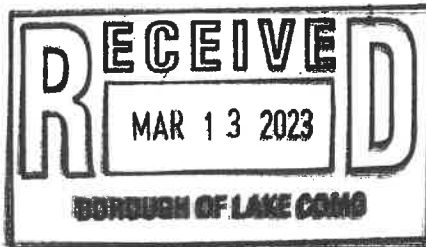
With respect to the above matter, enclosed please find 15 copies of the revised Architecturals.

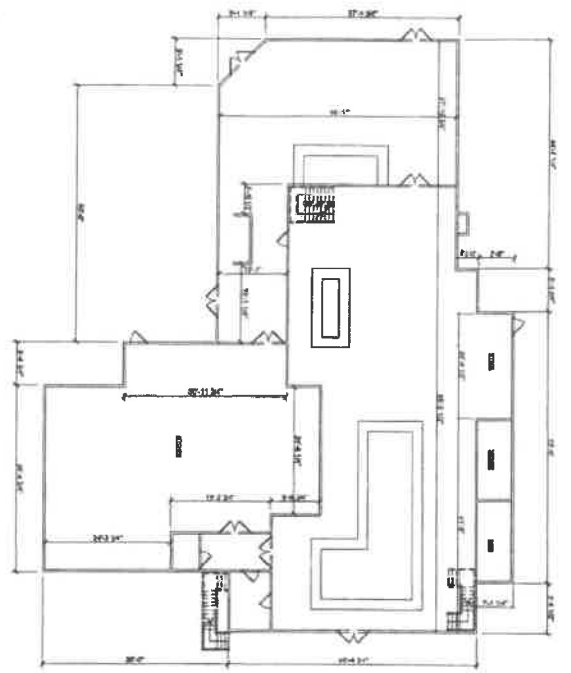
Can you please contact my office so that we can discuss a time for this Application to be heard.

Very truly yours,

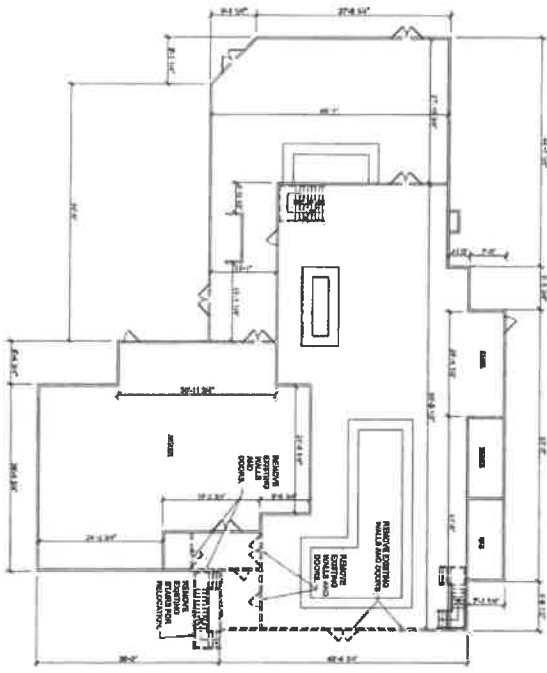
GREGORY W. VELLA

GWV/de
Enclosures
cc: Zero Enterprises (w/o encl)

