

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

**PLANNING BOARD AGENDA**

**SEPTEMBER 11, 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. CONTINUED VARIANCE APPLICATION  
BYRNE, MEGAN & RICCIARDI, MICHAEL  
718 BURTON PLACE  
BLK – 28 LOT – 6.01**

**V. UPDATES & CONTINUED PLANNING & ZONING DISCUSSIONS  
1. DIGITAL MEETINGS (NO PAPER, NO PICK UP BOX)  
2. REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA  
(WILL UPDATE AS NEEDED)**

**VI. FUTURE MEETING DISCUSSIONS  
PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS,  
GRADING PLAN**

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

**VIII. MOTION TO ADJOURN**

**THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, OCTOBER 16, 2023 AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.**



## 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

August 30, 2023

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

**Re: Completeness/Technical Review #3  
Byrne Variance Application  
718 Burton Place  
Block 28, Lots 6 & 7  
H2M Project No. LKCP 2307**

Dear Chairman and Board Members:

I am in receipt of ~~an application package~~ **amended documentation** for the referenced project. The package **now** includes a photograph of a Plan of Survey prepared by **David J. Von Steenburg P.L.S., dated March 25, 2023**; Architectural Plans (5 sheets) prepared by David M. Lawrence, R. A. dated December 19, 2022, last revised ~~July 10, 2023~~ **August 23, 2023**; a Deed of Lot Consolidation April 24, 2023; and a completed Application form with attachments. Based on my review of these submitted documents in conjunction with the Borough Ordinance and good engineering practice, I offer the following comments for your use through the public hearing process. For the purposes of this review letter, I have retained the content from my original review letter and have utilized the ~~strike-through~~ function for items no longer germane and the **bold and italicized** function for new information.

### General

The property in question comprises two end-to-end lots forming a through-lot located on the north side of Burton Place and south side of Leroy Place, east of Brand Parkway. This location is within the Borough's Single Family Residential Zone R-40. The lot currently contains a 1 story frame dwelling with a deck, and a 2-car garage. The Applicant proposes to (1) construct a full 1 story addition atop the existing structure and an 18 foot long 2-story addition to the rear; (2) construct a revised front landing; (3) demolish the existing garage **and expand the driveway**, and (4) construct a **new rear landing and stair deck, new outdoor shower and** new rear patio. The existing and proposed uses are conforming to the zone; however, the existing lot, existing principal structure and the proposed principal structure are non-conforming for the zone.

The Board should be aware that subsequent to the filing of this application that the Applicant filed a Deed of Consolidation was filed with the County to consolidate Lots 6 and 7 cited above into a single lot.

### 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. As noted above, the "survey" provided with this application is a photograph of a survey from 25 years ago and does not scale properly. I have relied on the dimensions provided both through that "survey" and the architectural plan but cannot confirm the relief required or requested due to the scaling issue. The Board should require the Applicant provide a print of a survey drawn to a recognizable scale to confirm the various dimensions at issue. ~~Not satisfied.~~ **Satisfied.**

2. Code Section 17-9.1D sets forth the yard, area and building requirements for the R-40 Zone. My review of these requirements in conjunction with the subject application identified the following inconsistencies:
- Lot Width – 40 feet required, 30 feet existing;
  - ~~Front Yard (Burton Place) – 10 feet required (to covered front stoop),~~ **9 feet proposed;**
  - Front Yard (Burton Place) – 20 feet required, 15.77 feet existing (to first floor dwelling), **15.77 feet (to second floor dwelling);** and
  - Side Yard (east side) – 3 feet required, 1.33 feet existing (to first floor dwelling), **1.33 feet proposed (to second floor of existing dwelling and new rear two-story addition);** and
  - ~~Side Yard (east side) – 3 feet required, 1.33 feet proposed (to new deck).~~

The existing non-conforming conditions cited above are provided for the Board's information only. Variances will be required for the proposed non-conformities **bolded** above. ~~Note that the accuracy of these variances should be corroborated either through Applicant's professional testimony and/or submission of the scalable survey. Not satisfied.~~ **Dimensions on plans confirm dimensions listed above.**

Also, the architectural plans reference a half-story; however, it appears that the proposal is for a 2-story structure with an incident attic. The Board should confirm this configuration via testimony.

In addition, the plan set did not include floor plans depicting the proposed interior layout. An interior layout plan needs to be provided in order to determine the number of bedrooms and subsequently, the off-street parking requirements. **The revised plans now depict a total of four bedrooms proposed.**

Lastly, the architectural plans indicate a nominally conforming building height of 26 feet; however, that dimension is provided via adjacent grade and not the Ordinance required reference point of the top of curb at the midpoint of the lot frontage. The Board should elicit testimony regarding this issue and the proposed means to make sure the building height is not exceeded during construction. ~~Not satisfied.~~ **Midpoint top of curb noted on building height dimension on Sheet 5 of the Architectural Plans.**

3. Code Section 17-10.7 sets forth the off-street parking requirements for all zones within the Borough. As relates to this application, the number of bedrooms (as cited in Item 2 above) will dictate the burden of either two or three off-street spaces with the dimensions of 9 feet by 19 feet. The plans seemingly depict that the existing driveway will remain after the garage is demolished and that surface would be used for parking. However, even the maintenance of the existing driveway does not provide for the requisite depth of spaces as there is an easement for the sidewalk on that frontage and parking spaces cannot encroach the sidewalk. The Board should elicit testimony regarding these issues and determine the variance relief required for both number and size of spaces, if any. **The revised architectural plans now depict a driveway that will accommodate two off-street spaces with adequate depth that will not encroach the sidewalk. These plans also depict a total of four bedrooms which drives the requirement for two off-street spaces. Accordingly, this item is no longer an issue.**
4. The survey shows existing mechanical equipment is partially located on the adjacent property and the architectural plans indicate ventilation for the mechanical equipment to be located in the attic. The Board should elicit testimony regarding existing/proposed mechanical equipment on the ground and



whether that will be conforming and how the mechanical equipment in the attic figures into the plan. **Not satisfied. Existing mechanical equipment placement depicted in western side yard, away from property line per survey and existing site plan.**

