

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

PLANNING BOARD AGENDA

**MAY 08, 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. MEMORIALIZATION OF RESOLUTION 23-04

**623 – 18TH AVENUE REALTY, LLC
623 – 18TH AVENUE
BLK - 14 L – 43**

V. VARIANCE APPLICATION

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

VI. VARIANCE AND SITE PLAN APPLICATION

**DYNAMIC ENGINEERING
2014 MAIN STREET
BLK - 13 LOT - 37**

VII. CONTINUED PLANNING & ZONING DISCUSSIONS

- 1. USE FOR ACCESSORY STRUCTURES~SHEDS, GAZEBOS, PERGOLAS**
- 2. VERGE/AREA BETWEEN CURB AND SIDEWALK~CAN PAVERS BE ALLOWED?**
- 3. 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, JUNE 12, 2023 AT 7:00 PM IN THE MEETING ROOM. ALL
MEETINGS ARE OPEN TO THE PUBLIC.**

APPLICANT: 623 18th AVENUE REALTY, LLC
ATTORNEY: FISCHER PORTER & THOMAS, PC
APPLICATION: 2023-04
BLOCK 14, LOT 43
PROPERTY: 623 18TH AVENUE

LAKE COMO PLANNING BOARD

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

WHEREAS, 623 18th Avenue Realty, LLC is the owner of property located at 623 18th Avenue, in The Borough of Lake Como, County of Monmouth and State of New Jersey also known as Block 14, Lot 43 on the tax map of the Borough, and the Applicant has filed an application with the Planning Board of the Borough of Lake Como, and is represented by the firm of Fischer Porter & Thomas, PC, with appearance by Steven S. Polinsky, Esq.

WHEREAS, the Applicant appeared before the Board on April 17, 2023, represented by Steven S. Polinsky, Esq., and all notice requirements mandated by the statute were made and notices provided to the public, and proof was submitted to the Board, and

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

WHEREAS, the Board having given due consideration to the exhibits submitted into evidence and the testimony presented by the Applicant, makes the following findings of facts and conclusions of law:

1. The property is located on a corner lot on the southeasterly corner of 18th Avenue and Fernwood Road, and is zoned R40, the Borough's single-family residential district. The Applicant came before the Board in 2022 with an application to renovate the building that is the subject matter of this application. The application, with variances, was approved. There were two other structures on the property subject of that application and they have been renovated. The Applicant received its approval with the representation that the then-existing foundation of this building was structurally sound and could support the proposed renovation and addition. The foundation was determined to be unsound, and the Applicant chose to demolish rather than renovate, and began to construct a new foundation. A stop work order was issued by the Borough's Construction Department in the summer of 2022, and no further work has

been done since that date. The Applicant wishes to construct a new dwelling unit consistent with the previous approval by the Board on a new foundation. The application contains minor changes from what was approved a year ago, but it is more conforming with the Borough ordinances. The Applicant is requesting a use variance along with bulk variances. There are three residential structures on the property and multi-family housing is not permitted, requiring a use variance. There are also existing bulk variances required.

2. The following bulk variances are required:
 - A. Lot depth 100 feet required; 70 feet existing.
 - B. Front yard setback to 8 10th Street, 20 feet required, 8.71 feet previously, 10 feet proposed.
 - C. Front setback 623 18th Street – Fernwood Road 20 feet required, 11.05 feet previously approved, and 11.3 feet proposed.
 - D. Front setback 1802 Fernwood Road 20 feet required; 7.98 feet existing.
 - E. Side yard setback 1621 18th Avenue 3 feet required: .71 feet existing.
 - F. Rear yard setback 1621 18th Avenue 10 feet required: .71 feet existing.
 - G. Maximum building coverage 40% allowed, 49.04% existing, and 46.44% proposed.
 - H. Maximum impervious coverage 60% allowed, 66.07% existing, and 64.6% proposed.
3. Testimony was provided by George A. Tsairis, RA and Joseph J. Kociuba, P.E., P.P. Written plans were submitted by both professionals as part of the application.
4. References were made to the prior application and the reasons for the new application. Mr. Tsairis testified that the foundation was discovered unstable only after construction began. Parts of the old foundation were not visible until construction had started. 28% of the foundation was solid, but the remainder had to be removed and replaced. Plan submitted as part of this application are more conforming than what was previously approved by the Board. Building coverage and impervious surface are both reduced. There are also fewer rental units.
5. Joseph Kociuba testified as both a licensed professional engineer and planner. His testimony was that the lot in questions was the largest in the area and might have been the first developed, prior to zoning ordinances being enacted by the Borough. He testified that the application differed slightly from the one that was approved a year ago which was more conforming as lot coverage and impervious surface has been reduced, not significantly, as there is only so much the Applicant can do while keeping three structures on the property. He testified that the two other units have been rehabilitated and are much more aesthetically pleasing than what was there previously. The Applicant has reduced the number of dwelling units on site from 5 to

3 with one less bedroom. He further testified that the Applicant still needs a parking variance as five spaces are required and only two are provided.

6. Questions were asked by Peter Ventrice of 1804 Fernwood. His questions concerned the parking variance and construction debris. He made a request for a contact person while the construction is ongoing.
7. The stop work order issued by the Borough was moved into evidence as A-1.

WHEREFORE, the Board finds that the Applicant has established and demonstrated that the lot and existing structures are such a size, shape and use that the strict application of the zoning ordinances would result in practical difficulties and hardships. Specifically, the Board finds that the application submitted and approved last year addressed most, if not all, of the issues heard within this application. The lot in question has contained three dwelling units and is a pre-existing nonconforming use. Only one dwelling is permitted by ordinance. Testimony was provided that the structures on the property pre-existed the zoning ordinances for the Borough of Lake Como. The Board also finds that the rehabilitation of the current structures provides both an aesthetic improvement to the town, brings the buildings up to current building codes, and reduces the intensity of the non-conformity by reducing the number of dwelling units on the property from five units to three. The property will be more conforming once built. Furthermore, the need to re-apply to the Board was based on the mistaken belief that the existing foundation would handle the rehabilitation of the structure. When that proved incorrect, the building was slightly redesigned and became somewhat more conforming. Therefore, the use variance and bulk variances can be granted without detriment to the neighborhood or being disruptive to the intended purpose of the master plan and zoning ordinances.

NOW THEREFORE, BE IT RESOLVED by the Lake Como Planning Board that it adopts the findings of fact, and specifically makes the following conclusions of law:

1. The Board concludes that the granting of the approvals and variances requested by the Applicant will not impair the intent and purpose of the Borough zoning plans, subject to the conditions set forth in this resolution.

BE IT FURTHER, RESOLVED by the Planning Board of the Borough that the following bulk variances are hereby granted:

1. Use variance permitting three dwelling units on one lot where only one unit is permitted in the R40 zone.
2. Parking variance where two spaces are provided and five are required.
3. Bulk variances specific to this application as follows:

- A. Lot depth 100 feet required; 70 feet existing.
 - B. Front yard setback to 8 10th Street, 20 feet required, 8.71 feet previously, 10 feet proposed.
 - C. Front setback 623 18th Street – Fernwood Road 20 feet required, 11.05 feet previously approved, and 11.3 feet proposed.
 - D. Front setback 1802 Fernwood Road 20 feet required; 7.98 feet existing.
 - E. Side yard setback 1621 18th Avenue 3 feet required: .71 feet existing.
 - F. Rear yard setback 1621 18th Avenue 10 feet required: .71 feet existing.
 - G. Maximum building coverage 40% allowed, 49.04% existing, and 46.44% proposed.
 - H. Maximum impervious coverage 60% allowed, 66.07% existing, and 64.6% proposed.
- 4. All construction and development on this site will be consistent with the plans, renderings, and testimony presented at the public hearings and submitted, and any and all conditions set forth at the public meeting whether or not included in this resolution.
 - 5. Subject to the Applicant complying with any and all federal, state, county, and local laws, rules and regulations affecting or pertaining to the development and use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects this approval, any condition attached hereto, or otherwise requires any changes to the plans herein approved, this matter should be brought back before the Board for review of any such action and the Board has the right to modify this approval and or the conditions attached to as a result of any such actions.

THEREFORE, the application allowing three pre-existing buildings on a property zoned as R40, with bulk variances, is hereby granted.

RESOLUTION 2023-04

MOVED BY:

SECONDED BY:

ADOPTED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSTAIN:

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the 17th day of April, 2023. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2023-04

VICE-CHAIRMAN, EUGENE CAVANAGH



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 cursive script, appearing to read 'Alan P. Hilla, Jr.'.

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 3-10-12 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 Rabin 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 Alcan
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>Pavilion</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 pavilion & 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 *

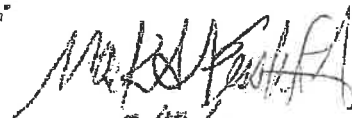
Notes: * EXISTING PROPERTY IS A 5000 SQ.FT. LOT LOCATED AT THE OF SIXTEENTH AVE. & "B" STREET, WHICH ALLOWS FOR A MAXIMUM BUILDING COVERAGE OF 40% (2000 SQ.FT.) AND A MAXIMUM IMPERVIOUS LOT COVERAGE OF 60% (3000 SQ.FT.)

* 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% (2420 SQ.FT.) WHICH WOULD STILL COMPLY. BUT THE EXISTING PAVED DRIVEWAY IS COVERED WITH A RUBBER MAT WHICH MIGHT NOT BE "PERVIOUS" AND THERE APPEARS TO BE SOME ADDITIONAL PAVING ON THE SITE THAT IS NOT SHOWN ON THE SURVEY.

* THE EXISTING BUILDING COVERAGE WAS 37.4% (1870 SQ.FT.) WHICH COMPLIES. BUT THE PROPOSED BUILDING COVERAGE WITH THE 12'x24' PAVILLION WOULD BE 43.2% (2150 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: THE APPLICANT HAS NOT SIGNED, DATED OR PAID FOR THIS APPLICATION YET.


3/12/2021

BLOCK 41 LOT 4501 QUALIFICATION CODE

ADDRESS (SITE)

PERMIT NO.

