

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

**PLANNING BOARD AGENDA
AMENDED**

**OCTOBER 05, 2026
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 JANUARY 15, 2026, 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. APPOINTMENT & OATH

TEMPORARY CHAIR/CHAIR PRO TEM TO PRESIDE OVER THE OCTOBER 5, 2026, MEETING ONLY.

V. COMMUNICATIONS

- 1. REQUEST TO CARRY THE FOLLOWING APPLICATION TO THE NOVEMBER 09, 2026, MEETING WAIVING ANY AND ALL TIME CONSTRAINTS:
HARRY CRAIG & RENEE FROONJIAN
318 – 17TH AVENUE, B - 1 L - 9**

VI. PRELIMINARY & FINAL MINOR SUBDIVISION AND VARIANCE APPLICATION

**VIGNA, JOHN & DAWN
1841 & 1843 FERNWOOD ROAD
BLK - 13 LOT(S) - 17 & 18**

VII. FUTURE MEETING DISCUSSIONS

PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS, VERGE

VIII. MINUTES TO BE APPROVED

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

IX. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, NOVEMBER 09, 2026, AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

****SAMPLE****

**OATH OF OFFICE OF
BOROUGH OF LAKE COMO
PLANNING BOARD MEMBER**

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

Date: October 5, 2026

Temporary Chair/Chair Pro Tem
Class IV Planning Board Member

Attest: _____
Viveca H. Graham, Secretary

THE BEEKMAN LAW FIRM, LLC

COUNSELLORS AT LAW
WEB ADDRESS: BEEKMANLAW.COM

JEFFREY P. BEEKMAN—MEMBER NJ & NY BARS

Jeffrey.Beekman@Beekmanlaw.com

CHRISTOPHER L. BEEKMAN—Member NJ & FL Bars

ChristopherLBeekman@Beekmanlaw.com

KEVIN BRANSLEY – Member NJ Bar

Kevin.Bransley@Beekmanlaw.com

47 MAIN AVENUE

P.O. BOX 395

OCEAN GROVE, NEW JERSEY 07756

TELEPHONE: (732) 774-8262

TELEFAX: (732) 774-6989

DONALD L. BEEKMAN (1949-2017)

October 5, 2026

VIA EMAIL ONLY:

vgraham@lakecomonj.org

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

Re: Borough of Lake Como Planning/Land Use Board
Application by Harry Craig Froonjian and Renee Froonjian
318 17th Avenue, Lake Como, NJ 07719
Block 1, Lot 9, Borough of Lake Como
Bulk Variance Development Application

Dear Viveca Graham, Board Secretary:

Last we communicated on the above matter, I advised that my clients were working toward a fully compliant application without necessitating Planning Board approval for variances, but before we could withdraw the Application, we needed to make sure our clients not only received Zoning Approval, but also that all construction permits were issued as well. It is my understanding that my clients' zoning permit was conditionally approved, and a limited portion of construction permits have been issued, while their architect and/or other professionals are working on the conditions to satisfy the zoning permit and construction permit conditions that have been requested.

Being that the full complement of building permits are not yet approved, I am again requesting for this Application to be carried on behalf of my clients, which I ask to be carried to the November 9, 2026 meeting date of the Lake Como Planning Board. I understand that if the matter does come back to the Planning Board for a subsequent hearing, my client may be required to provide notice for the new date. I defer to the Board's decision about whether a new notice is required, but do ask for approval to have it carried without further notice.

The Applicants continue to reserve all rights with their pending applications to the Borough, but please also allow this letter to also confirm that the Applicants waive any automatic time for decision regarding the pending Planning Board Application, extending the deadline for the same through at least December 31, 2026. Hopefully within the next month, all building permits will have been issued, and then we will be in a position to withdraw the Application, but until they are in hand, we do ask for this continuance of the Planning Board Application.

Thank you for your concern and continuing courtesies in this matter, and do not hesitate to contact me should you have any questions.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'J. Beekman', written over a horizontal line.

Jeffrey P. Beekman, Esq.
For the Firm

JPB
Encl.

CC: Client
Robert Witek, Esq., Lake Como Planning Board Attorney (via email only)



Graham, Viveca <vgraham@lakecomonj.org>

Re: Froonjian - 318 Seventeenth Avenue

1 message

Jeffrey Beekman <jeffrey.beekman@beekmanlaw.com>

Mon, Oct 5, 2026 at 9:22 AM

To: "Graham, Viveca" <vgraham@lakecomonj.org>

Cc: Caroline Grieco <caroline@maeve-arch.com>, Robert Witek <bob@rwiteklaw.com>

Good morning, Ms. Graham and Mr. Witek:

Please see our self-explanatory letter concerning our request to carry my client's application to the November meeting. I trust the same is satisfactory, but please let me know if you would like me to appear before the Board to formally make this request at tonight's meeting.

Please also let me know if my client will be required to provide new notice.