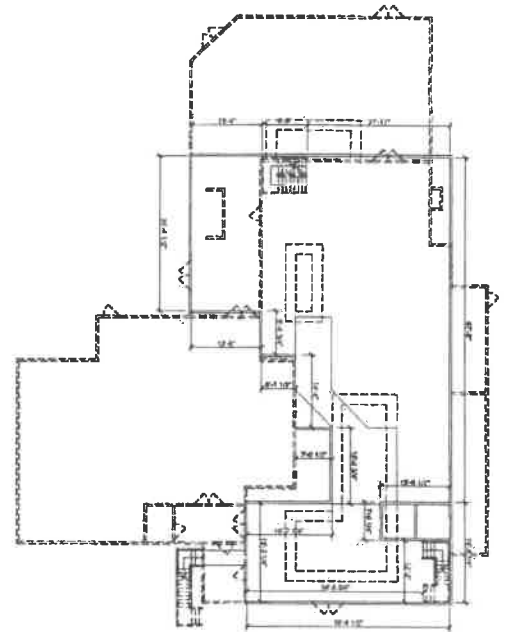




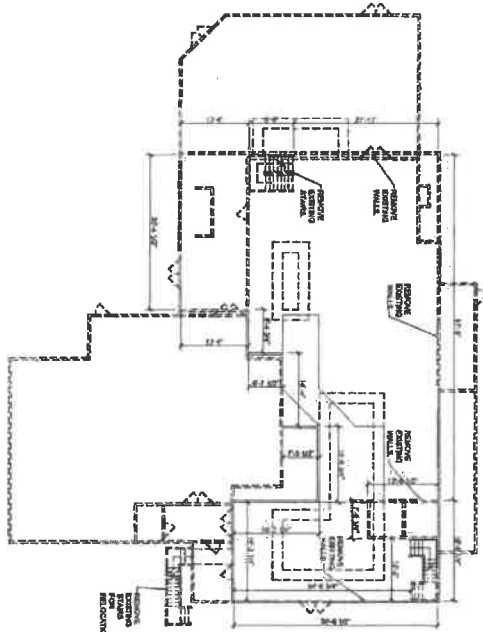
1 EXISTING FIRST FLOOR PLAN
Scale: $\frac{3}{8}" = 1'-0"$



3 FIRST FLOOR DEMOLITION PLAN
Scale: $\frac{3}{8}" = 1'-0"$



2 EXISTING SECOND FLOOR PLAN
Scale: $\frac{3}{8}" = 1'-0"$



4 SECOND FLOOR DEMOLITION PLAN
Scale: $\frac{3}{8}" = 1'-0"$

SYMBOL LEGEND	
	EXISTING
	DEMOLITION
	DEMOLITION
	DEMOLITION

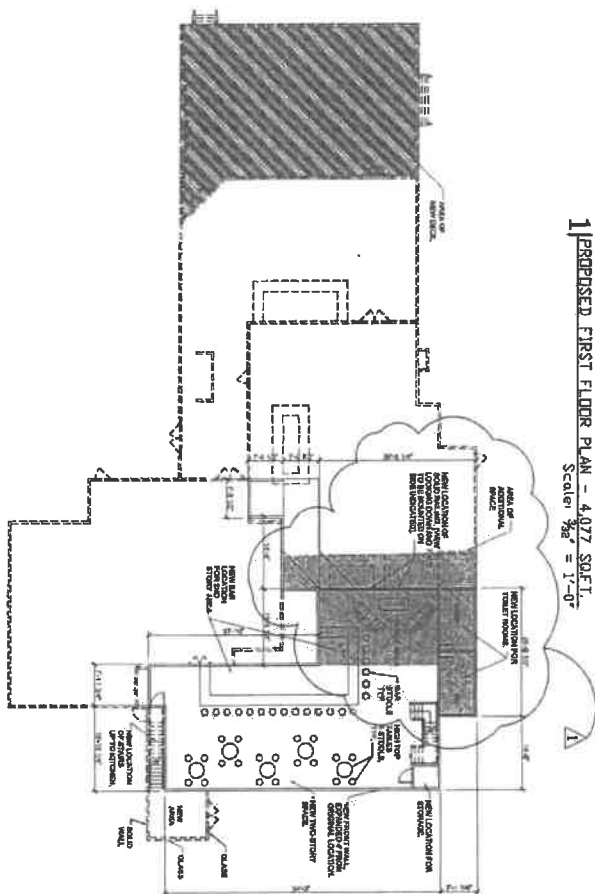
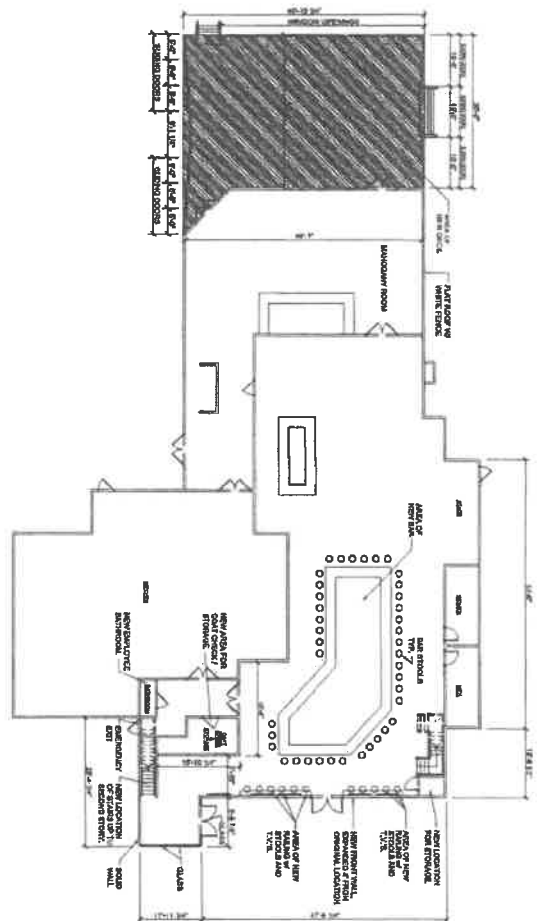
BAR ANTICIPATION
703 16TH AVENUE
BELMAR, NJ