20-43



CONSTRUCTION PERMIT APPLICATION

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

I. IDENTIFICATION

1. Proposed Work Site at: 301 16th AVE

2. Name of Owner in Fee: BOGAN ALAN

Tel. 773-689-0046 e-mail _____

Address Same

3. Ownership in Fee: Public Private Municipality

4. Principal Contractor: Thomas Jackson Inc Tel. 773-519 1112

Address 3 William Street So e-mail _____

License No. OR, if new home, Builder Reg. No. 13040427200 Exp. Date 3/30/20

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 205481671 FAX: _____

5. Architect or Engineer _____

Address _____ Contact _____

Tel. _____ FAX: 773-519 1112

6. Responsible Person in Charge once Work has Begun _____

Tel. 773-519 1112 FAX: _____

IIa. PROPOSED WORK

- ☐ Minor Work ☐ New Building ☐ Addition ☐ Demolition
- ☐ Repair ☐ Alteration ☐ Reconstruction
- ☐ Asbestos Abat. -Subch. 8 ☐ Lead Hazard Abatement ☐ Radon Remediation ☐ Annual Permit

IIb. SUBCODES

(Check all that apply)

- ☒ Building
- ☒ Electrical
- ☒ Plumbing
- ☒ Fire Protection
- ☐ Elevator

TOTAL COST

\$0

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
2. ☐ Dumbwaiters/Moving Walks
3. ☐ High Pressure Boilers
4. ☐ Refrigeration Systems
5. ☐ Cross-Connections/Backflow Preventers
6. ☐ Hazardous Uses/Places of Assembly
7. ☐ Sprinklers/Standpipes
8. ☐ Smoke Control Systems in Open Wells
9. ☐ Underground Storage Tanks
10. ☐ Swimming Pools, Spas and Hot Tubs
11. ☐ LPG Gas Tanks
12. ☐ Fire Alarm

V. FEE SUMMARY (for office use only)

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

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories	ft.
2. Height of Structure	sq. ft.
3. Area — Largest Floor	sq. ft.
4. New Building Area	cu. ft.
5. Volume of New Structure	
6. Max. Live Load	
7. Max. Occupancy Load	
8. If Industrialized Building: State Approved	HUD
9. Total Land Area Disturbed	sq. ft.
10. Flood Hazard Zone	
11. Base Flood Elevation	ft.
12. Wetlands	yes _____ no _____

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: R-5
2. Use Group, Proposed: Select Group

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

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

Gained, Sale _____

Gained, Rental _____

Lost, Sale _____

Lost, Rental _____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: _____
2. Use Group, Proposed: Select Group

3. Change in Use Group, indicate Present

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

D. Construct. Classification: Present

Proposed

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. _____	_____	_____	_____

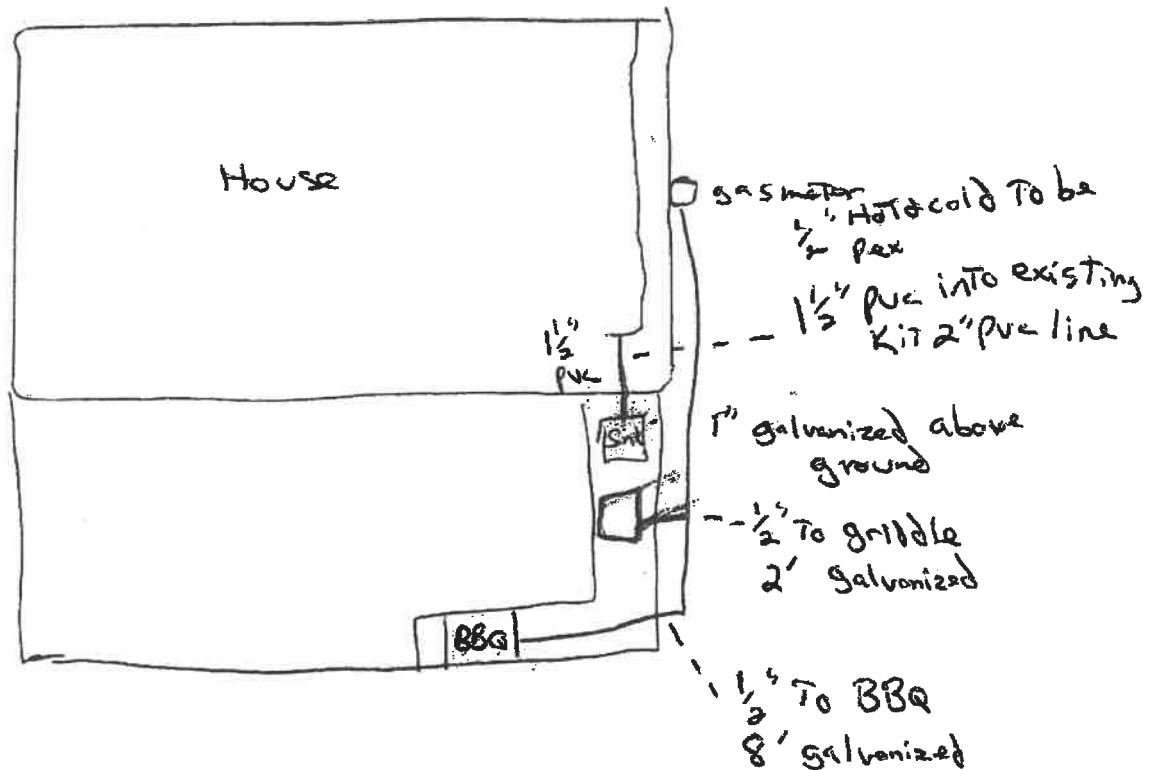
Gary Belfer

Plumbing & Heating

NJ State License #10938

619 Aumack Ave Union Beach NJ 07735

(732)861-6295



gas will have shutoff valves
under units

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

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OR PLUMBER'S
LICENSE

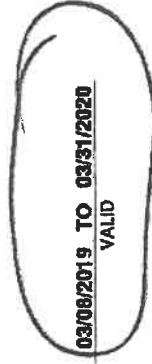
**State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs**

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



13VH04272400
LICENSE/REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

Paul Robinson
ACTING DIRECTOR

NOT AN
ELECTRICIAN'S
OR PLUMBER'S
LICENSE

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

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

SIGNATURE
ACTING DIRECTOR
Paul Robinson

13VH04272400
License/Registration/Certification #

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

Home Improvement Contractors
P.O. Box 45016
Rensselaer, NY 12151

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: 22-75-22 (Rec'd Application)

Received By: 18-11-18

Fees Collected: 18-11-18

Hearing Date: 12-12-22 (tentative)

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 Alcaran

301 Sixteenth Ave

Lake Como, NJ

718-669-0046

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

Gregory W. Vella, Esq

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

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

☐ Informal Hearing

7. Give a brief description of application:

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

8. Street Address of Property:

301 Sixteenth Ave, Lake Como

Block: 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: _____

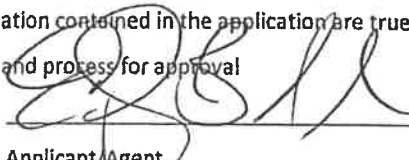
Prepared By: _____

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

6/28/22
Date


Applicant/Agent

**Request for Taxpayer
Identification Number and Certification**

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

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
EDGAR B. ALACAN

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
301 164th Ave

6 City, state, and ZIP code
LAKE CONRO, NJ 07719

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

097-66-3384

OR

Employer identification number

_____-_____-_____-_____-_____-_____-_____-_____-

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ► **[Signature]** Date ► **6/28/22**

General Instructions

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

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

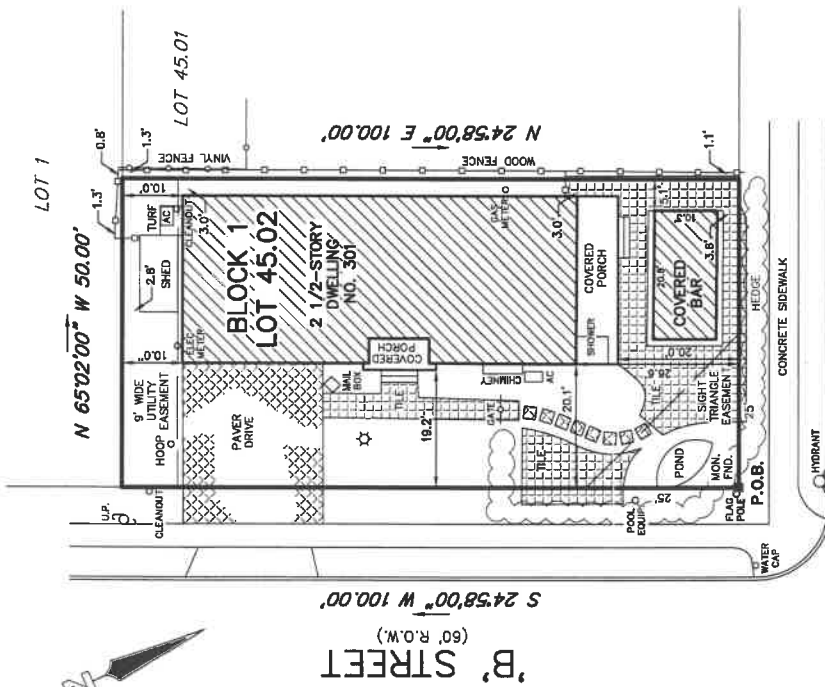
Purpose of Form

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

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

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



SURVEY OF PROPERTY

301 SIXTEENTH AVENUE
LOT 45.02 BLOCK 1

MONMOUTH COUNTY

BOROUGH OF LAKE COMO

NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Surveyor
License No. 35890
301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	21-924	DATE:	07-15-21	SCALE:	1"=20'	SHEET:	1	OF	1
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April 20, 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
Dynamic Change of Use Application
2014 Main Street
Block 13, Lot 37
H2M Project No. LKCP 2305**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes a Site Plan set (3 sheets) prepared by John A. Palus, P.E. dated November 11, 2022; Final As-Built prepared by James J. Kuhn, P.L.S. dated revised November 5, 2013; Architectural Floor Plan prepared by Robert C. Killingsworth, R.A. dated revised September 17, 2012 and last revised by Dynamic Engineering (via redline) on November 11, 2022; Construction Plans for Oceanside Memorial Home Robert C. Killingsworth, R.A. dated September 17, 2012; and a completed Application Form with attachments. Separately, I received a number of documents relating to the original funeral home approval dating to 2012. Based on my review of these documents in conjunction with the Borough Ordinance, a site visit and good engineering practice, I offer the following comments for your use through the public hearing process.