5. The site visit revealed that the sidewalk that once spanned the frontage on Leroy Place (across the driveway) no longer remains. The Board should condition any approval on the installation of (1) a proper, ADA-compliant driveway apron/sidewalk across this curb cut and (2) sidewalk to connect to the sidewalk on either side of the subject lot on the same frontage. **The plans now depict the proposed driveway and ADA-compliant sidewalk.**
6. The plans are silent with regard to existing topography and how stormwater runoff from the new impervious structures to be constructed may affect neighboring properties. The Board should consider conditioning any approval on the provision of a Grading and Drainage Plan demonstrating how the new project will safeguard the neighboring properties from impacts due to stormwater. ~~The revised architectural plans do depict a proposed drywell but the proposed sizing is hardly worth the effort. The topography and stormwater issues remain to be resolved and supported by a more detailed design and calculations.~~ **Drywell sizing and calculations to be provided on the plan as depicted on Sheet 2 of the Architectural plans.**
7. ~~The plans depict a proposed outdoor shower; however, it does not appear the architectural plans account for the code requirements that go along with such an amenity. Outdoor showers that feature heated water must (1) drain to the sanitary sewer, and (2) must be covered with a roof to eliminate rainwater from inundating that sanitary sewer. The plans should be revised to reflect these realities, including the proposed building coverage and impervious coverage.~~ **Outdoor shower removed from plans.**

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.'.

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

cc: Megan Byrne, Applicant  
Adam Schneider, Esq., Board Attorney (via email)  
Timothy Middleton, Esq., Applicant's Attorney

Ck# 4889 \$ 70<sup>00</sup> Rec'd by VHH Date 1/9/23 Permit # 23-03

**\* 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:** 718 Burlew Place Lake Como NJ  
**Block:** 28 **Lot:** 667 **Zone:** R-40 973-521-143
2. **Property Designation:** Single Family ☐ Multi Family ☐ Commercial ☐
3. **Applicant's Name\*:** Megan Byrne Remodeling Network  
**Address:** 718 Burlew Place Lake Como  
**Phone Number:** 732-580-3716  
**\*Applicant is:** Owner ☒ Contractor ☐ Other ☐  
(If other, please describe) \_\_\_\_\_
4. **Owner's Name:** Megan Byrne  
**Address:** 718 Burlew Place Lake Como  
**Phone Number:** 732-580-3716
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:** 18' x 1925' **Height of New Building/Addition:** 9' + attic

**Area of New Building/Addition:** 1675 sq. ft. **Number and Types of Rooms:** 5 beds, 2 baths

Rear addition is 18' 0", 2nd floor addition is 9' + attic

\* 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:**

**\*FULL-SIZE MAP IN MAP DRAWER**

Remodeling Network LLC @ gmsl.com

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:

"SEE ATTACHED"

Date: \_\_\_\_\_

Application Complete: Yes \_\_\_\_\_ No \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected: \_\_\_\_\_

Planning/Variance Board action needed: Yes \_\_\_\_\_ No \_\_\_\_\_

Proposed Work Needs Construction Permits: Yes \_\_\_\_\_ No \_\_\_\_\_

Merchandise License Needed? Yes \_\_\_\_\_ No \_\_\_\_\_

Notes:

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.

"SEE ORIGINAL"

Signature of Applicant

Date

**Office Use Only.**

**Zoning Reviewer:** John Rowe **Date:** 01/31/2023

**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 Permit #23-03  
718 Burton Ave

Owner proposes an alteration with rear addition 18' X 19.25' and a second floor addition plus attic with 5 bedrooms (3 existing).

The property has two lots. Borough Ordinance 17-10.6(j)1 allows that Whenever title to two or more contiguous lots is held by the same owner, and one or more of said individual vacant lot (lots) should, by reason of exceptional shallowness, topographical conditions, substandard area or yard space or similar measurements, not conform with the minimum lot area and dimension requirements for the zone in which it is located, even if the said lot (lots) is part of a subdivision which has not been developed for 10 years, the contiguous lot (lots) of said owner shall be considered as a single lot.


Assuming the two lots together, the property is 30' X140'. A 40' minimum is required in the R-40 Zone requiring a variance from the Planning Board for an addition.

The front yard setback is 9' where 20' is required or you may submit the average of the front yard setbacks on the existing block.

The right side setback is 1'+ where 3' is required. Any addition to the existing house including the second floor (offset) and a deck must meet the 3' setback requirement.

The maximum height of the proposed structure can not exceed 26.25' **measured from the top of the curb** because the lot width is only 30' so it must be reduced from the maximum 35' proportionally. ( $30'/40'=.75 \times 35'=26.25'$ )

The proposal increases the bedrooms from 3 to 5. The ordinance requires three (3) 9'X19' parking spaces for 5 bedrooms. The existing driveway on Leroy Place appears to provide 2 parking spaces which would accommodate up to 4 bedrooms.

~~Approved~~  
~~Denied~~  
~~Received~~  
  
\_\_\_\_\_  
John P. Rowe, Zoning Officer  
1/31/23  
Date



ZONE R-40	REQUIRED	EXISTING	PROPOSED	COMMENTS
Min. Lot Area	4000 SF	4200		
Min. Lot Width	40'	30		*
Min. Lot Depth	100'	140		
<b>Principle Structure</b>				
Front Yard Setback or Average	20'	9'		*
Side Yard Setback	3'	7'		
Side Yard Setback	3'	1'		*
Rear Yard Setback	10'	53'		
Building Height from curb top	35'	17' 7"	28' 6"	
Base Flood Elevation		30/50		
ABFE		40	1.75	
Finished Floor Elevation				26.25'
<b>Accessory Structure</b>				
Side Yard Setback	3'			
Rear Yard Setback	3'			
Principle Structure Separation	5'			
Height measured from ground				
Garage	16'			
Shed	12'			
Max Area				
<b>Lot Requirements</b>				
<b>Building Coverage</b>	40%			
Principal Structure				
Accessory Structure				
Shed				
Deck (50%)				* SIDE
<b>Impervious Lot Coverage</b>	60%			
Building Total from above				
Driveway (Pavers 50%)				
Patio (Pavers 50%)				
Sidewalk/Steps				
<b>Front Yard Landscape Area</b>	50%			
<b>Parking Spaces Minimum 9'x19'</b>				
1-2 Bedrooms	1 Space			
3-4 Bedrooms	2 Spaces	3 BEDS		
5-6 Bedrooms	3 Spaces		* 5 BEDS	
Plus 1 Bedroom	Plus 1 Space			