EXISTING AND DEMOLITION PLANS
DATE: 12-03-19
DRAWN BY: ERL
SCALE: AS NOTED
CHECKED BY: CFS




REVISIONS	
NO.	DATE
1	11/6/19
OWNER COMMENTS	
AREA: 7,354 SQ. FT.	

SINCOX ASSOCIATES
ARCHITECTS/PLANNERS
P.O. BOX # 2888
WESTFIELD, NEW JERSEY 07090
TEL: NO908-232-8188
FAX NO908-232-4439
GEORGE F. SINCOX AIA
EJC7471 PA 386/8
NY 020817 1A 5564

PROJECT NO.
A-1
SHEET 1 OF 3



SYMBOL LEGEND

	EXISTING
	PROPOSED
	STRUCTURE ADDED

SINCOX ASSOCIATES
ARCHITECTS/PLANNERS

P.O. BOX # 2696
WESTFIELD, NEW JERSEY 07090

TEL. 110908-232-8188
FAX NO908-232-4439

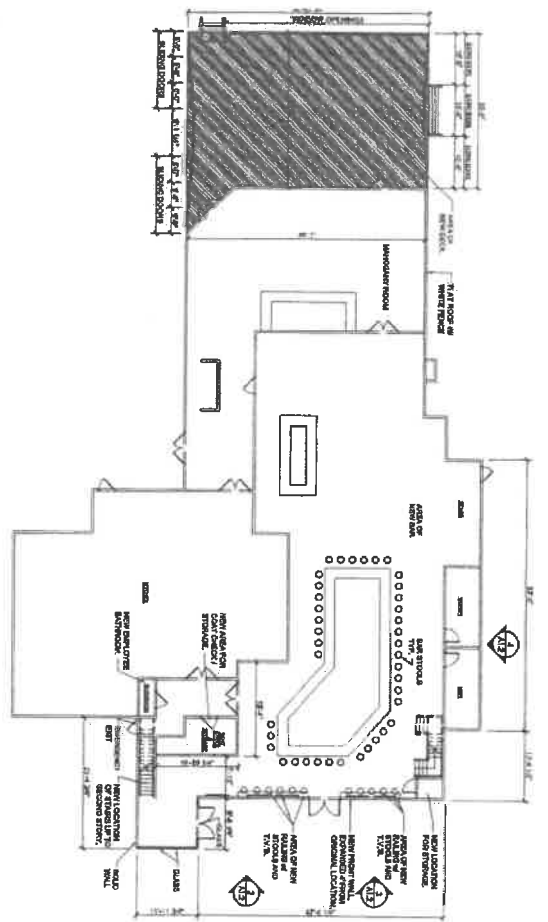
GEORGE F. SINCOX AIA
NJ C771 PA 886iB
NY 020817 VA 5564

BAR ANTICIPATION
703 16TH AVENUE
BELMAR, NJ

PROPOSED PLANS

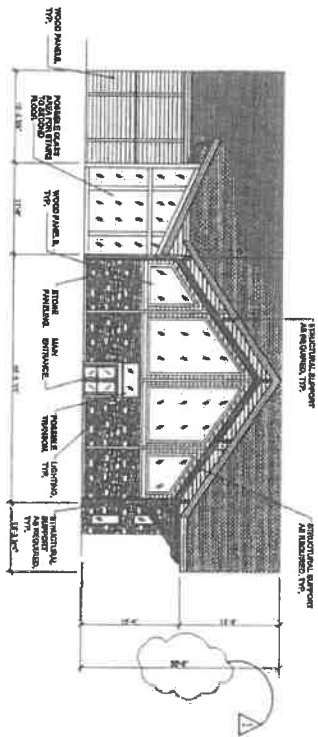
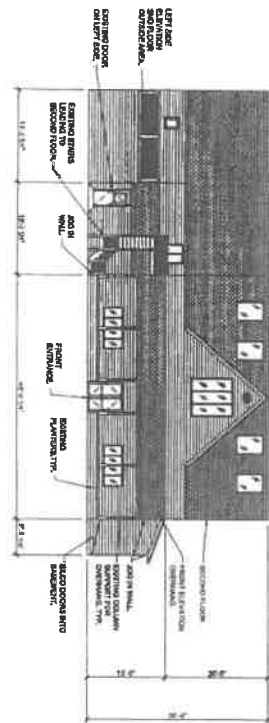
DATE: 12-03-18
DRAWN BY: eRL
SCALE: AS NOTED
CHECKED BY: G-S

REVISIONS		
NO.	DATE	
1	1/6/19	OWNER COMMENTS
AREA: 364 SQ.FT.		