General

The property in question is located on the eastern side of Main Street between 18th Avenue and North Boulevard. This location is within the Borough's GB Zone. The lot currently contains a funeral home building and accessory parking and improvements. The Applicant proposes a Change of Use for this property by converting the funeral home into an professional engineering office and proposes no site improvements along with this request. The existing and proposed uses are conforming for the zone.

In 2012, the Borough Planning Board approved the conversion of the subject structure from a church to a funeral home with various modifications. That approval as memorialized through Resolution 12-03 included variances for Side Yard Setback, Driveway Setback, Driveway Aisle Width and Parking Stall Size and was conditioned on securing an access easement from the adjacent property to the north (then and now Dynamic Engineering). These non-conformities would continue as proposed and be supplemented with a parking variance as well. It appears that that easement was intended to be transferable and remains in force.

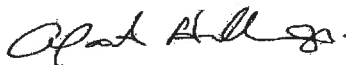
Land Use/Site Planning Issues

My review of the proposed plan identified the following issues that should be addressed through the public hearing process:

1. Code Section 17-10.7 sets forth the off-street parking requirements for all uses throughout the Borough. The proposed use of professional office drives a parking burden of one off-street space per 200 square feet of floor area. My calculations indicate a floor area of 8,595 square feet, yielding an off-street parking requirement of 43 off-street spaces. The site as proposed only provides 21 off-street spaces (with the variance relief previously granted). A variance will be required for this proposed non-conformity.
2. The Site Plans do not depict how trash and recyclables will be handled at the site. The Board should elicit testimony regarding this circumstance and consider that this property may be conveyed in the future without reliance on the property immediately to the north (with the exception of the access easement).
3. Resolution 12-03 contained very specific conditions relating to site lighting, drainage, fencing and access. The Board should elicit testimony regarding these items and consider carrying them forth as continuing conditions in any approval granted here.
4. The site visit revealed that the traffic and parking striping at the site is in fair to poor condition. The Board should consider conditioning any approval on the complete renewal of these markings in keeping with the submitted plan.

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

Very truly yours,
H2M ASSOCIATES, INC.



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

cc: Dynamic Real Estate Holdings, LLC, Applicant (via email)
Adam Schneider, Esq., Board Attorney (via email)
Joseph LePore, Esq., Applicant's Attorney (via email)

Ck# 0298 \$ 70⁰⁰ Rec'd by MAH Date 11-22-20 Permit # 21280

*** 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:** 2014 Main Street, Lake Como, NJ 07719

Block: 13 **Lot:** 37 **Zone:** GB

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

3. **Applicant's Name*:** Dynamic Real Estate Holdings, LLC

Address: 1904 Main Street, Lake Como, NJ 07719

Phone Number: (732) 974-0198

***Applicant is:** Owner Contractor Other^X
(If other, please describe) Contract Purchaser

4. **Owner's Name:** 2014 Main Street, LLC

Address: 2014 Main Street, Lake Como, NJ 07719

Phone Number: (732) 681-6500

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
 Shed Fence Deck X Other *If other, please describe: Proposed change of use (Funeral Home to office) and parking variance

Water Line: Existing X New Upgraded
Sewer Line: Existing X 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:**

* 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:

No site improvements are proposed as part of the application.

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

11/21/2022
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 _____

Mercantile 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.

Signature of Applicant

Date

Office Use Only.

Zoning Reviewer: John Rowe **Date:** 12/08/2022

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: APPLICANT PROPOSES CHANGE OF USE FROM A FUNERAL HOME TO OFFICES. PLANNING BOARD APPROVAL FOR SITE PLAN AND PARKING VARIANCE REQUIRED.

 Approved

 Denied

 Received



John P. Rowe, Zoning Officer

12/27/22
Date



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: _____

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

Dynamic Real Estate Holdings, LLC

1904 Main Street, Lake Como NJ 07719

(732) 974-0198

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

Joseph G. LePore, Esq. - LePore & Luizzi, LLC

489 Aurora Place, Brick, NJ 08723

732-920-5500

3. Applicant is:

☐ Corporation ☐ Partnership ☐ Individual ☒ Other Limited Liability Company

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 ☒ Contract Purchaser

5. If applicant is not Owner, please state name, address and telephone number of the owner:

2014 Main Street, LLC

2014 Main Street, Lake Como, NJ 07719

(732) 681-6500

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
 - ☐ Parking Variance
 - ☐ Existing non-conformities: Side Yard Setback, Driveway Setback, two-way drive aisle width
- ☐ Informal Hearing

7. Give a brief description of application:

Preliminary and Final Site Plan - Proposed change in use to convert space from Funeral Home to office. No site improvements proposed.

8. Street Address of Property:

2014 Main Street, Lake Como, NJ 07719

Block: 13

Lot: 37

9. Use of Property:

Funeral Home to office

Existing:

Funeral Home

Zone:

GB (General Business)

Proposed:

Office

Lot Area:

22,500 SF (0.51 Ac.)

Building Area:

4,305 SF footprint, 9,000 SF GFA

10. Map Information:

Map Dated:

11/11/2022

Prepared By:

Dynamic Engineering Consultants, P.C.

Map Entitled:

Preliminary and Final Site Plan - Proposed Change of Use

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

The Applicant proposes to convert the existing funeral home building to office space to serve the business operations of the adjacent Dynamic Engineering Consultants located at 1904 Main Street. No site improvements are proposed.

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

11/21/2022

Date

Applicant/Agent





Borough of Lake Como

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

GENERAL INFORMATION

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

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

Chairman: Joseph Cavaluzzi

Attorney: Adam Schneider, Esq.

PROCEDURES CHECKLIST:

Submit following with each application

1. One (1) original and three (3) copies of application form. Fill out application in its entirety. Answer all questions pertaining to your application. Update all tax information from Tax Collector/Assessor's office.
2. Appropriate fee-check made payable to the Borough of Lake Como in accordance with fee schedule.
3. Include fifteen (15) full size prints of site plan and/or subdivision map and/or survey and/or photographs as required. Survey should be signed, certified and dated within last ten (10) years.

****PLEASE FOLD PLANS, DO NOT ROLL****

Major Subdivision	_____
Minor Subdivision (3 or less lots)	_____
Preliminary Subdivision	_____
Final Subdivision	_____
Site Plan – Preliminary	X _____
Site Plan – Final	X _____
Hardship variance(s) – Single Family	_____
Informal	_____
Other	X - bulk variances _____

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

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



Borough of Lake Como

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

SITE PLAN

COMPLETENESS CHECKLIST

This checklist is provided to applicants to assist in the determination of whether the application is complete, as required by N.J.S.A. 40:55D-10.3 of the Municipal Land Use Law. The applicant must complete this checklist and submit it at the time of the initial application.

APPLICATION # _____

APPLICANT NAME Dynamic Real Estate Holdings, LLC

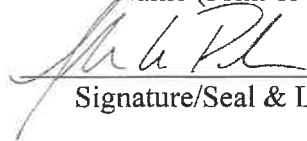
BLOCK AND LOT Block 13, Lot 37

AFFIDAVIT OF COMPLETENESS

I, the undersigned affirm this application fully complies with all standards and requirements contained in the Municipal Land Use Law, N.J.S.A.40:55D-1 et. seq. and amendments thereto, the current Development Ordinance of the Borough of Lake Como and the Borough of Lake Como Checklist. I further affirm that all information contained herein as complete and accurate.

John A. Palus, PE, PP- Dynamic Engineering

Name (Print or Type)

 NJ#41975

Signature/Seal & License #

11/14/2022

Date

Application Number _____

Date: _____

Borough of Lake Como

Applicant Name

Dynamic Real Estate Holdings, LLC

Received By: _____

SITE PLAN CHECKLIST- PART A

SUBMISSION OF DOCUMENTS

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

C	N	N/A	
<u>✓</u>	—	—	1. Fifteen (15) copies of Application Form
<u>✓</u>	—	—	2. Fifteen (15) set of site plan
—	—	<u>✓</u>	3. Proof of submission to the Freehold Soil Conservation District - no disturbance proposed
<u>✓</u>	—	—	4. Application Fee \$ <u>1,125.00</u>
—	—	<u>✓</u>	5. Storm Drainage and Detention Basin calculations - no disturbance proposed
<u>✓</u>	—	—	6. Certification of payment of property taxes
—	—	<u>✓</u>	7. Proof of submission to the Monmouth County - not on a county road Planning Board
<u>✓</u>	—	—	8. Notice and proof of service

C= Complete

N= Incomplete

N/A= Not Applicable

Application Number _____

Date: _____

Borough of Lake Como

Applicant Name Dynamic Real Estate Holdings, LLC Received By: _____

SITE PLAN CHECKLIST- PART B

PLAT REQUIREMENTS

- ~ ✓ 1. General Requirements: The site plan shall be signed and sealed by an architect, professional engineer, land surveyor and/or professional planner licensed to practice in the State of New Jersey, provided however, that the sanitary sewer, water distribution and storm drainage plans and water and sewer treatment facility plans may only be signed and sealed by a professional engineer. In addition, the following must be submitted:
- ~ ✓ a. Site planes not be drawn at a scale smaller than one (1") inch equal fifty (50') feet nor larger than one (1") inch equals ten (10') feet.
- ~ ✓ b. The site plan shall be based on a monumented, current certified boundary survey, prepared in accordance with New Jersey Administrative Code 13:40-5.1, APreparation of Land Surveys@, dated September 1984 and as amended. The date of the survey and the name of the person who made the survey, shall be shown on the site plan.
- ~ ✓ 2. Title Block: The title block shall appear on all sheets in conformance with N.J.S.A. 45:8-27 et. seq. (Map Filing Law) and included:
- ~ ✓ a. Title to read ASite Plan@
- ~ ✓ b. Name of the development, if any.
- ~ ✓ c. Tax map sheet, block and lot number(s) of the site, as shown on the latest Borough Tax Map, the date of which shall be shown.
- ~ ✓ d. Date of original and all revisions
- ~ ✓ e. Names and addresses of owner an developer, so designated.
- ~ ✓ f. Name, signature, address and license number if the engineer, architect, land surveyor or planner who prepared the plan, and their embossed seal.
- ~ N/A g. If the site plan contains more than one (1) sheet, each sheet shall be numbered and titled.