When using the average front yard setbacks on the existing block, work with the principal structure (not the porch & steps don't count) and any thing more 20', count only 20'

Accessory Structures Only in Side or Rear Yard not Front Yard

Open Porches (1 story only/4' above grade) can extend 8' into the front setback (10' Back Minimum)

MAX HEIGHT 25'

SETBACK

Overhangs can be 18" into setbacks

Attics > 5' in height cannot be more than 50% of the floor below

Building Height Undersized Lots in Width: Reduced proportionately Existing Width divided by 50' times 35' equals Maximum Height (example  $33'/50' = .66 \times 35' = 23'1"$ )

Block 28  
 Lot 7  
 Qual  
 Acct#

Land Desc 30X70  
 Bldg Desc 1SF  
 Addl Lots  
 Acreage 0.048

Class 2  
 Owners Name  
 Street Address  
 City & State  
 Property Location 718 BURTON PLACE

Bank Zip 07719  
 Zone R40W  
 Land Impr Total  
 318,100  
 144,300  
 462,400

Exemption Code Value  
 3  
 0

Net Taxable Val  
 Reductions  
 Cd No-Ow

DESCRIPTION

SITE INFORMATION

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

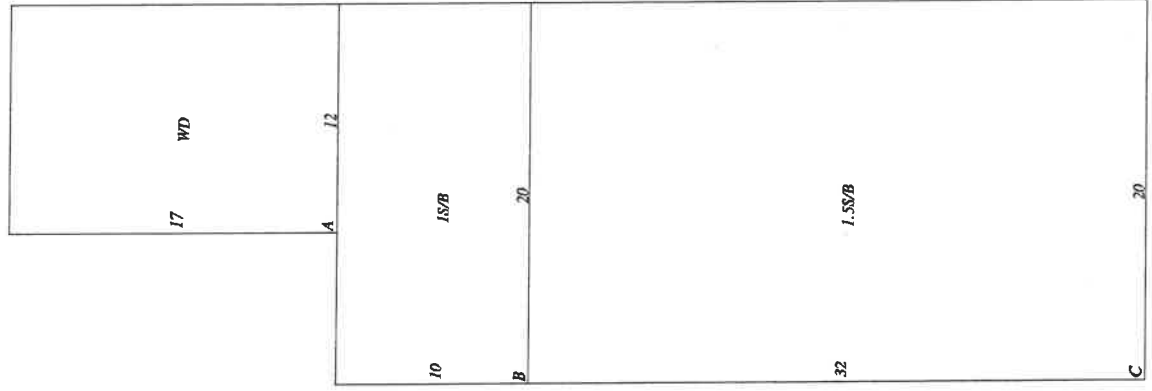
BUILDING INFORMATION

Type and Use: ONE FAMILY  
 Story Height: 1.5 STORY  
 Style: CAPE COD  
 Exterior Fin: WOOD SHINGLE  
 Roof Type: ALUMINUM SIDING  
 Roof Material: GABLE  
 Foundation: ASPHALT SHINGLE  
 Condition: CONC/CI/ND BLK  
 Quality: AVERAGE  
 Source: 16

Bath: Mod: Avg: 1 Old:  
 Kitchen: Mod: Avg: 1 Old:  
 Room Count: Tot: 6 Bed: 3 Bth: 1  
 Year Built: 1940  
 Eff Age (Years): 82  
 Livable Area: 1224

BASEMENT 840 SF  
 BASEMENT FIN 420 SF  
 FIRST STORY 840 SF  
 SANDY-NO DAMAGE 1  
 FORCED HOT AIR 1644 SF  
 AC SEPARATE DUC 1644 SF  
 3 FIXTURE BATH 1  
 WS/PELL/GAS FP 1  
 DECK 204 SF

SALE DATE 00/00/00  
 SALE PRICE 0



SKETCH

Block 28 Land Desc 30X70 Owners Name  
 Lot 6 Bldg Desc 1G Street Address  
 Qual Addl Lots City & State  
 Acct# Acreage 0.048 Class 2 Property Location 718 BURTON PLACE

**DESCRIPTION**

**SITE INFORMATION**

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

**BUILDING INFORMATION**

Type and Use:  
 Story Height:  
 Style:  
 Exterior Fin:  
 Roof Type:  
 Roof Material:  
 Foundation:  
 Condition:  
 Quality:  
 Source:  
 Bath:  
 Kitchen:  
 Room Count:  
 Year Built:  
 Eff Age (Years):  
 Livable Area:

Mod: Avg: Old:  
 Mod: Avg: Old:  
 Tot: Bed: Bth:  
 1940  
 82  
 0

DETACHED GARAGE 70 440 SF

SALE DATE 00/00/00  
 SALE PRICE 0

Bank 00000 Land Impr Total  
 Zip 07719  
 Zone R40W

247,400  
 10,600  
 258,000

Exemption Code Value  
 3

Net Taxable Val

reductions  
 Cd No-Ow

**SKETCH**



# Borough of Lake Como

1740 Main Street, [REDACTED] • Lake Como, New Jersey 07719-0569  
(732) 681-3232 • FAX (732) 681-8981

## PLANNING BOARD APPLICATION

### FOR MUNICIPAL USE ONLY

Application Number: 23-

Received By: VHA

Fees Collected: APP 1300 / ESC 1350

Hearing Date: Tentatively June 12, 2003

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

Megan Byrne 718 Burton Pl. Lake Como 732-749-0808  
(Michael Acciardi) Same 732-580-3716

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

Timothy Middleton, Esq. 732-397-8205  
(merging of lots 6 & 7)

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

☐ Informal Hearing

7. Give a brief description of application:

Alteration to existing home

8. Street Address of Property:

718 Burton Place Lane Como

Block: 28

Lot: 6-7

9. Use of Property:

Primary Residence

Existing:

Zone:

Proposed:

Lot Area:

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

4/12/23

Date

[Signature]  
Applicant/Agent



# Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK  
PO BOX 1251  
MARKET YARD  
FREEHOLD NJ 07728

Transaction Identification Number

6676749

8130746

Recorded Document to be Returned by Submitter to:

TIMOTHY B MIDDLETON  
2517 HIGHWAY 35  
BUILDING K - SUITE 101  
MANASQUAN, NJ 08736

## Official Use Only

Submission Date (mm/dd/yyyy)

05/25/2023

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$70.00

Realty Transfer Tax

\$0.00

Total Amount

\$70.00

Document Type

DEED-NO CONSIDERATION

Electronic Recordation Level

L2 - Level 2 (With Images)

Municipal Codes

LAKE COMO

4601

1427547

CHRISTINE GIORDANO HANLON  
COUNTY CLERK  
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

2023036185

RECORDED ON

May 26, 2023

9:46:26 AM

BOOK:OR-9646 PAGE:1323

Total Pages: 6

COUNTY RECORDING FEES \$70.00

TOTAL PAID \$70.00

## Additional Information (Official Use Only)

\* DO NOT REMOVE THIS PAGE.

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RETAIN THIS PAGE FOR FUTURE REFERENCE.



# Monmouth County Document Summary Sheet

<b>DEED-NO CONSIDERATION</b>	<b>Type</b>	<b>DEED-NO CONSIDERATION</b>				
	<b>Consideration</b>	<b>\$1.00</b>				
	<b>Submitted By</b>	<b>MIDDLETON LAW</b>				
	<b>Document Date</b>	<b>03/03/2023</b>				
	<b>Reference Info</b>					
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>	
	<b>GRANTOR</b>	<b>Name</b>			<b>Address</b>	
		MEGAN BYRNE			718 BURTON PLACE, LAKE COMO, NJ 07719	
	<b>GRANTEE</b>	<b>Name</b>			<b>Address</b>	
		MEGAN BYRNE			718 BURTON PLACE, LAKE COMO, NJ 07719	
	<b>Parcel Info</b>					
	<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>
		46	28	6		4601
	46	28	7		4601	
<p align="center"> <b>* DO NOT REMOVE THIS PAGE.</b>  <b>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.</b>  <b>RETAIN THIS PAGE FOR FUTURE REFERENCE.</b> </p>						



Prepared by

Timothy E. Middleton, Esq.

## Deed

This Deed is made on March 3, 2023

### BETWEEN

Megan B. Byrne, referred to as the Grantor, with an address at 718 Burton Place, Lake Como, NJ, 07719

### AND

Megan B. Byrne, with an address at 718 Burton Place, Lake Como, NJ, 07719 referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Borough of Lake Como, County of Monmouth, New Jersey, Block 28, Lots 6 and 7. Qualifier No. Account No.

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Lake Como, County of Monmouth, State of New Jersey. The mailing address is: 718 Burton Place, Lake Como, NJ, 07719.

Being the same property deeded to Megan B. Byrne, unmarried, by deed from Harry Mills and Mary Mills, husband and wife, dated August 23, 2019, recorded September 18, 2019, in the Monmouth County Clerk's/Register's Office in Deed Book 9369, Page 2699.

***The purpose of filing this deed is to consolidate Block 28 lots 6 and 7 into one tax block. The new lot number will be 601.***

GIT/REP-3  
(2-21)  
(Print or Type)State of New Jersey  
Seller's Residency Certification/Exemption

## Seller's Information

Name(s)

Megan B. Byrne

Current Street Address

718 Burton Place

City, Town, Post Office

Lake Como

State

NJ

ZIP Code

07719

## Property Information

Block(s)

28

Lot(s)

6 and 7

Quarter

Street Address

718 Burton Place

City, Town, Post Office

Lake Como

State

NJ

ZIP Code

07719

Seller's Percentage of Ownership

100

Total Consideration

1.00

Owner's Share of Consideration

1.00

Closing Date

## Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☒ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.  
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

## Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

3/3/23

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 4/17)  
MUST SUBMIT IN DUPLICATESTATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(P.L. 1988, c. 49, as amended through P.L. 2006, c. 33) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Monmouth

} SS. County Municipal Code  
1346

MUNICIPALITY OF PROPERTY LOCATION Lake Como

## FOR RECORDER'S USE ONLY

Consideration \$  
RTF paid by seller \$  
Date By

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Megan B. Byrne being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Grantor in a deed dated March 3, 2023 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 28 Lot number 6 and 7 located at  
718 Burton Place, Lake Como, NJ, 07719 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1988, c. 49 as amended through P.L. 2004, c. 66 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Consideration of less than \$100.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by P.L. 1975, c. 178, P.L. 2004, c. 113 and P.L. 2004, c. 66 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. \* (Instruction #9 on reverse side for A or B)  
B. BLIND PERSON Grantor(s) ☐ legally blind or;  
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.  
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.  
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.  
☐ No contributions to capital by either grantor or grantee legal entity.  
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of P.L. 1988, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me  
this 3 day of March, 2023

Megan B. Byrne Megan B. Byrne  
Signature of Deponent Grantor Name  
718 Burton Place, Lake Como, NJ, 07719 718 Burton Place, Lake Como, NJ, 07719

Deponent Address Grantor Address at Time of Sale

XXX-XX-X 965  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

Timothy B. Middleton  
Attorney at Law, State of New Jersey

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

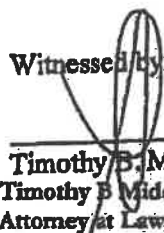
ATTENTION: REALTY TRANSFER FEE UNIT

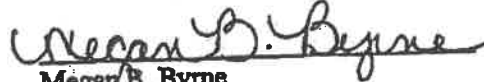
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

<https://www.state.nj.us/treasury/taxation/tp/tocattax.shtml>

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

  
\_\_\_\_\_  
Timothy B. Middleton, Esq.  
Timothy B. Middleton  
Attorney at Law, State of New Jersey  
STATE OF NEW JERSEY,

  
\_\_\_\_\_  
Megan B. Byrne


SS:

COUNTY OF MONMOUTH

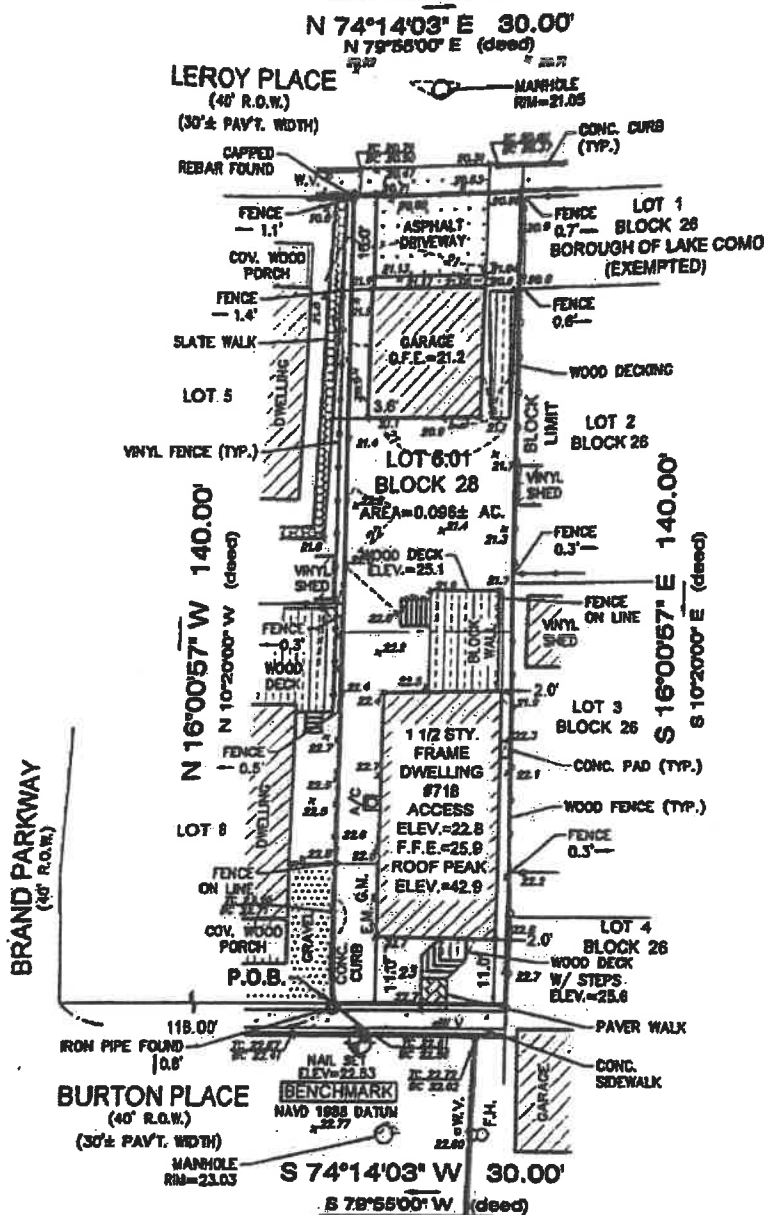
I CERTIFY that on March 3, 2023

Megan B. Byrne, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
\_\_\_\_\_  
Timothy B. Middleton, Esq.  
Timothy B. Middleton  
Attorney at Law, State of New Jersey

Record & Return to:  
Middleton Law  
Timothy B. Middleton, Esq.  
2517 Highway 35  
Building K - Ste. 101  
Manasquan, New Jersey 08736



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PREPARED FOR: MEGAN BYRNE

NOTE:

ALL ELEVATIONS ARE IN NAVD88 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.

**IMPORTANT NOTES, PLEASE REVIEW**

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE BY 5/25/23 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PRESCRIBED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, ERECTIONS, OR REPAIRS RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS DELINQUENT ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- EFFECT ENCROACHMENTS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO DETERMINE PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EXISTING EASEMENTS, ADJOINING AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS OBTAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 15:40-6.10(d))

DB OR-9369 PG 2699

**MORGAN**  
engineering & surveying  
P.O. BOX 5232  
TOMBS RIVER, N.J. 08764  
TEL: 732-370-9590  
FAX: 732-370-9591  
www.morgansurveyingllc.com

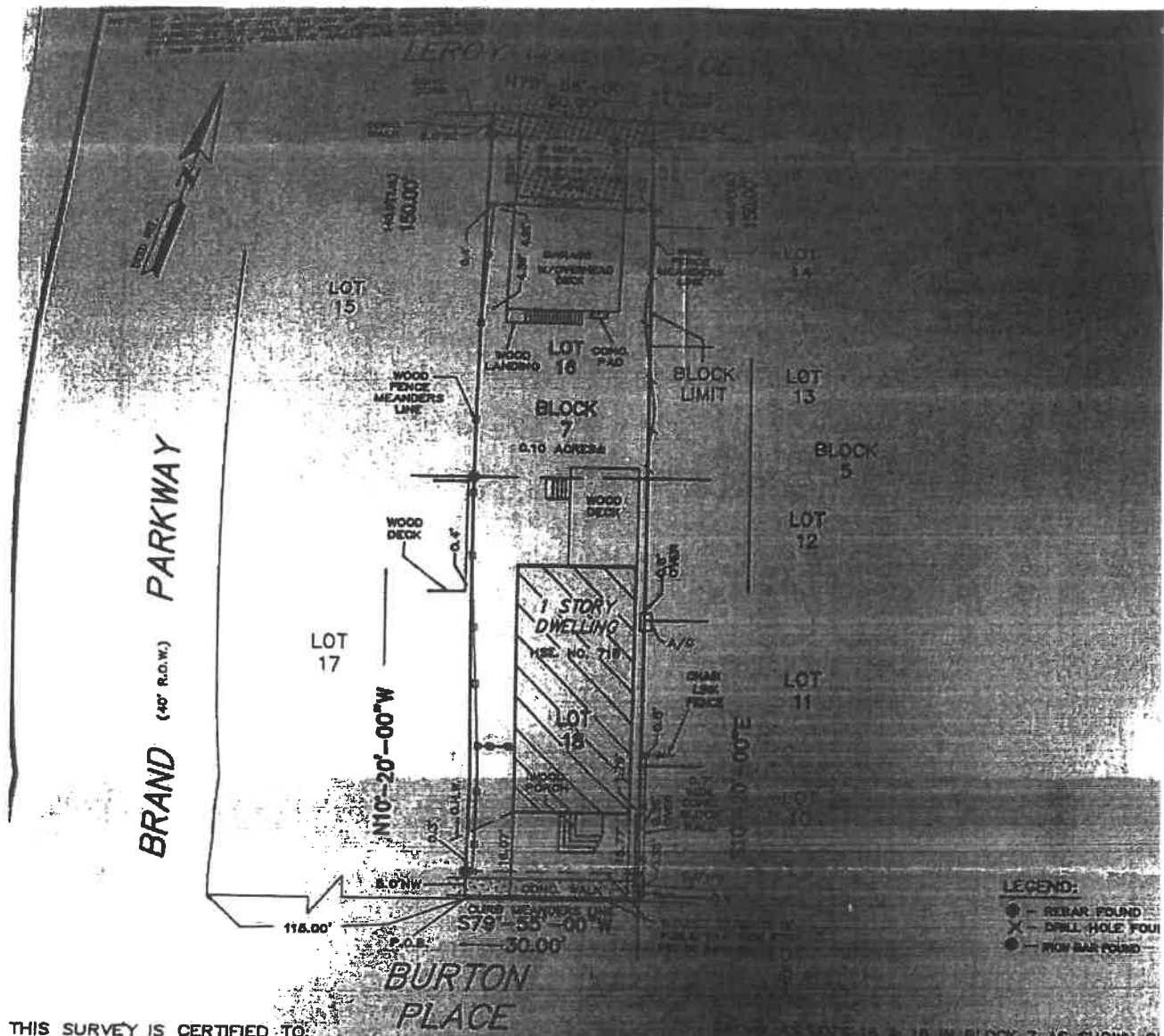
**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