Thank you,

Jeffrey P. Beekman, Esq.
The Beekman Law Firm, LLC
47 Main Avenue, Post Office Box 395
Ocean Grove, New Jersey 07756
Ph: 732-774-8262 x107
Fax: 732-774-6989
Email: Jeffrey.Beekman@Beekmanlaw.com

On Fri, Oct 2, 2026 at 5:48 PM Graham, Viveca <vgraham@lakecomonj.org> wrote:

Thank you Caroline....have a nice weekend,

Viv

On Fri, Oct 2, 2026 at 5:14 PM Caroline Grieco <caroline@maeve-arch.com> wrote:

Hi Viveca,

Just letting you know that the property owner connected with his attorney. He does want to carry to the November meeting. The attorney will provide the letter first thing on Monday.

Have a nice weekend.

Caroline

On Fri, Sep 11, 2026 at 1:45 PM Graham, Viveca <vgraham@lakecomonj.org> wrote:

Good Afternoon Mr. Beekman,

I received your request to carry to the October 5, 2026, meeting and will add it to the agenda. I also received the Planning Board Engineer's review results for the last plans Architect Caroline Grieco submitted for 318 Seventeenth. Please see the review results below:

Viveca H. Graham
Plan. Bd. Sec.

----- Forwarded message -----

From: **Al Hilla** <AHilla@h2m.com>

Date: Fri, Sep 11, 2026 at 12:05 PM

Subject: Froonjian - 318 Seventeenth Avenue

To: John Rowe <jrowe@boro.lake-como.nj.us>

Cc: vgraham@lakecomonj.org <vgraham@lakecomonj.org>, Cary Hilla <CHilla@h2m.com>

John, as requested I have reviewed the revised plans for this project (10 sheets prepared by MAEVE Architecture dated 8.10.26). It is my understanding that the Applicant intended to be fully conforming with this plan set such that a Zoning Permit could be issued and their application before the PB could be withdrawn. My review indicates that these plans are not fully conforming to the ordinance due to the following issues:

1. Plans do not detail how the reconstruction of the easterly wall will achieve the requisite side yard setback while relying on the existing non-conforming foundation wall;
2. Cannot replicate the half-story calculations. My math indicates an allowable half-story of 526.5 sf and the plans provide for interior space of 569 sf;
3. Not sure how the driveway can work physically without being expanded; however, the shared drive with the neighbor is already in excess of the allowable cut (20'+/- existing where 16' max allowable); and
4. Still have the question of the legality of the non-conforming shed (was a permit sought?).

They would also have to conform to the Grading Plan ordinance that this package does not address.

That's it. Please contact me with any questions.

Alan P. Hilla, Jr., PE, PP, CME
Vice President & Central Jersey Office Director



H2M architects + engineers

4810 Belmar Boulevard, Suite 201, Wall Township, NJ 07753
tel 732.414.2661 x2108 | direct 732-348-7009 | fax 732.414.2662

h2m.com



CONFIDENTIALITY NOTICE: Thanking you in advance for your cooperation, the information contained in this message and any attachments is intended only for the use of the individual(s) named above. If the person actually receiving this email is not the named or intended recipient, any use, dissemination, distribution, or copying of this communication is prohibited. If you have received this communication in error, please immediately notify us by email that this message has been inadvertently transmitted to you and kindly delete this e-mail from your system. We appreciate your time and attention.

McGill & Hall, L.L.C.

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

George D. McGill, Esq.
Email, gdm@mcgillhall.com
Direct Dial, 732 749 7501

Thomas Hall, Esq. *N.J. and N.Y. Bars*
Email, th@mcgillhall.com
Direct Dial, 732 749 7502

October 1, 2026

Viveca Graham (Via Hand Delivery)
Planning Board Secretary, Borough of Lake Como
1740 Main Street
Lake Como, NJ 07719

**Re: John and Dawn Vigna
1841 & 1843 Fernwood Road, Block 13 Lot 17 & 18
Application to the Planning Board for Minor Subdivision and Variance Relief**

Dear Ms. Graham:

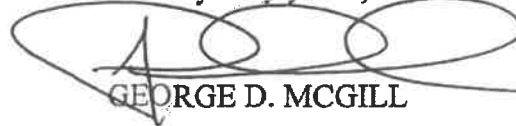
As you know, I represent John and Dawn Vigna in reference to the above application to the Planning Board. A recent search of the property located at 2014 Main Street, Lake Como, Block 13, Lot 37, indicates that the overlap area shown at the rear of the subject property was conveyed to the owner of the 2014 Main Street property by Boundary Line Agreement and Conveyance dated July 13, 2012. Please find enclosed revised plans with revised calculations. The new calculations change the Maximum Lot Coverage in reference to proposed new lot 17.01 from 67.0% to 70.3%. All other requirements remain conforming.

Please find enclosed the following:

- 12 copies of the Minor Subdivision Plan prepared by Michael T. Cannon, P.E., P.P. of The Cannon Group, P.C. dated March 23, 2026 and last revised September 29, 2026.
- 12 copies of the Survey of Properties prepared by Michael T. Cannon, P.E., P.P. of The Cannon Group, P.C. dated October 2, 2025 and last revised September 29, 2026.