Borough of Lake Como

- ~ ✓ 3. A schedule shall be placed on the site plan indicating:
 - ~ ✓ a. The area of the tract and site to be developed.
 - ~ ✓ b. The floor area of the existing and proposed building(s).
 - ~ ✓ c. The proposed use or uses and the floor area devoted to each use.
 - ~ ✓ d. The zone district in which the site is located.
 - ~ ✓ e. Proposed and required of street parking and holding spaces.
 - ~ ✓ f. Provided and required lot dimensions and front, rear and side yard setbacks.
 - ~ ✓ g. Square footage and percentages of the site developed and retained in unoccupied open space.
 - ~ ✓ h. Floor area ratio
- ~ ✓ 4. North arrow and written and graphic scale
- ~ ✓ 5. The tops of the banks and boundaries of the floodway and flood hazard areas of all existing water courses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Planning Board in the determination of floodway and flood hazard area limits.
- ~ ✓ 6. Paving and right-of-way widths of existing streets within two hundred (200') feet of the site.
- ~ ✓ 7. The boundary, nature and extent of wooded areas, swamps, bogs and ponds within the site and within two hundred (200') feet thereof and delineation of all wetland soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corp of Engineers.
- ~ ✓ 8. Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature with the site and within two hundred (200') feet thereof.
- ~ ✓ 9. All existing structures on the site and within two hundred (200') feet thereof, including their use, indicating those to be destroyed or removed and those to

Borough of Lake Como

remains.

- ~ ✓ 10. Location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear and side setbacks of all building and other pertinent improvements.
- ~ ✓ 11. Existing and proposed public easements or right-of-way and the purposes thereof, including conservation easements.

Waiver- no drainage
Improvements proposed ~

12. A grading plan showing existing and proposed grading contours at one (1') foot intervals throughout the tract, except if slopes exceed five (5%) percent, a two (2') foot interval may be used, and if they exceed (10%) percent, a five (5') foot interval is permissible. Datum shall be United States Coast and Geodetic Survey Datum (MSL=O) and source of datum and bench marks shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be drawn to clearly delineate proposed grading.

Waiver- no drainage
improvements proposed ~

13. On site drainage plan:

- ~ a. The drainage plan shall be presented in graphic form which shall clearly show the street and site layout and those items which are pertinent to drainage including existing and proposed contours as previously required.
- ~ b. The plan shall outline each area contributing to each inlet.
- ~ c. All proposed drainage shall be shown with pipe type and sizes, invert and grade or rim elevations, grades and all direction of flow. The direction of flow of all surface waters and of all streams shall be shown.
- ~ d. The drainage shall be accompanied by complete drainage calculations made in accordance with the Soil Conservation Service method.

Waiver- no drainage
improvements proposed ~

14. Off site drainage plan: The plan shall also be accompanied by an off site drainage plan prepared in accordance with the following standards:

- ~ a. The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
- ~ b. The pertinent off site existing drainage shall be shown with elevations of inverts and grates to the nearest one tenth of a foot.

Borough of Lake Como

- ~ c. To the extent that information is available and may be obtained from the County of Borough Engineer, any existing plans for drainage improvements shall be shown.
- ~ d. In the event a temporary drainage system is proposed, full plans of that system shall be shown.
- ~ e. The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross sections at intervals not exceeding one hundred (100') feet shall be shown for all open channels.

Waiver- no improvements
proposed

- ~ 15. If required by the Borough Engineer, center line profiles of streets bordering the site, internal roadways and major circulation aisles showing existing and final grades and slopes and pipe sizes, slope, type, inverts and grate and rim elevations of drainage and sanitary sewer facilities.

Waiver- no improvements
proposed

- ~ 16. Soil Boring Logs: Unless the Township Engineer shall determine that a lesser number of boring logs are required or that some or all of the boring logs may be deferred to the final plan stage, the site plan shall be accompanied by a set of boring logs and soil analyses for borings made in accordance with the following requirements.
- ~ a. One boring not less than fifteen (15') feet below grade or twenty (20') feet minimum depth shall be made for every five (5) acres (or portion thereof) of land where the water table is found to be ten (10') feet or more below proposed or existing grade at all boring locations.
- ~ b. One additional boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten (10') feet below proposed or existing grade.
- ~ c. In addition to above, in those areas where the water table is found to be five (5') feet or less below existing or proposed grade, two additional borings per acre (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed.
- ~ d. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the

Borough of Lake Como

borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one tenth of a foot.

- ~ e. Based on the borings, the site plan shall clearly indicate all areas having a water table within two (2') feet of the existing surface of land, or within two (2') feet of proposed grade, or all areas within which two (2') feet or more of fill is contemplated or has previously been placed.
- ~ f. Certified soil tests as a basis for design standards for pavements, pipe, bedding, etc.
- ~ ✓ 17. Zone boundaries and the tax map sheet, lot and block numbers and the names of owners of all properties within two hundred (200') feet of the site.
- ~ ✓ 18. A key map at a scale of not less than one (1") inch equals one thousand (1000') feet, showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone boundary or municipal boundary which is within two hundred (200') feet of the site.
- ~ ✓ 19. The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.
- ~ ✓ 20. The capacity of off street parking areas and the location and dimensions of all access drives aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights of way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single unit trucks or buses and semi-trailers that will enter the site each day.
- ~ ✓ 21. Graphic depiction of the anticipated routes and details of the system of on site vehicular and pedestrian circulation
- ~ ✓ 22. The location and size of proposed loading docks
- ~ ✓ 23. The location of curbs and sidewalks
- ~ Waiver- no improvements proposed 24. Cross sections showing the composition of pavement areas, curbs and sidewalks

Borough of Lake Como

Waiver- no improvements
proposed ~

25. Exterior lighting plan, including the location, direction of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features.

Waiver- no improvements
proposed ~

26. Landscaping and screening plan showing the location, type, spacing, and number of each type of tree or shrub and the location, type and size, spacing and number of each type of ground cover to be utilized and planning details for trees, shrubs, and or/ ground cover.

Waiver- no improvements
proposed ~

27. Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.

~ ✓ 28. Floor plans and building elevation drawings of any proposed structure or structures, or existing structures to be renovated.

~ ✓ 29. Location of facilities for the handicapped, including parking spaces and ramps (where applicable), and including construction details for ramps for the handicapped.

~ N/A 30. Sectionalization and staging plan: Developers of large uses such as shopping centers, multifamily dwellings, industrial parks or other such uses proposed to be developed in stages shall submit sectionalization and staging plan showing the following:

~ a. The anticipated date for commencing construction of each section or stage.

~ b. Plans for separate construction emergency access for the project in order to avoid occupancy conflict.

~ ✓ 31. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also indicate the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site and the provisions to be made for site maintenance.

~ N/A 32. Traffic analysis report and recommendation from a qualified traffic engineer if requested by the Municipal agency or the Borough Engineer.

Borough of Lake Como

~ TBD 33. Such other information as the Municipal Agency and/or Engineer may request during site plan review.

Application Number

Applicant=s Name

Dynamic Real Estate Holdings, LLC

Borough of Lake Como

FOR MUNICIPAL USE ONLY

Application submitted on: _____

Part A- Complete/Incomplete _____ Part B- Complete/Incomplete _____

Application reviewed and declared complete on: _____

Application reviewed and declared incomplete on: _____

Reason:

This application will be heard on: _____

Upon completeness certification, distribute as follows:

Board or Agency	Plans Forwarded	Report Dated	Report Received
1. Borough Engineer	_____	_____	_____
2. Fire Chief/ Prevention	_____	_____	_____
3. Zoning Officer	_____	_____	_____
4. Tax Assessor	_____	_____	_____
5. County Planning Board	_____	_____	_____
6. Board of Health	_____	_____	_____
7. Environmental Comm.	_____	_____	_____
8. Police Dept.	_____	_____	_____



Block/Lot/Qual:	13. 37.	Tax Account Id:	616
Property Location:	2014 MAIN STREET	Property Class:	4A - Commercial
Owner Name/Address:	2014 MAIN STREET, LLC	Land Value:	877,500
	2014 MAIN STREET	Improvement Value:	387,300
	LAKE COMO, NJ 07719	Exempt Value:	0
		Total Assessed Value:	1,264,800
Special Taxing Districts:		Additional Lots:	None
		Deductions:	

Utilities

Utilities							
Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2023	02/01/2023	Tax	3,807.05	3,807.05	0.00	3,807.05	OPEN
2023	05/01/2023	Tax	3,807.05	3,807.05	0.00	3,807.05	OPEN
Total 2023			7,614.10	7,614.10	0.00	7,614.10	
2022	02/01/2022	Tax	3,688.05	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	3,688.04	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	3,926.05	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	3,926.05	0.00	0.00	0.00	PAID
Total 2022			15,228.19	0.00	0.00	0.00	
2021	02/01/2021	Tax	3,501.90	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	3,501.90	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	3,874.19	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	3,874.18	0.00	0.00	0.00	PAID
Total 2021			14,752.17	0.00	0.00	0.00	
Last Payment: 10/26/22							

[Return to Home](#)

WRITTEN DESCRIPTION OF OPERATIONS

**Dynamic Real Estate Holdings, LLC
Proposed Change of Use
2014 Main Street
Block 13, Lot 37
Borough of Lake Como
Monmouth County, New Jersey
DEC # 0720-11-001**

The project consists of converting the existing funeral home building into an office to serve the adjacent Dynamic Engineering Consultants, PC, located at 1904 Main Street. The normal office hours for the staff, which is projected to include 21 employees, will be from 8:30AM to 5:30PM. It is anticipated nineteen (19) employees will have office space on the first-floor, while two (2) employees will have office space on the mezzanine. The basement area will serve as storage space and a soils lab to serve the geotechnical engineering aspect of the business.

No site improvements are proposed as part of the application and therefore the project will not have a negative impact on traffic, noise, glare, air pollution, fire hazards or safety hazards.