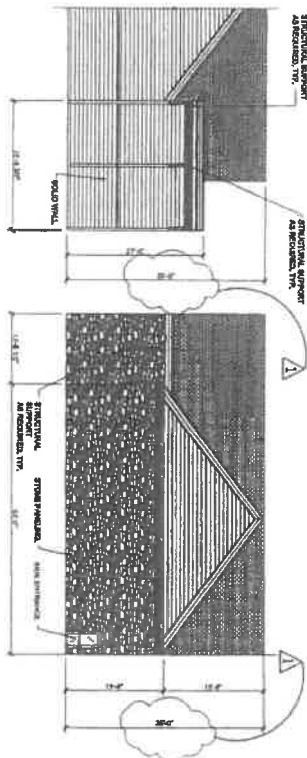
2 EXISTING FRONT ELEVATION

Scale: $\frac{3}{8}" = 1'-0"$



4 PROPOSED SIDE ELEVATIONS

Scale: $\frac{3}{8}" = 1'-0"$



REVISIONS		
NO.	DATE	OWNER COMMENTS
1	11/6/19	OWNER COMMENTS
AREA:		7384 SQ. FT.

BAR ANTICIPATION
703 16TH AVENUE
BELMAR, NJ

PROPOSED PLAN & EXTERIOR ELEVATIONS

DATE: 11-03-19
 DRAWN BY: GFL
 SCALE: AS SHOWN
 CHECKED BY: GFL

SINCOX ASSOCIATES
ARCHITECTS/PLANNERS

P.O. BOX # 2696
 WESTFIELD, NEW JERSEY 07090

TEL. NO. 908-232-8186
 FAX NO. 908-232-4439

GEORGE F. SINCOX AIA
 NJ C-7471 PA 38616
 NY 020817 VA 5584

PROJECT NO. **A-3**

SHEET 3 OF 3

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

January 13, 2023

Vivica Graham
Borough of Lake Como
1740 Main Street, P.O. Box 569
Lake Como, New Jersey 07719-0569

Re: Zero's Enterprises t/a Bar Anticipation - Site Plan Application
Block 22, Lots 22, 23 and 24
Borough of Lake Como, New Jersey

Dear Ms. Graham:

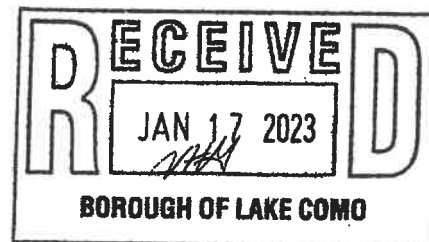
With respect to the above matter, enclosed please find 15 larger copies of the Elevation Plan previously forwarded to you.

Very truly yours,

GREGORY W. VELLA

GWV/de
Enclosures
cc: Zero Enterprises (w/encl)

** The plan that was
attached to this cover
letter is the same
plan attached to the
letter dated 1/9/23
(Full-size was attached to 1/13/23)*



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

January 9, 2023

Via email vgraham@boro.lake-como.nj.us

& regular mail

Vivica Graham

Borough of Lake Como

1740 Main Street, P.O. Box 569

Lake Como, New Jersey 07719-0569

**Re: Zero's Enterprises t/a Bar Anticipation - Site Plan Application
Block 22, Lots 22, 23 and 24
Borough of Lake Como, New Jersey**

Dear Ms. Graham:

With respect to the above matter, enclosed please find 15 copies of the Elevation Plan for the existing building. The Board was concerned about the height of the existing building and whether the proposed addition would violate the height requirements. As referenced in the attached, the building height from curb at two separate locations reflect a building height of 27.62 from curb A and 29.17 from curb B. As such, the existing building is substantially below the maximum height permitted in the Zone.

With this information, I will be forwarding you modified architectural, which will reflect that the proposed addition will match the existing height. As such, there is no height variance required or proposed as part of this Application.

Please provide this letter and the attachment to the Board members and Board professionals.

Very truly yours,

GREGORY W. VELLA

GWV/de

Enclosures

cc: Zero Enterprises (w/encl., via email)