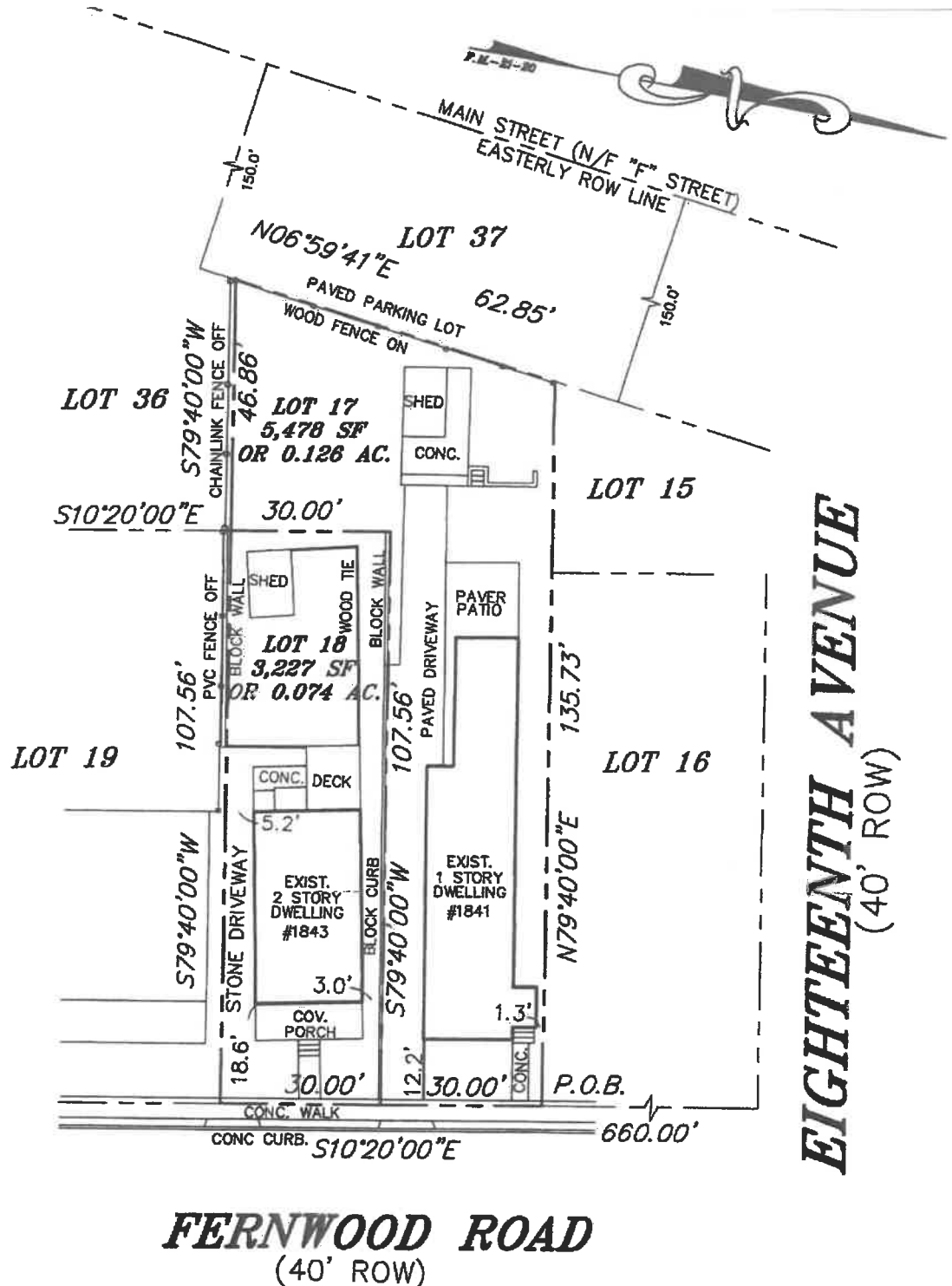
Kindly distribute same to the Board and as always, thank you for your courtesies and kind assistance in this matter.

Very truly yours,



GEORGE D. MCGILL

cc: Planning Board Engineers (Via Hand Delivery)



FERNWOOD ROAD (40' ROW)

THIS SURVEY IS CERTIFIED TO:
1. JOHN & DAWN VIGNA

REFERENCES:

1. DB 8854 PG 9071
2. TAX MAP SHEET 5
3. FILED MAP NO. 21-20

NOTES: THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH. UNDERGROUND STRUCTURES AND/OR UTILITIES NOT LOCATED BY THIS SURVEY.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