OCEANSIDE MEMORIAL HOME

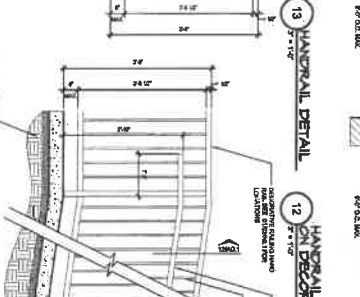
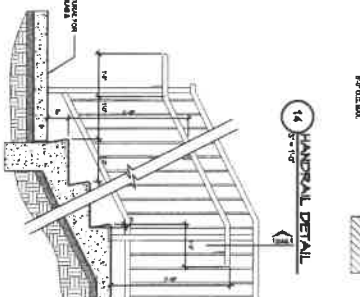
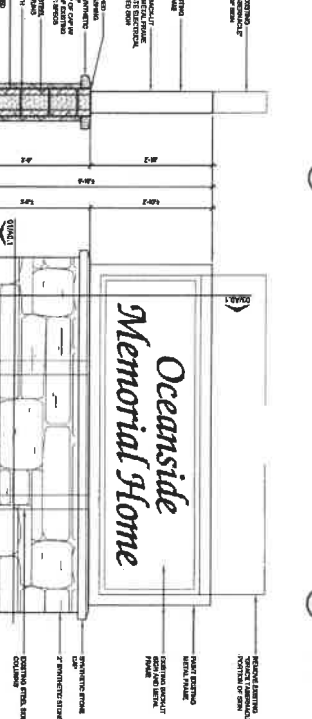
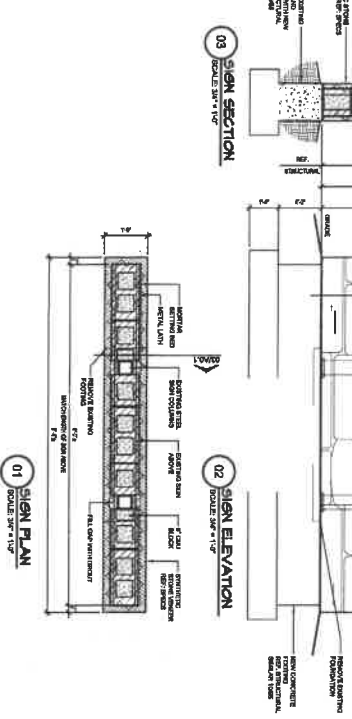
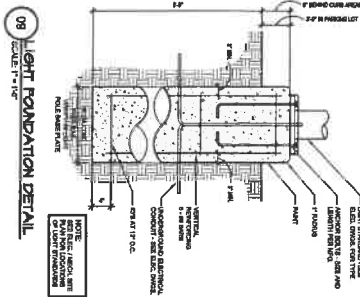
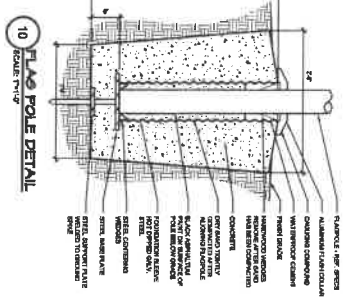
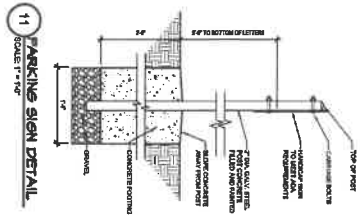
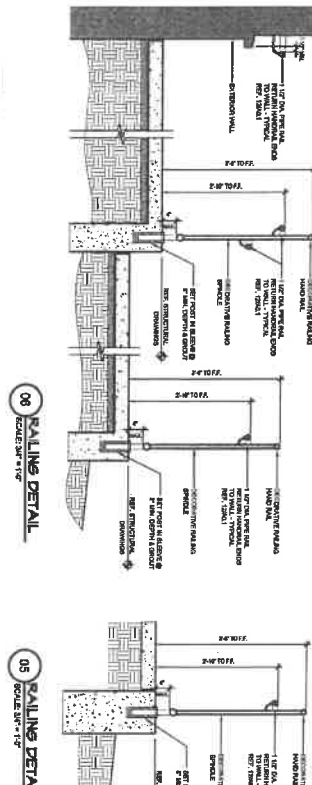
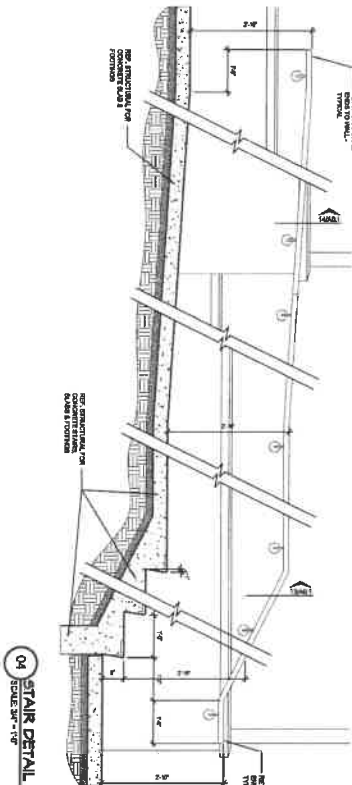


ARCHITECT
J. STUART TODD, INC.
2919 WELBORN STREET
SUITE 101
DALLAS, TX. 75219
214-522-4033

ACTUAL BUILDING AREA		ACTUAL BUILDING AREA PER FLOOR:	
EXISTING AIR CONDITIONED AREA	7,638 S.F.	BASEMENT	3,238 S.F.
EXISTING AIR UNCONDITIONED AREA	118 S.F.	1ST FLOOR	4,800 S.F.
NEW AIR CONDITIONED AREA	1,046 S.F.	2ND FLOOR	4,000 S.F.
NEW AIR UNCONDITIONED AREA	1,046 S.F.	MEZZANINE	800 S.F.
TOTAL BUILDING AREA	8,114 S.F.		

2014 MAP STREET NAME COMB. MAP 007249

PROPERTY LOCATION:

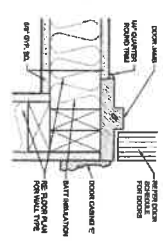


OCEANSIDE MEMORIAL HOME
 2014 MAIN STREET
 LAKE COMO, NEW JERSEY

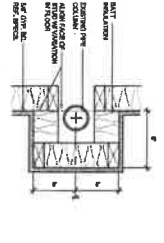
ROBERT G. KILLINGSWORTH
 ARCHITECTS - INTERIORS - LANDSCAPE - PLANNING
 2919 WELDON, DALLAS, TEXAS 75218, 214.622.4011
 WWW.RGKILLINGSWORTH.COM

DATE	BY	REVISION
08/11/12	RGK	01
08/11/12	RGK	02
08/11/12	RGK	03
08/11/12	RGK	04
08/11/12	RGK	05
08/11/12	RGK	06
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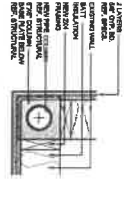
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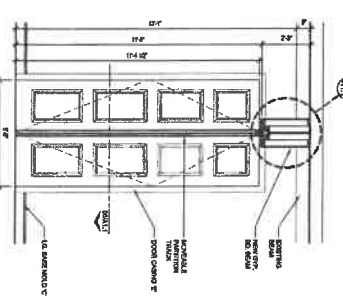
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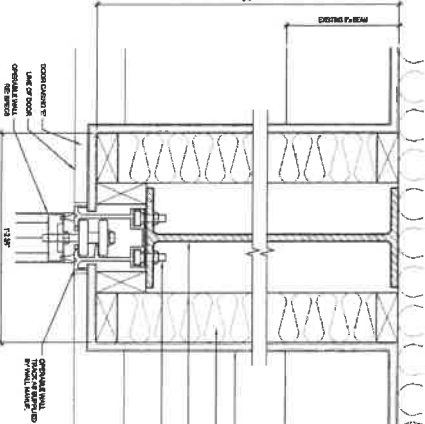
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07 PARTITION DOOR ELEVATION
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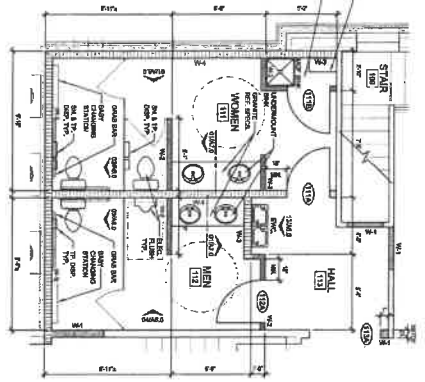
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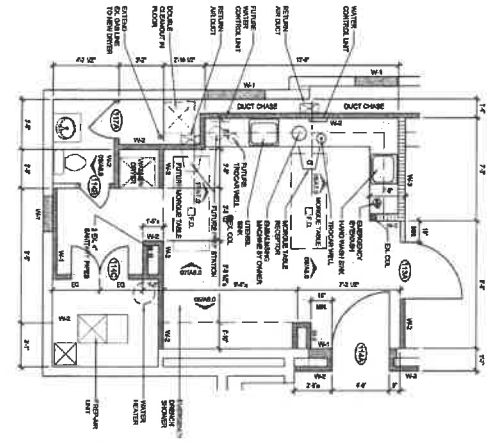
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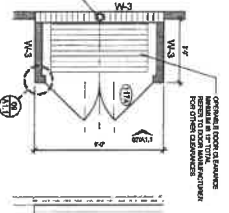
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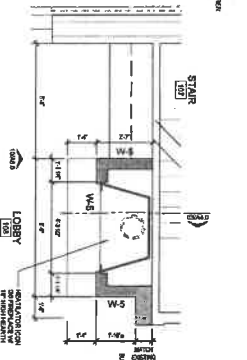
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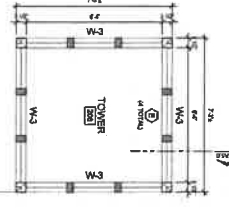
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PARTITION
CLOSET - 117
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05 **FIREPLACE PLAN**
SCALE: 3/8" = 1'-0"



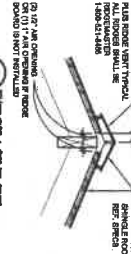
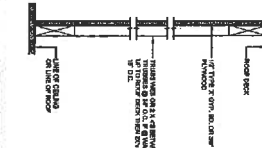
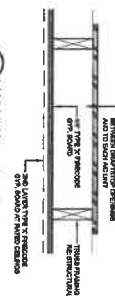
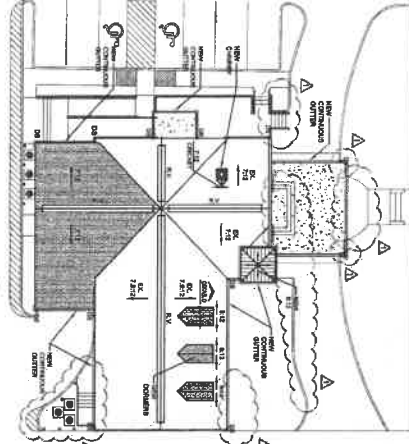
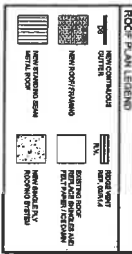
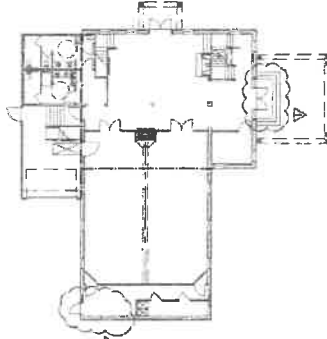
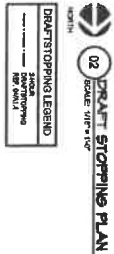
04 TOWER PLAN - 205
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13 PLAN DT.
SCALE: 3/8" = 1'-0"