LOT 6.01 BLOCK 28  
BOROUGH OF LAKE COMO  
COUNTY OF MONMOUTH NEW JERSEY

**DAVID J. VON STEENBURG**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 34500

Scale	Drawn By	Date	JOB #	CAD File #	Sheet #
1"=30'	DVP	5/25/23	E23-00360	TOPO	1 OF 1

OLD  
YERRES



THIS SURVEY IS CERTIFIED TO:  
MATTHEW J. BYRNE, SINGLE  
GENERAL LAND ABSTRACT COMPANY (157505H)  
FIRST AMERICAN TITLE INSURANCE COMPANY  
RAYMOND LEE ROSS, ESQUIRE  
OCEAN FEDERAL SAVINGS BANK AND/OR ITS  
SUCCESSORS AND ASSIGNS AS THEIR  
INTERESTS MAY APPEAR.

"TO ANY PERSON OR PERSONS WHO MAY BE  
PARTY IN INTEREST, IN CONSIDERATION OF THE FEE PAID FOR  
MAKING THIS SURVEY, I HEREBY CERTIFY TO THE ACCURACY  
OF THE SURVEY, EXCEPT SUCH CASES AS MAY BE FOUND BY  
THE SURFACE OF THE LAND OR ON THE SURFACE OF THE EARTH  
THAT ARE NOT SHOWN AS AN INDICATOR FOR ANY PERSON  
OF TITLE TO ACQUIRE THE TITLE TO THE LAND AND EASEMENTS  
SHOWN HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT  
MATTER AS OF THE DATE OF THIS SURVEY.

OBJECTS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR  
CONSTRUCTION OF BUILDINGS OR OTHER PERMANENT STRUCTURES.

DATE	REVISIONS
------	-----------

11/19/98  
DATE

*Frank J. Ernst*  
FRANK J. ERNST

PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 25308  
PROFESSIONAL PLANNER NO. 2864

153491

**PLAN OF SURVEY**  
SITUATE  
BOROUGH OF SOUTH BELMONT  
MONMOUTH COUNTY, NEW JERSEY  
BLOCK 7  
LOTS 16 & 18  
SENECA SURVEY CO., INC.  
SURVEYORS & PLANNERS  
357 HERBERTSVILLE ROAD  
BRICK, NEW JERSEY 08724  
(732) 205-0366

Date: 1/19/98	Drawn by: A-PLA
Scale: 1" = 20'	Proj. No.: 98-100

Good afternoon Mr. Hilla,

Please see below for responses to your comments from your most recent review, as well as the attached revised drawing set.

Thank you,

**David M. Lawrence, AIA, LEED BD+C**

Architect & Founder

(646) 737-4769

[https://us01.z.antigena.com/l/BQSLoNmKZ990LR68cx5psfRapRgNMvUEK2fcWfN6-3DTZ9keV~6st-CjpnQ0-2p78yHJPxe9Bw8JXKoP5iyXwOBrPzEDM1acQ\\_zfTEief\\_ewPdn0CKYgyWlFckt442IEHiC7dUK6RafPf--UUK](https://us01.z.antigena.com/l/BQSLoNmKZ990LR68cx5psfRapRgNMvUEK2fcWfN6-3DTZ9keV~6st-CjpnQ0-2p78yHJPxe9Bw8JXKoP5iyXwOBrPzEDM1acQ_zfTEief_ewPdn0CKYgyWlFckt442IEHiC7dUK6RafPf--UUK)

**From:** David Lawrence

**Sent:** Monday, August 28, 2023 3:16 PM

**To:** Graham, Viveca <[ygraham@lakecomonj.org](mailto:ygraham@lakecomonj.org)>

**Cc:** TBM <[mbt1962@yahoo.com](mailto:mbt1962@yahoo.com)>; Michael Ricciardi <[MRicciardi@mcsonj.org](mailto:MRicciardi@mcsonj.org)>; [mommy2twins928@aol.com](mailto:mommy2twins928@aol.com)

**Subject:** 718 Burton PI - Revised Drawings

Good afternoon Viveca,

I hope you've been well. I was trying to find Mr. Hilla's contact information, but was unable to. Attached is a revised drawing set based on his last review. If you could forward the pdf along to him for his review, that would be great.