GRAPHIC SCALE



SURVEY OF PROPERTIES

LOTS 17 & 18 BLOCK 13
BOROUGH OF LAKE COMO
MONMOUTH COUNTY, NEW JERSEY

THE CANNON GROUP, P.C

291 HERBERTSVILLE ROAD, 1ST FLOOR - 3
BRICK, NEW JERSEY, 08724

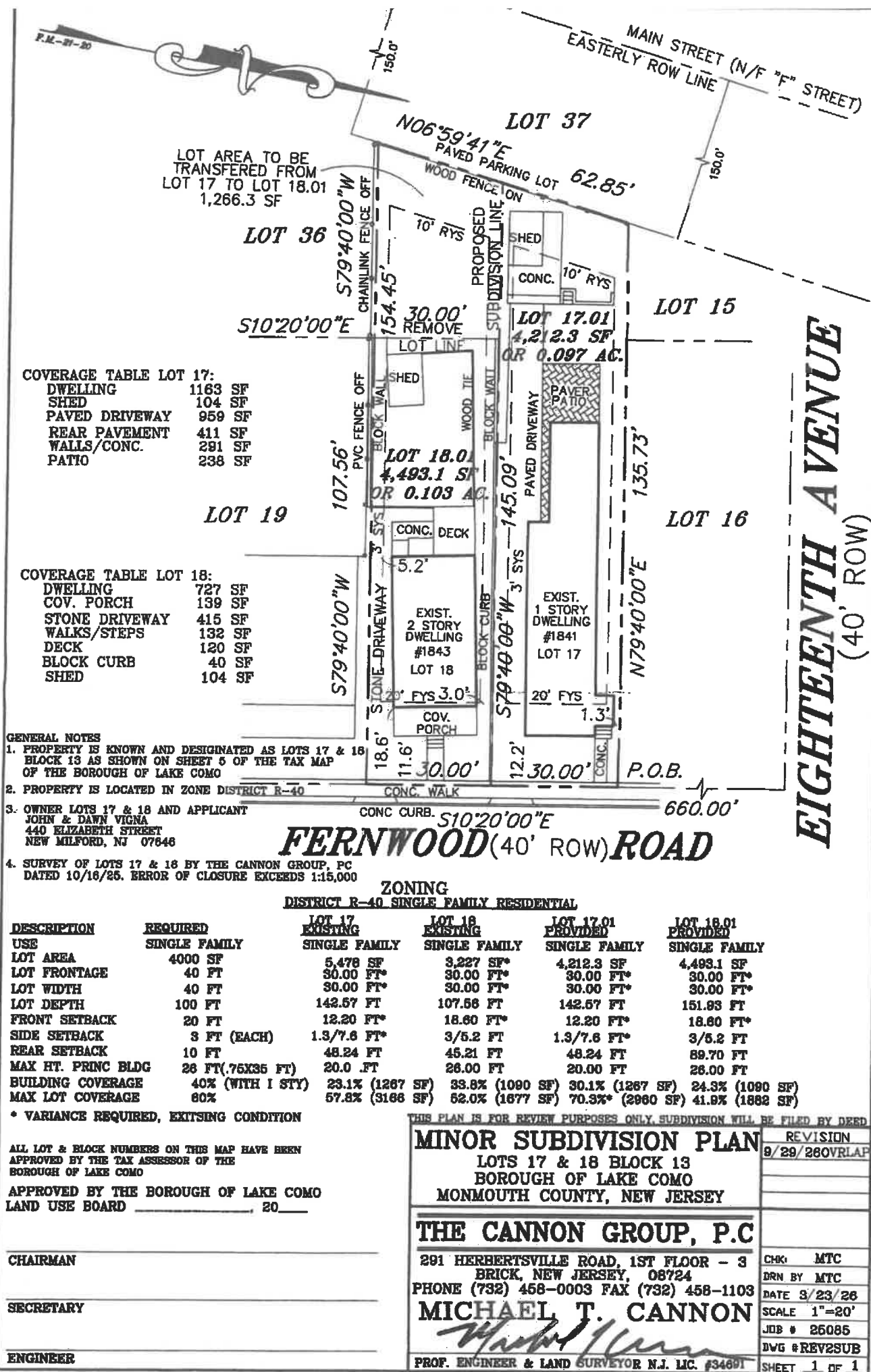
PHONE (732) 458-0003 FAX (732) 458-1103

MICHAEL T. CANNON

Michael T. Cannon
PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691

REVISION
9/29/26OVR LAP

CHK: MTC
DRN BY MTC
DATE 10/2/25
SCALE 1"=20'
JOB # 25085
DWG # REVS RV
SHEET 1 OF 1





architects + engineers

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

| ENGINEERING NJ #24GA28019100

August 24, 2026

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 #1
Vigna Minor Subdivision/Bulk Variance Application
1841 & 1843 Fernwood Road
Block 13, Lots 17 & 18
H2M Project No. LKCP2605**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The application package includes a Survey of Properties prepared by Michael T. Cannon, P.L.S., P.E., dated October 2, 2025; a Minor Subdivision Plan prepared by Michael T. Cannon, P.L.S., P.E., dated March 23, 2026; and a completed application. At this time, I find that this application is substantially complete and may be scheduled for a public hearing at the Board's convenience. Accordingly, based on my review of these documents in conjunction with the Borough Zoning Ordinance, I offer the following comments for your use through the public hearing process.