12 NOT USED
SCALE: 3/8" = 1'-0"



OCEANSIDE MEMORIAL HOME
2014 MAIN STREET
LAKE COMO, NEW JERSEY



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WWW.JSTARCHITECTS.COM
2919 WELBORN, DALLAS, TEXAS 75219, 214.322.4033
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[illegible]



01 DOOR ELEVATIONS
SCALE 1/2" = 1'-0"

KEY LEGEND

 Ours

 Ours

A2.1

OCEANSIDE MEMORIAL HOME
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LAKE COMO, NEW JERSEY



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[illegible]

NOTES:
 1. SEE A2.1 FOR GENERAL NOTES.
 2. SEE A2.3 FOR MATERIALS AND FINISHES.
 3. SEE A2.4 FOR SCHEDULES AND SPECIFICATIONS.
 4. SEE A2.5 FOR DETAILS AND CONSTRUCTION METHODS.
 5. SEE A2.6 FOR ELECTRICAL AND MECHANICAL SYSTEMS.
 6. SEE A2.7 FOR PLUMBING AND HEATING SYSTEMS.
 7. SEE A2.8 FOR ROOFING AND EXTERIOR FINISHES.
 8. SEE A2.9 FOR INTERIOR FINISHES AND FURNITURE.
 9. SEE A2.10 FOR LANDSCAPE ARCHITECTURE.
 10. SEE A2.11 FOR SIGNAGE AND GRAPHIC DESIGN.

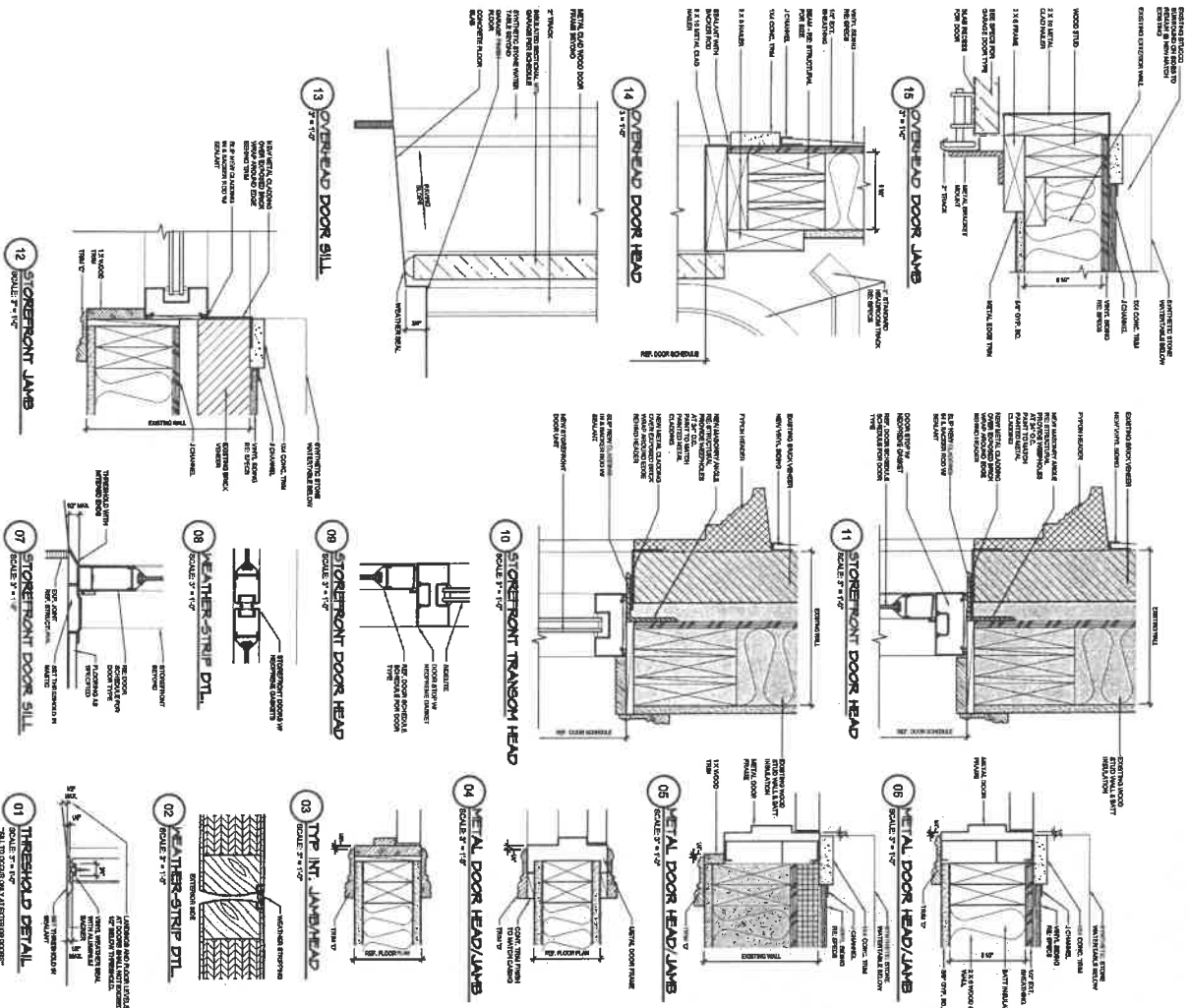
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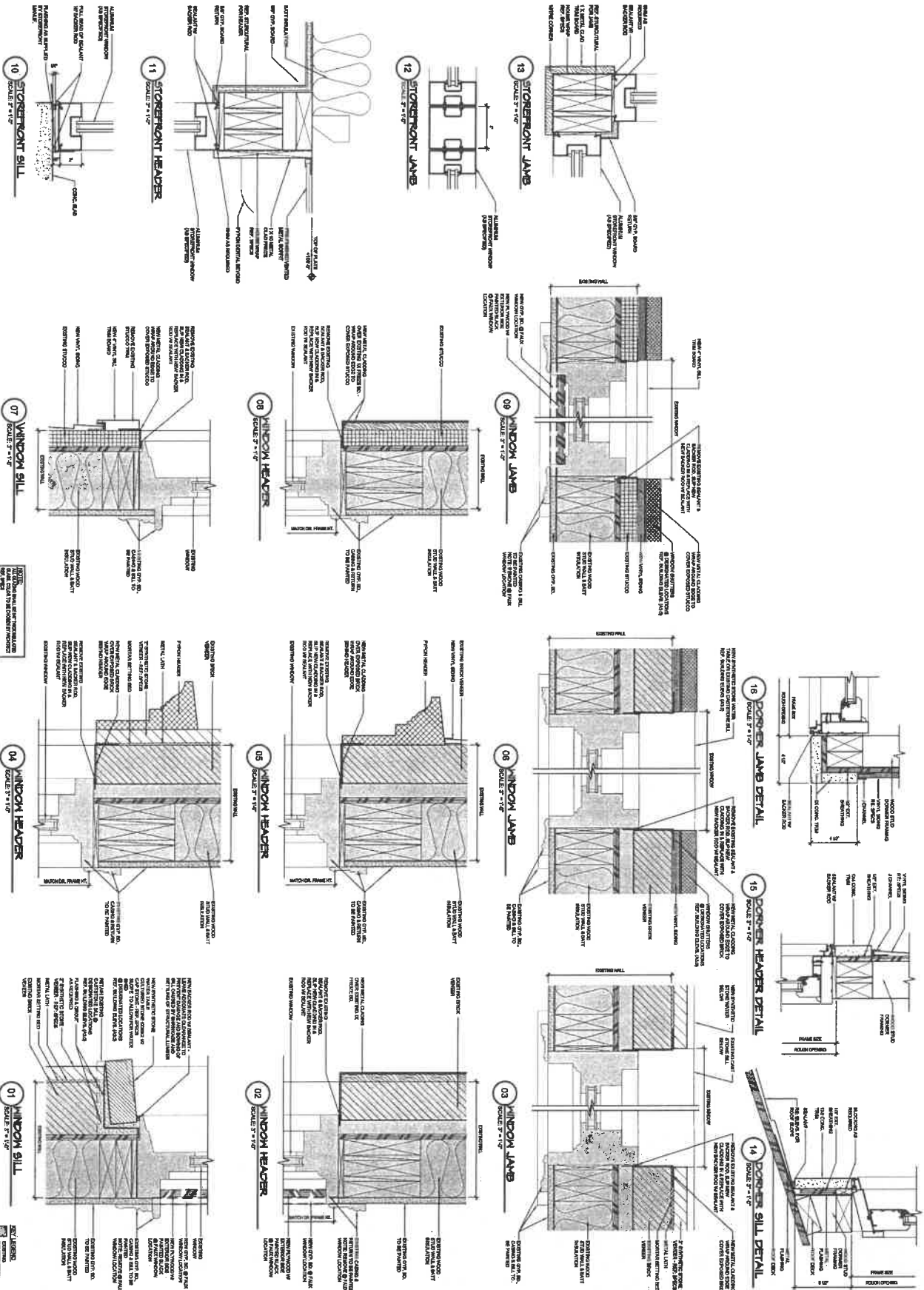
OCEANSIDE MEMORIAL HOME
 2014 MAIN STREET
 LAKE COMO, NEW JERSEY



ROBERT C. KILLINGSWORTH
 ARCHITECTS - INTERIORS - MAUSOLEUMS - CEMETERIES - PLANNING
 2918 WILSON ROAD, SUITE 100, LAKE COMO, NJ 07460
 TEL: 973.262.4553 FAX: 973.262.4553
 WWW.RCKILLINGSWORTH.COM
 © STUART TODD, INC.