Here are my responses to the points in his most recent review:

1. Applicant has provided updated survey from Morgan Engineering with spot elevations, dated 05/25/23

2. Variances required/requested: Front yard setback, side yard setback

The drawings depict a two story structure with incidental attic

The drawings now call for the maximum height to be from midpoint of top of curb. Midpoint of top of curb is the same height or higher than adjacent grade based on the survey so this was not an issue, but the drawings have been updated with the verbiage requested

4. Mechanical system design is by others (licensed mechanical contractor). The existing mechanical equipment is on the applicant's lot, not the adjacent property (according to survey). If the new mechanical system will not require an outdoor unit/condenser, the unit will be removed. Otherwise, it will remain.

6. Drywell shall be designed and sized by licensed engineer and shown on the plot plan (Attorney Tim Middleton discussed this with Mr. Hilla)

7. Outdoor shower has been removed from the application.

Thank you,

**David M. Lawrence, AIA, LEED BD+C**

Architect & Founder

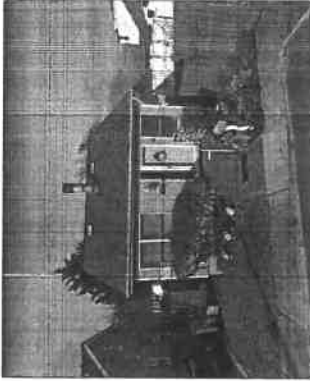
(646) 737-4769

[https://us01.z.antigena.com/l/BQSLoNmKZ990LR68cx5psfRapRgNMvUEK2fcWfN6-3DTZ9keV~6st-CjpnQ0-2p78yHJPxe9Bw8JXKoP5iyXwOBrPzEDM1acQ\\_zfTEief\\_ewPdn0CKYgyWlFckt442IEHiC7dUK6RafPf--UUK](https://us01.z.antigena.com/l/BQSLoNmKZ990LR68cx5psfRapRgNMvUEK2fcWfN6-3DTZ9keV~6st-CjpnQ0-2p78yHJPxe9Bw8JXKoP5iyXwOBrPzEDM1acQ_zfTEief_ewPdn0CKYgyWlFckt442IEHiC7dUK6RafPf--UUK)

# HOUSE ADDITION & RENOVATION

## 718 BURTON PL

### LAKE COMO, NJ 07719



#### BUILDING CHARACTERISTICS (PROPOSED)

1. NUMBER OF STORES 2 1/2  
2. HEIGHT OF STRUCTURE 26.0'  $\Delta$   
3. AREA - LARGEST FLOOR 1275 SF  
4. CONSTRUCTION CLASSIFICATION SR  
5. MAX. OCCUPANCY LOAD SINGLE FAMILY RES.

#### AREA CALCULATIONS

CONSTRUCTION CODE DATA:  
BUILDING SUB CODE REFERENCE: 2018 INTERNATIONAL RESIDENTIAL  
CONSTRUCTION CLASSIFICATION: SR RESIDENTIAL

USE GROUP: R - RESIDENTIAL

AREA OF WORK: AREA  
ADDITION + RENOVATION 3271 SF

1	2-100	TITLE SHEET & ZONING & CODE INFORMATION
2	2-100	GENERAL NOTES
3	2-100	EXISTING & PROPOSED SITE PLANS
4	2-100	EXISTING & PROPOSED FLOOR PLANS
5	2-100	EXISTING & PROPOSED FOUNDATION & FINISHING PLANS
6	2-100	EXISTING & PROPOSED ROOF & ELECTRICAL PLANS
7	2-100	EXISTING & PROPOSED SCHEDULES & DETAILS
8	2-100	EXISTING & PROPOSED SCHEDULES & DETAILS
9	2-100	EXISTING & PROPOSED SCHEDULES & DETAILS
10	2-100	EXISTING & PROPOSED SCHEDULES & DETAILS
11	2-100	EXISTING & PROPOSED SCHEDULES & DETAILS
12	2-100	EXISTING & PROPOSED SCHEDULES & DETAILS

CODE INFORMATION
ALL MATERIALS AND CONSTRUCTION TECHNIQUES SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES: INTERNATIONAL RESIDENTIAL CODE 2018 (N.E. EDITION) NATIONAL STANDARD PLUMBING CODE 2018 NATIONAL STANDARD ELECTRICAL CODE 2017 INTERNATIONAL MECHANICAL CODE 2018 (RESIDENTIAL) INTERNATIONAL ENERGY CONSERVATION CODE 2018 (RESIDENTIAL) INTERNATIONAL FIRE CODE 2018 (N.E. EDITION) INTERNATIONAL SUB CODE (N.E. EDITION)

ZONING CHART	LOTS 6 & 7 BLOCK 28	ZONE R-40
MINIMUM LOT DIMENSIONS	REQUIRED	EXIST/PROPOSED
MINIMUM LOT AREA, Sq. Ft.	4,000	4,100
MINIMUM LOT WIDTH, Feet	40	30
MINIMUM LOT DEPTH, Feet	40	70
MINIMUM LOT DEPTH, Feet*	100	140
MINIMUM BUILDING COVERAGE %	40	33
MINIMUM IMPERVIOUS COVERAGE %	60	61
MINIMUM HEIGHT	28.25' (PER LOT WIDTH)	28'-0" FROM MID POINT TOP OF CURB
MINIMUM STORES	2 1/2	INDUSTRIAL, ATTC
MINIMUM FRONT SETBACK (TO STAIR)	10'-0"	10'-0" 10'
MINIMUM FRONT SETBACK	20'-0"	15'-0" 10'
REQUIRED CAR PARKING SPOTS (P/T/19)	2	2
MINIMUM REAR SETBACK	10'-0"	5'-0" 5'-0"
MINIMUM SIDE SETBACK	3'-0"	7'-0" 1'-0"
BUILDING TYPE	ONE FAMILY	ONE FAMILY

\*NOTE: AS THIS PROJECT AREA OF WORK IS CONSIDERED AS TWO ADJACENT COMBINED LOTS, THE TOTAL VALUE OF BOTH COMBINED LOTS WILL BE USED. A USED HAS BEEN FILED TO MERGE THE TWO LOTS.