General

The properties in question are located on the western side of Fernwood Road, approximately 400 feet north of the intersection with North Boulevard. This location is within the Borough's Residential Zone 40 (R-40). Currently, Lot 18 is of rectangular shape and occupied by a 2-story dwelling with a covered porch, rear deck, stone driveway, and shed. Lot 17 is of irregular shape, as it is "flag" in shape as a portion of the lot occupies land behind Lot 18. Furthermore, Lot 17 is currently occupied by a 1-story dwelling with asphalt driveway, paver patio, and shed with concrete patio. The Applicant proposes to subdivide the property to remove the "flag" appendage from Lot 17 and add it to Lot 18 to create two relatively uniform trapezoidal properties. The Applicant intends to keep the properties as is and is not proposing any improvements beyond the subdivision. The existing lots, proposed lots, and existing dwellings are non-conforming for the zone

Land Use/Site Planning Issues

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

1. Code Section 17-9.1 sets forth the development criteria for the R-40 Zone. My review of these criteria in conjunction with the proposed plan identified the following non-conformities:
 - Lot Area (Lot 18/18.01) – 4000 sq. ft. required, 3,227 sq. ft. existing;
 - Lot Frontage (Lot 17/17.01) – 40 feet required, 30 feet existing;
 - Lot Frontage (Lot 18/18.01) – 40 feet required, 30 feet existing;

- Lot Width (Lot 17/17.01) – 40 feet required, 30 feet existing;
- Lot Width (Lot 18/18.01) – 40 feet required, 30 feet existing;
- Front Yard Setback (Lot 17/17.01) – 20 feet required, 12.20 feet existing;
- Front Yard Setback (Lot 18/18.01) – 20 feet required, 18.6 feet existing;
- Side Yard Setback (principal, Lot 17/17.01) – 3 feet required, 1.3 feet (north side) existing;
- Side Yard Setback (accessory, Lot 17/17.01) – 3 feet required, 20+ feet existing, **2 feet proposed**; and
- Lot Coverage (Lot 17/17.01) – 60% (2,650.5 sq. ft.) maximum, 53.8% (3,166 sq. ft.) existing, **67.0% (2,960 sq. ft.) proposed**.

The existing non-conforming conditions cited above are provided for the Board's information as they are not exacerbated by the proposal. However, bulk variance relief will be required for the proposed non-conforming conditions **bolded** above.

2. The lot depths presented on the zoning table on the Minor Subdivision Plan are not reproducible. While the depths are not a variance condition, they should be revised to reflect the correct lot depths.
3. The Survey and Minor Subdivision Plan both identify an overlap in the rear of the two subject properties along the western edge. Additionally, it appears that there are two property lines near the western edge of the subject properties, with one at the depicted limits of the subject properties and the other in line with the rear wood fence. It is unclear what the arrangement of property lines represents, and if there are any easements between the two properties. The Board should elicit testimony to establish the current arrangement the rear of proposed Lots 17.01 and 18.01, as well as any remedies that may be needed based on the overlap.
4. Code Section 17-10.7 establishes the off-street parking requirements for all uses within the Borough. While there are driveways seemingly serving each property under consideration here, it seems there is at least room for 2 off-street spaces each of the requisite 9 foot by 19-foot dimensions on Lot 17/17.01, Lot 18/18.01 does not afford adequate space for even one off-street space. And the application is not clear with respect to the number of bedrooms each dwelling contains. The Board should elicit testimony regarding the number of bedrooms each dwelling contains to determine the appropriate off-street parking burden. The Board should elicit further testimony regarding how the Applicant may be able to minimize or eliminate the non-conforming conditions on both lots with respect to the off-street parking. In the event those efforts do not eliminate the non-conforming conditions identified, the Board should entertain the appropriate variance relief.
5. The Application is silent with respect to the drainage aspects of both lots. The Board should elicit testimony regarding the existing conditions to ensure the effects of the subdivision do not create drainage issues between the properties (in the event they are conveyed separately).
6. Confirmation from the Borough Tax Assessor should be provided regarding the proposed lot numbering.
7. It is unclear how the Applicant proposes to perfect the subdivision if approved. The Board should elicit testimony regarding the method intended by the Applicant (map or deed).

Vigna Minor Subdivision and Variance
1841 & 1843 Fernwood Road
August 24, 2026
Page 3 of 3



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 dark ink, appearing to read 'Alan P. Hilla, Jr.', is written over the company name.

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

cc: John and Dawn Vigna, Applicant (via email)
Robert Witek, Esq., Board Attorney (via email)
George D. McGill, Esq., Applicant's Attorney (via email)
Michael T. Cannon, P.E., P.L.S., Applicant's Engineer (via email)



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: 26-1

Received By: JHA

Fees Collected: APP 1500 / SEC 1750

Hearing Date: 10/15/26

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

John & Dawn Vigna

440 Elizabeth Street

New Milford, NJ 07646

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

George D. McGill, Esq.

708 10th Avenue, Belmar, NJ, 07719

Office: 732-419-9000 Cell: 732- 618-2447

3. Applicant is:

☐ Corporation ☐ Partnership ☒ Individual

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:

Not Applicable

6. Application is a request for the following:

- ☐ Preliminary Site Plan
- ☐ Final Site Plan
- ☐ Joint Preliminary and Final Site Plan
- X Minor Subdivision (3 or less lots)
- ☐ Preliminary Subdivision
- ☐ Final Subdivision
- ☐ Joint Preliminary and Final Subdivision
- X Variance requests, including bulk or use variances – please specify
 - o Bulk Variances for Existing Conditions
 - Lot Frontage- Lot 17.01 & Lot 18.01
 - Lot Width-Lot 17.01 & Lot 18.01
 - Front Setback-Lot 17.01 & Lot 18.01
 - Side Setback (Northerly Side)-Lot 17.01
 - o Bulk Variance
 - Maximum Lot Coverage-Lot 17.01
 - *Please see attached Addendum for details.
- ☐ Informal Hearing

7. Give a brief description of application:

***Please see attached Addendum.**

8. Street Address of Property:

1841 Fernwood Road, Block: 13, Lot: 17

1843 Fernwood Road, Block: 13, Lot: 18

9. Use of Property:

Existing: **Single-family Residential**

Zone: **R-40**

Proposed: **Single-family Residential.**

Lot Area: **Lot 17-existing-5,889 sq. ft., proposed-4,417.5 sq. ft., required-4,000 sq. ft.**

Lot 18-existing-3,227 sq. ft., proposed-4,698.5 sq. ft., required-4,000 sq. ft.