8-11-10
 Killingsworth



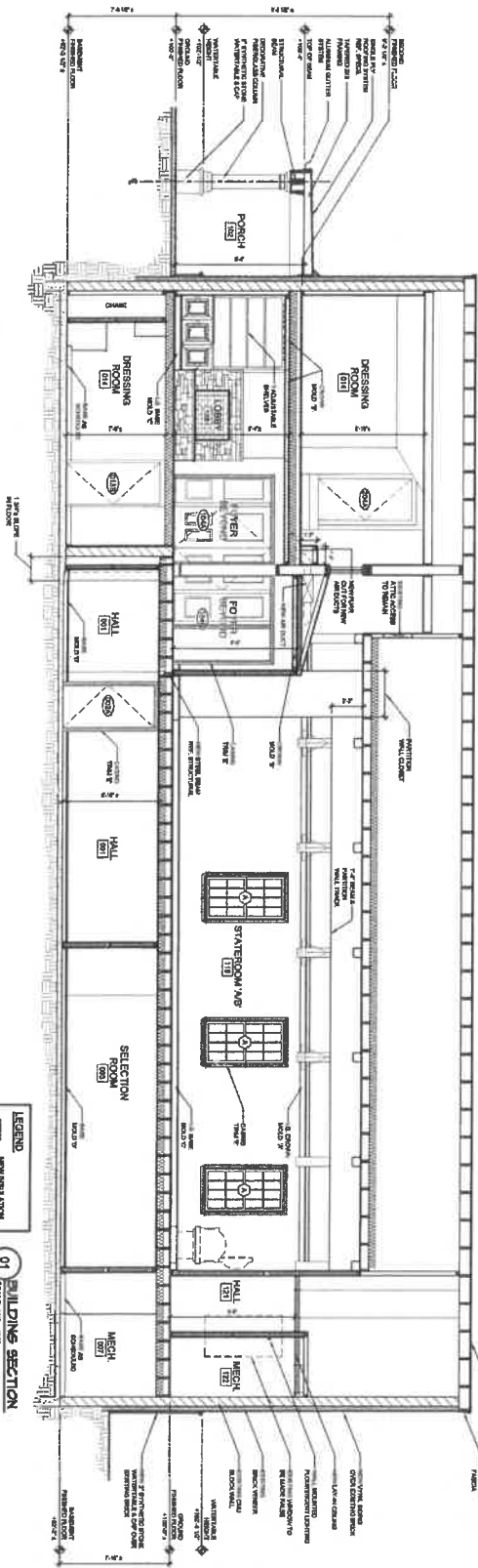


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LAKE COMO, NEW JERSEY

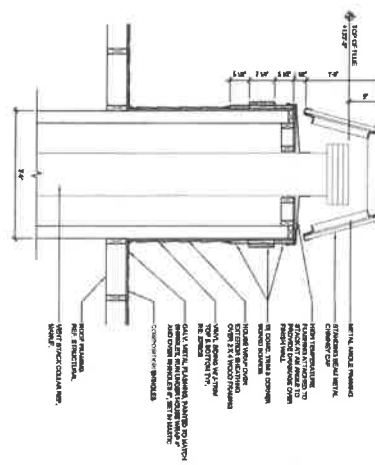


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1515 15TH STREET, SUITE 200, LAKE COMO, NJ 07460
908-222-4000

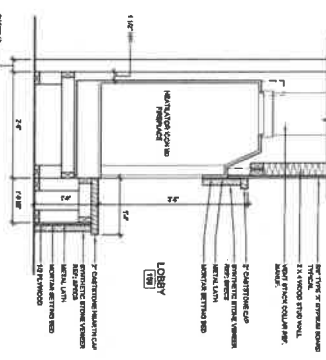
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04 CHIMNEY SECTION
SCALE: 3/8" = 1'-0"



03 FIREPLACE SECTION
SCALE: 3/8" = 1'-0"



02 NOT USED
SCALE: 1/8" = 1'-0"

OCEANSIDE MEMORIAL HOME
 2014 MAIN STREET
 LAKE COMO, NEW JERSEY



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 2810 WILSON ROAD, SUITE 100, DALLAS, TEXAS 75243
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DATE	DESCRIPTION
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02/02/12	ISSUED FOR PERMIT
02/09/12	ISSUED FOR PERMIT
02/16/12	ISSUED FOR PERMIT
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02/05/14	ISSUED FOR PERMIT
02/12/14	ISSUED FOR PERMIT
02/19/14	ISSUED FOR PERMIT
02/26/14	ISSUED FOR PERMIT
03/05/14	ISSUED FOR PERMIT
03/12/14	ISSUED FOR PERMIT
03/19/14	ISSUED FOR PERMIT
03/26/14	ISSUED FOR PERMIT
04/02/14	ISSUED FOR PERMIT
04/09/14	ISSUED FOR PERMIT
04/16/14	ISSUED FOR PERMIT
04/23/14	ISSUED FOR PERMIT
04/30/14	ISSUED FOR PERMIT
05/07/14	ISSUED FOR PERMIT
05/14/14	ISSUED FOR PERMIT
05/21/14	ISSUED FOR PERMIT
05/28/14	ISSUED FOR PERMIT
06/04/14	ISSUED FOR PERMIT
06/11/14	ISSUED FOR PERMIT
06/18/14	ISSUED FOR PERMIT
06/25/14	ISSUED FOR PERMIT
07/02/14	ISSUED FOR PERMIT
07/09/14	ISSUED FOR PERMIT
07/16/14	ISSUED FOR PERMIT
07/23/14	ISSUED FOR PERMIT
07/30/14	ISSUED FOR PERMIT
08/06/14	ISSUED FOR PERMIT
08/13/14	ISSUED FOR PERMIT
08/20/14	ISSUED FOR PERMIT
08/27/14	ISSUED FOR PERMIT
09/03/14	ISSUED FOR PERMIT
09/10/14	ISSUED FOR PERMIT
09/17/14	ISSUED FOR PERMIT
09/24/14	ISSUED FOR PERMIT
10/01/14	ISSUED FOR PERMIT
10/08/14	ISSUED FOR PERMIT
10/15/14	ISSUED FOR PERMIT
10/22/14	ISSUED FOR PERMIT
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11/12/14	ISSUED FOR PERMIT
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11/26/14	ISSUED FOR PERMIT
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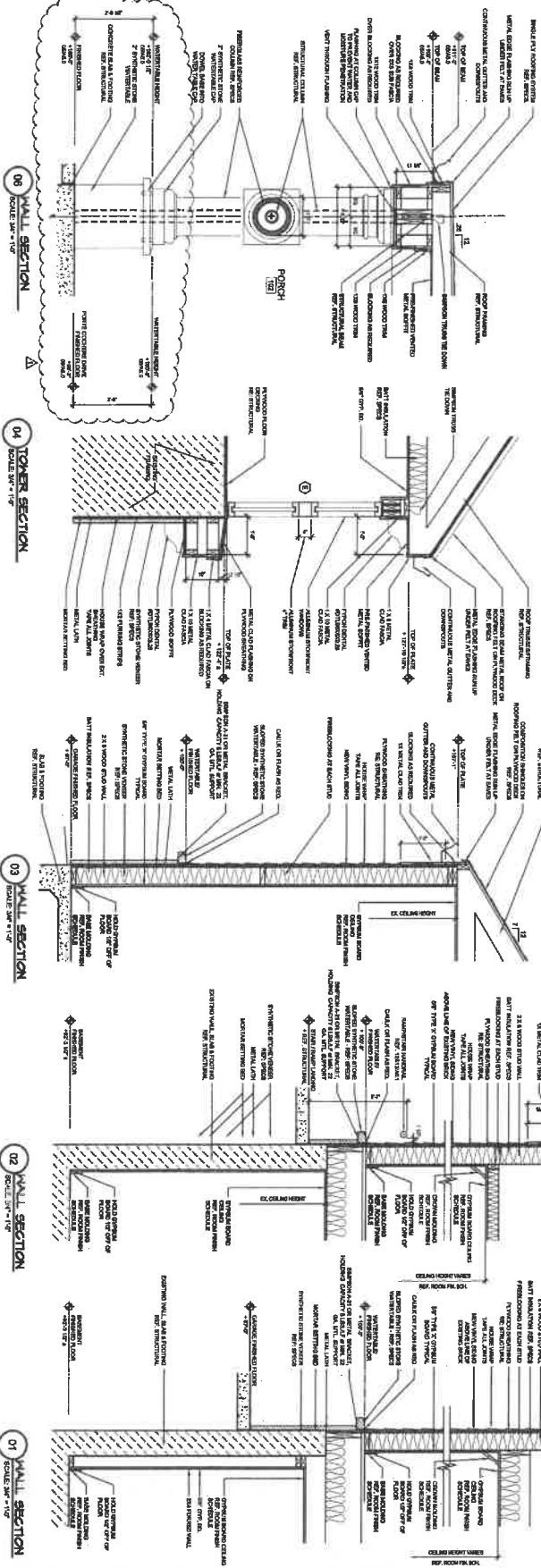
06 WALL SECTION
SCALE: 3/4" = 1'-0"

04 TOWER SECTION
SCALE: 3/4" = 1'-0"

03 WALL SECTION
SCALE: 3/4" = 1'-0"

02 WALL SECTION
SCALE: 3/4" = 1'-0"

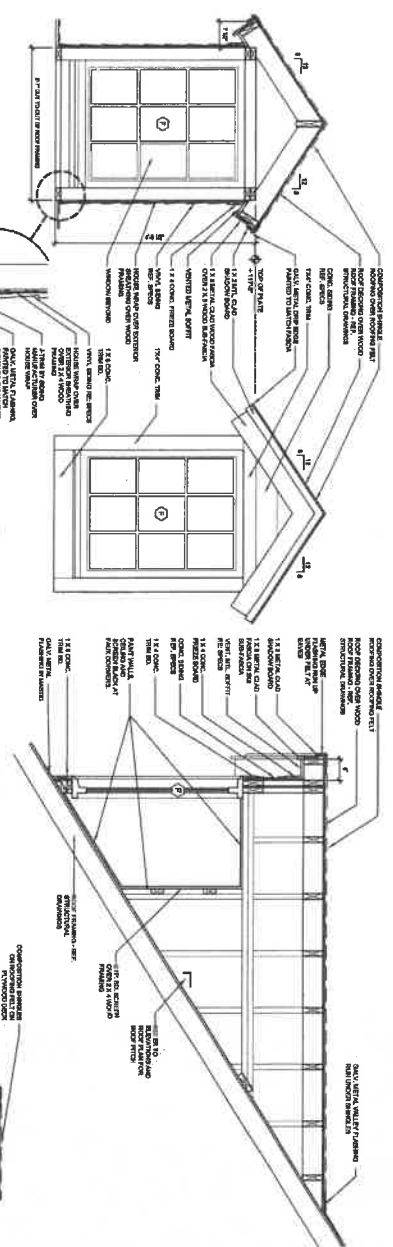
01 WALL SECTION
SCALE: 3/4" = 1'-0"