Lawrence  
Architecture  
LLC



1001 Chestnut Ave. Unit 2114  
Rutherford, NJ 07070  
908.271.1111  
lawrence@larchitects.com

CONSULTANT  
ARCHITECT

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ARCHITECT

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1000 Chambers Ave., Unit 2114  
Princeton, NJ 07906  
609.231.4799  
www.lawrencearch.com

CONSULTANT:  
BURTON PLACE  
718 BURTON PLACE  
LAKE COMO, NY 10458

DATE: 08/20/2018  
BY: J. BURTON  
FOR: BURTON PLACE

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CONTENTS ARE THE  
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OR MECHANICAL, WITHOUT  
THE WRITTEN PERMISSION  
OF LAWRENCE ARCHITECTURE, LLC.

HOME ADDITION  
718 BURTON PLACE  
LAKE COMO, NY 10458

OWNER:  
BURTON PLACE  
718 BURTON PLACE  
LAKE COMO, NY 10458

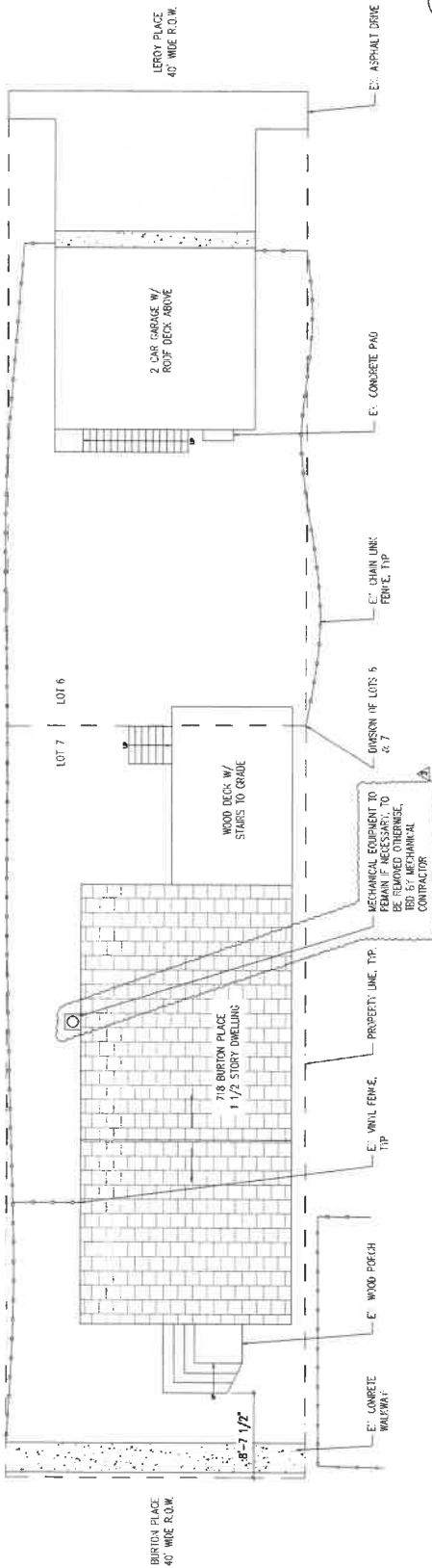
DATE: 08/20/2018  
BY: J. BURTON  
FOR: BURTON PLACE

REVISIONS:  
REVISION 1  
REVISION 2  
REVISION 3

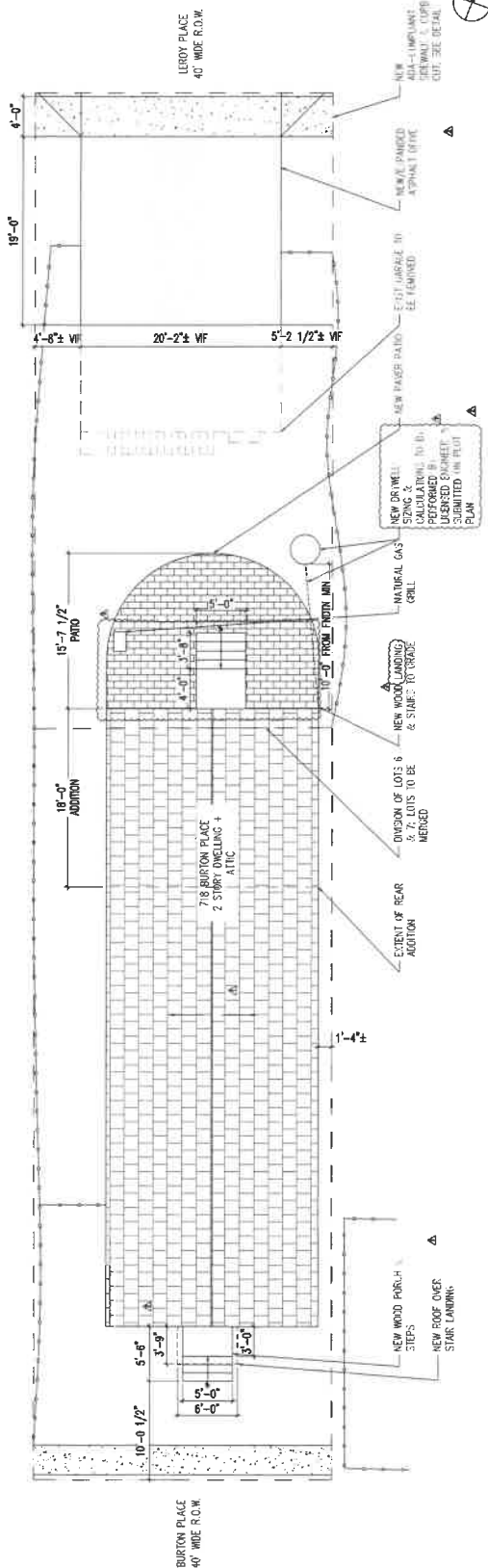
ARCHITECT'S SEAL AND  
STAMP REQUIRED FOR  
ISSUANCE OF PERMITS  
AND RECORDING OF PLANS

SHEET TITLE:  
EXISTING & PROPOSED  
SITE PLAN

SHEET NUMBER:  
A-100



① EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



② PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



ARCHITECTURAL LEGEND	
INT	RELATES
	EXISTING WALLS
	EXISTING WALLS
	NEW WALLS