Building Area: **Lot 17-existing-21.5%, proposed-28.7%, required-40%**

Lot 18-existing-33.8%, proposed-23.2%, required-40%

10. Map Information:

Map Dated: **March 23, 2026**

Prepared By: **Michael T. Cannon, PE, PLS of The Cannon Group, P.C.**

Map Entitled: **Minor Subdivision Plan**

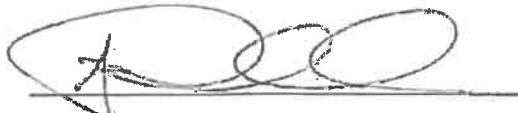
11. Additional comments by applicant which may be relevant to hearing:

N/A

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.

June 30, 2026

Date


Applicant/Agent

George D. McGill, Esq.
Attorney at Law
State of New Jersey

Addendum: Vigna Application

John and Dawn Vigna are the applicants in this matter. The Vignas own both properties. Lot 18 is situated to the south of Lot 17. Lot 17 is an "L" shaped lot, also known as a flag lot. The flag portion of Lot 17 exists to the west of Lot 18. The southerly side of the lot line of Lot 18 continues in a straight line through to the southerly lot line of the flag which proceeds in a straight line to the rear lot line of lot 17. The applicants propose to transfer the flag portion of Lot 17 to Lot 18 thus making the Lot Area of Lot 18 conforming, eliminating the flag portion of Lot 17 and creating two generally rectangular lots, (acknowledging that the rear lot line of both will be on a slant due to present configuration). This subdivision will provide extra area to Lot 18 so to make the area of Lot 18 conforming. Presently the area of Lot 18 is 3,227 square feet where 4,000 square feet is required and, should the proposed subdivision be granted, the New Lot 18 (18.01) will have 4,698.5 square feet of area. Conversely, because Lot 17 will be losing area, while it remains conforming in area, the Lot Coverage moves from 53.8% to 67.0% where 60% is permitted. No structures are being added, however, and no new coverage is being requested. Essentially what is on the two lots is proposed to remain as is. Only the lot line will change. Presently, both lots have 30 feet of lot width and lot frontage where 40 feet is required; the front setbacks for Lot 17 and Lot 18 are 12.2 feet and 18.6 feet, respectively, where 20 feet is required, which conditions are proposed to remain as is. The structure on Lot 17 has a bump out that encroaches into the right (north) side yard which is also proposed to remain unchanged. To note, other than the bump out, the remainder of the house on Lot 17 is situated significantly to the south of the side setback line. The application will require a variance for lot coverage on Lot 17. The rest of the variances referenced above are pre-existing but must be subject to review and approval upon the creation of the new lots. I believe that the relief requested may be granted. The applicants are not proposing to change anything except the lot lines in the rear of the property. I believe that the flag design is odd at best and inefficient and confusing at its worst. The new layout is more efficient and more in line with what one would expect to find. It will be a benefit to the zone plan to have lots aligned in a reasonable and expected manner and as such represents a better use of the land. There will be no detriment to the neighbors (public good) because nothing is changing except the lot lines and the applicants are introducing no new impacts. Also, because the application proposes to allow what already exists to remain, there will be no substantial impairment of the zone plan. Pursuant to the above, the applicants respectfully request that the relief be granted to permit the applicants to perfect the minor subdivision as presented.

Ck# 1756 \$ 70- Rec'd by OPR Date 5/3/26 Permit # 226 00025

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

Borough of Lake Como 5107

Zoning Application for Residential and Commercial Properties

1. **Address of Property:** 1841 and 1843 Fernwood Road

Block: 13 **Lot:** 17 & 18 **Zone:** R-40 & GB

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

3. **Applicant's Name*:** George D. McGill, Esq.

Address: 708 10th Avenue, Belmar, NJ 07719

Phone Number: office: 732-419-9000 cell: 732-618-2447

***Applicant is:** Owner Contractor Other^x
(If other, please describe) Attorney for the Owner

4. **Owner's Name:** John & Dawn Vigna

Address: 440 Elizabeth Street, New Milford, NJ 07646

Phone Number: 201-838-7789

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: Minor Subdivision

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:

Lot 17 is L-shaped and wraps around the west end of Lot 18. Applicants seek to transfer property from

Lot 17 to Lot 18 to create two new lots that are more rectangular and uniform in shape.