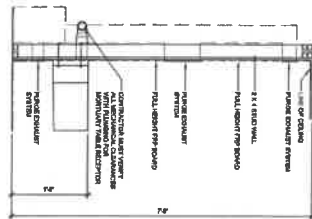
09 DOOR DETAIL
SCALE: 3/4" = 1'-0"

08 DOOR DETAIL
SCALE: 3/4" = 1'-0"

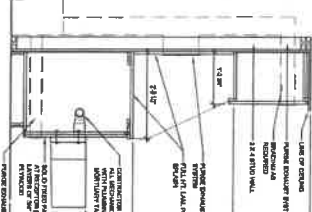
07 DOOR DETAIL
SCALE: 3/4" = 1'-0"



17 PREP STATION SECTION
SCALE: 3/4" = 1'-0"

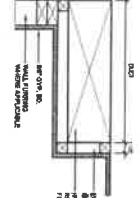


18 PREP STATION SECTION
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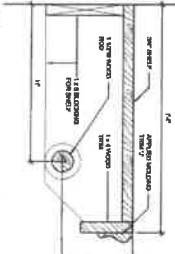


NOTE: SECTION TO CORRELATE WITH MECHANICAL AND ELECTRICAL

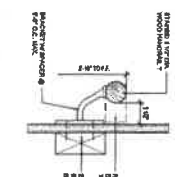
19 HVAC DUCT FRAMING
SCALE: 1/4" = 1'-0"



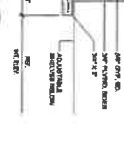
14 TYPICAL SHELF & COAT ROD
SCALE: 3/4" = 1'-0"



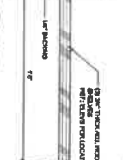
13 HANDRAIL DETAIL
SCALE: 3/4" = 1'-0"



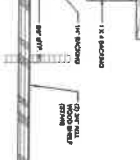
18 CABINET DETAIL
SCALE: 3/4" = 1'-0"



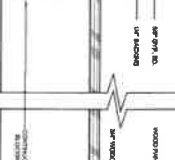
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11 CABINET DETAIL
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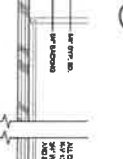
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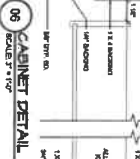
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07 CABINET DETAIL
SCALE: 3/4" = 1'-0"



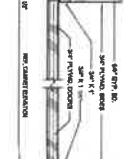
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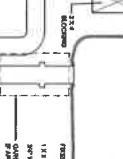
05 CABINET DETAIL
SCALE: 3/4" = 1'-0"



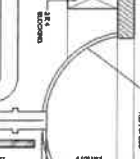
03 CABINET DETAIL
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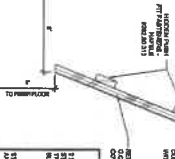
02 CABINET DETAIL
SCALE: 3/4" = 1'-0"



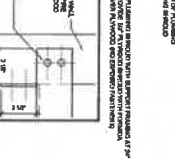
06 CABINET DETAIL
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01 CABINET DETAIL
SCALE: 3/4" = 1'-0"



SECTION X



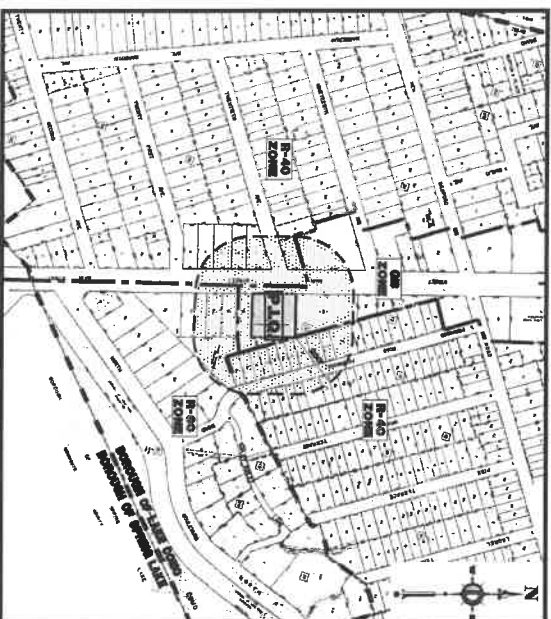
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DATE	BY	REVISION
08/17/10	RC	1.0
08/17/10	RC	1.1
08/17/10	RC	1.2
08/17/10	RC	1.3
08/17/10	RC	1.4
08/17/10	RC	1.5
08/17/10	RC	1.6
08/17/10	RC	1.7
08/17/10	RC	1.8
08/17/10	RC	1.9
08/17/10	RC	2.0

OCEANSIDE MEMORIAL HOME
2014 MAIN STREET
LAKE COMO, NEW JERSEY
A7.0
JOB NUMBER: 11001

**FOR
DYNAMIC REAL ESTATE HOLDINGS, LLC
PROPOSED CHANGE IN USE
BLOCK 13, LOT 37; TAX MAP SHEET #5 - LATEST REV. DATED 6-2-2004**

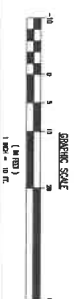
**BOROUGH OF LAKE COMO
MONMOUTH COUNTY, NEW JERSEY**

[illegible]

ATTRA MAP
T = 200



T = 1000°



PLANNING BOARD APPROVAL	
APPROVED BY THE PLANNING BOARD OF MEMBERS OF THE CHOCOMAYO TOWNSHIP BOARD	
CHAIRMAN	SIG
SECRETARY	SIG
OTHER MEMBERS	SIG

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.

[illegible]



DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PLANNING • ENGINEERING • ENVIRONMENTAL • SURVEY • FINANCIAL SERVICES 5011 MAIN STREET SUITE 200 SPRING LAKE, OHIO 44130 (440) 235-1101 WWW.DYNAMICENGINEERING.COM		PROJECT: DYNAMIC REAL ESTATE HOLDINGS, LLC PROPOSED CHANGING IN ZONE 5011 MAIN STREET BOROUGH OF LAKE COMO, WASHINGTON COUNTY, NEW JERSEY TITLE: AERIAL MAP DATE: 11/17/22 DRAWN BY: JPM CHECKED BY: JPM SCALE: AS SHOWN SHEET NO. 2 OF 3
PREPARED BY: RYAN WOODRUM PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 36038 PROJECT MANAGER: JOHN A. PAULIS PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 11713		PROJECT: DYNAMIC REAL ESTATE HOLDINGS, LLC PROPOSED CHANGING IN ZONE 5011 MAIN STREET BOROUGH OF LAKE COMO, WASHINGTON COUNTY, NEW JERSEY TITLE: AERIAL MAP DATE: 11/17/22 DRAWN BY: JPM CHECKED BY: JPM SCALE: AS SHOWN SHEET NO. 2 OF 3

OTHER NOTES

- [illegible]

[illegible]

4-2 no reported site investigations

[illegible][illegible]

RESEARCHERS FOR DR-ONE, DR-THREE FURNISH CANNON, HE BECAME OF DRIVING CONDITIONS, THE LOCATION AND ADJUSTMENT (17-02,245)

[illegible][illegible]

1. BUSINESS AND PROFESSIONAL OFFICES, SWISS AND FOREIGN ESTABLISHMENTS — ONE SPACE FOR EACH TWO CHARACTERS (incl) SOME
4. MOVING CALCULATOR

A ACCESS PERMITS FROM ANY ONE LOT CROSSING THE STREET LINE SHALL BE LIMITED TO A MAXIMUM OF TWO ALONG THE FRONTAGE OF A LOT. THERE SHALL BE AT LEAST ONE FEET FROM THE PROPERTY LINE AND SHALL BE SET BACK FROM THE STREET LINE BY NOT LESS THAN TEN FEET. THE CONTIGUOUS OPEN SPACES IN FRONTS OF 16 LOTS SHALL BE CONSIDERED AS ONE.

[illegible][illegible][illegible][illegible]

22. During the construction period, the contractor shall be responsible for the construction of the temporary access road and the temporary access road shall be constructed in accordance with the design of the contractor. The contractor shall be responsible for the construction of the temporary access road and the temporary access road shall be constructed in accordance with the design of the contractor.

22. THE CONTRACTOR SHALL MAINTAIN A WORKMAN UNKNOWN TO ALL AGENTS WITH REPUTATION SUPERINTENDING THE WORK AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT ON FOLLOWING THE GENERAL AGREED UPON OF REDUCTION OF THE PROTECT SHALL BE SUBMITTED TO RECONSTRUCTION UNKNOWN UNLESS THE PARTIES

[illegible]

2. THE BALING STRING DIMENSIONS LISTED ON THE STEEL PLATE DIMENSIONS ARE MEASURED FROM THE OUTSIDE SURFACE OF THE STRING UNLESS SPECIFICALLY NOTED.

**THE ABOVE BOOK REPRESENTS
THIS BOOKS COLLECTION**
DATE: 01/01/2006 12:28

[illegible]

100

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[illegible]

PROJECT: **DYN**
PROP
BLDG

2014 BOROUGH OF

RYAN MC

[illegible][illegible]

SITE PLAN

PROJECT:	DYNAMIC REAL ESTATE HOLDINGS, LLC	AS IS	DATE
PROPOSED CHANGE IN USE		0720-11-001	11/11/2022
BLOCK 13, LOT 37		ORIGIN BY: CAM	SCALE 1"=20'

2014 MAIN STREET BOROUGH OF LAKE CONG, MONMOUTH COUNTY, NEW JERSEY	DESIGNED BY RDM	SHEET NO.
CHECKED BY RDM		

RYAN MCDERMOTT	JOHN A. PALLIS	CREATED BY: -	3
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[illegible]

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