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

February 17, 2026

Date

George D. McGill, Esq. for Property owners

Office Use Only

Zoning Reviewer: _____

Date: 5/4/26

Application Complete: Yes _____ No _____

Approved: _____

Rejected: _____

Planning/Variance Board action needed: Yes _____ No _____

Proposed Work Needs Construction Permits: Yes _____ No _____

Mercantile License Needed? Yes _____ No _____

Notes:

SEE ZONING DENIAL



Borough Of Lake Como
1740 Main Street
Lake Como, NJ 07719
(732)681-3232

DENIAL
Zoning Permit

Permit Number: Z2600025

Permit Issue Date: 05/04/26

Invoice #: 26-00128

Application Id: 5107

Application Date: 05/03/26

Owner/Property Details

Block/Lot/Qual: 13. 17.

Phone #: (201)800-3800

Owner Name: VIGNA, JOHN & DAWN

Zoning District:

Address: 440 ELIZABETH ST

Location: 1841 FERNWOOD ROAD

NEW MILFORD, NJ 07646

Contractor: GEORGE D MCGILL ESQ

Address: 708 10TH AVE

BELMAR, NJ 07719

Phone Number: (732)419-9000

License #:

This is to certify that the above description premises together with any building thereon, are used as or for:

MINOR SUBDIVISION

LOT 17 IS L-SHAPED AND WRAPS AROUND THE
WEST END OF LOT 18. APPLICANT SEEKS TO
TRANSFER PROPERTY FROM LOT 17 TO LOT 18

Conditions:

DENIED

MINOR SUBDIVISIONS REQUIRE A PLANNING BOARD HEARING.

Payments (Office Use Only)

NOTE: If construction does not commence within one (1) year of issuance or if construction ceases for a period of six (6) months, this permit is void.

Zoning Officer

Date

 5/4/26



Borough of Lake Como

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

Minor Subdivision 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 completes this checklist and submits it at the time of initial application.

Application Number _____

Applicant Name John and Dawn Vigna

Block & Lot Block: 13, Lot: 17, 1841 Fernwood Road & Block: 13, Lot: 18, 1843 Fernwood Road

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 Development Ordinance of the Borough of Lake Como Checklist.

MICHAEL T. CANNON

Name (print or type)

6/26/26

Date

Michael T. Cannon

Signature/Seal & License Number

Michael T. Cannon
NJ PE & LS #34691
The Cannon Group, PC

Borough of Lake Como

Date Received _____ County Code _____
Return To: **Monmouth County Planning Board**
Environmental Planning Board
One East Main Street
Freehold, NJ 07728-1255

Environmental Assessment Checklist

To be completed by applicants and included in the Subdivision and Site Plan review package.

Project Name: Vigna Minor Subdivision

Phase (if applicable): _____
Municipality: Borough of Lake Como
Block & Lot(s): Block: 13, Lot :17 & Block: 13, Lot:18
Acreage: .2
Applicant's Address: 440 Elizabeth Street
City: New Milford State: New Jersey
Telephone: 201-838-7789
Person Completing this Checklist: _____
Signature: _____
Title: _____

Project Type: (Check One)

- ☐ Site Plan, provide SIC code in known _____ []
☐ Major subdivision, number of units _____ []
☒ Minor subdivision, number of units 2 Units []
☐ Condominium type and number of units _____ []

Borough of Lake Como

CHECK ALL STATEMENTS THAT APPLY

Project Construction:

- ☐ NJDEPE permits are required (see attached checklist)
- ☐ The project will be completed in phases
- ☐ Construction will continue for more than one year
- ☐ The project will include industrial or research use
- ☐ The project will include manufacturing use

Physical Features:

- ☐ On-site slopes exceed 10 percent
- ☐ Slopes greater than 15 percent will be distributed
- ☐ Depth to water table is 3 feet or less
- ☐ Excavations may expose acid soils
- ☐ Impervious area will exceed 10,000 square feet and/or 75 percent of the site
- ☐ Project area within 200 feet of site includes a mapped or known flood zone
- ☐ Project area included a greenway mapped by Monmouth County or a municipality
- ☐ Parking will be in excess of 4 spaces

Drainage:

(for the next four questions please refer to the Monmouth County Planning Board Drainage Features Map)

- ☐ Name of Drainage Basin _____
- ☐ Name of Watershed _____
- ☐ Name of sub-watershed _____
- ☐ Name of stream project drains to _____

Water:

- ☐ Project includes or is adjacent to open water or wetlands
- ☐ Project will divert ground water supplies
- ☐ Project will require siltation controls
- ☐ Grading will alter existing drainage patterns
- ☐ Project will require storm water outfalls
- ☐ Project will require detention/retention/ditches
- ☐ Project will require drainage swales/ditches
- ☐ Drainage water will be routed offsite
- ☐ Drainage water will be routed to a stream/wetland

Agricultural Resources:

- ☐ The site was farmed sometime in the past
- ☐ The project will irreversibly convert more than two acres of agricultural land to other uses
- ☐ The project is expected to sever, cross or limit access to agricultural land (cropland, hayfields, pasture, vineyards, orchards, nursery, etc.)
- ☐ Construction activity will excavate or compact soil profiles on onsite agricultural land
- ☐ Construction activity will excavate or compact soil profiles on offsite agricultural land
- ☐ Contiguous lands are in agricultural use

Plants and Animals:

- ☐ New Jersey Heritage Data base has been consulted to determine the historic record of sightings and the potential presence of habitat for threatened or endangered species
- ☐ Habitat for threatened or endangered species is known to exist in the project area
- ☐ The project area includes any portion of a known critical or significant wildlife habitat
- ☐ New Jersey Native Plant Society has been contacted to ascertain the presence of wildflower or wild herb plant communities or specimens
- ☐ The project will result in the removal of native wildflower or wild herb communities or specimens
- ☐ The project will require the removal of more than one half acre of forest cover

Aesthetic Resources:

- ☐ A detailed landscape plan has been prepared
- ☐ The project includes buffer screening along the perimeters
- ☐ Non-vegetative buffer screens are proposed
- ☐ Onsite lighting will be screened to prevent offsite scatter
- ☐ The project is located along a scenic byway

Historic and Archaeological Resources:

- ☐ The project includes or is contiguous to a facility listed on a Municipal, County, State or Federal Registrar of historic places
- ☐ The project is located within a Historic District
- ☐ The project includes an archaeological site or fossil bed
- ☐ The project is located near where archaeological sites or fossil beds have been known to occur

Open Spaces and Recreation Resources:

- ☐ The project includes lands shown as proposed open space and/or greenways on the official Monmouth County Open Space Master Plan Map
- ☐ The project is adjacent to an existing or proposed Green Acres site or municipal preserve, natural area, park or recreation site
- ☐ The project will not include recreational facilities

Utilities and Waste Management:

- ☐ The project will require an increase in regional solid waste disposal facility capacity
- ☐ The project will require sewage treatment facilities to be expanded or installed
- ☐ Septic facilities will be installed or expanded
- ☐ The project will require an extension or increase in regional water purveyor capacity
- ☐ The project will require and/or improvements in electric or gas delivery systems and/or capacity

Air Resources:

- ☐ The project will reduce existing levels of service at intersections serving the project
- ☐ The project will decrease levels of service on adjoining roadways
- ☐ The project will require an increase in public transit capacity
- ☐ The project will require or include alterations to roadways, intersections, and/or bridges
- ☐ The project will alter the existing mix of vehicles which use near-by Municipal and County roadways
- ☐ The project includes construction of a chimney or stack
- ☐ The project is expected to emit industrial gases

Noise and Odor:

- ☐ The project, when completed, may produce or increase odors or vibrations
- ☐ The completed project will produce operating noise in excess of existing outside ambient noise levels
- ☐ The project will remove natural or man-made screens which buffer existing and future noise generators from noise receptors
- ☐ The project will employ construction procedures which may exceed typical noise, odor and/or dust emissions

Borough of Lake Como

STATE AND REGIONAL PERMITS AND/OR CERTIFICATIONS

Check all that the project will require as well as statues

	-----Status-----		
	Applied	Pending	Action
☐ CAFRA	☐	☐	_____
☐ Statewide General Freshwater Wetland Permit	☐	☐	_____
☐ Open Water Fill Permit	☐	☐	_____
☐ Individual Freshwater Wetlands Permits	☐	☐	_____
☐ Transition Area Waiver Averaging Permit	☐	☐	_____
☐ Stream Encroachment	☐	☐	_____
☐ Water Diversion	☐	☐	_____
☐ Soil Erosion and Sediment Certificate	☐	☐	_____
☐ Air Pollution Control	☐	☐	_____
☐ Waterfront Development	☐	☐	_____
☐ Discharge Prevention & Control	☐	☐	_____
☐ Underground Storage Tank (UST)	☐	☐	_____
☐ Dam Repair/Construction	☐	☐	_____
☐ Realty Improvement Sewerage and Facilities Certificate	☐	☐	_____
☐ NJPDES Permit (Surface Waters)	☐	☐	_____
☐ NJPDES Permit (Ground Waters)	☐	☐	_____
☐ Sewer Extension/Construction	☐	☐	_____
☐ Sewer Connection Exemption	☐	☐	_____
☐ Water Quality Certificate	☐	☐	_____
☐ Solid Waste Facility Registration	☐	☐	_____
☐ Disruption of Solid Waste	☐	☐	_____
☐ Recycling Facility	☐	☐	_____
☐ Haz/Waste Facility	☐	☐	_____
☐ ECRA	☐	☐	_____
☐ Water Diversion (surface)	☐	☐	_____
☐ Water Diversion (groundwater)	☐	☐	_____
☐ Well Drilling Permit	☐	☐	_____
☐ Portable Water Facility	☐	☐	_____
☐ Green Acres Review	☐	☐	_____
☐ Access Driveway Permit	☐	☐	_____

- | | | | |
|---|--------------------------|--------------------------|-------|
| ☐ Drainage Permit | ☐ | ☐ | _____ |
| ☐ Highway Advertising Permit | ☐ | ☐ | _____ |
| ☐ Outdoor Advertising Permit | ☐ | ☐ | _____ |
| ☐ D&C Canal Review | ☐ | ☐ | _____ |
| ☐ Delaware River Basin Commission Review | ☐ | ☐ | _____ |

Any additional questions _____

*Conditional, Denied, Other

LOT AREA TO BE
TRANSFERRED FROM
LOT 17 TO LOT 18.01
1,471.5 SF

LOT 36

COVERAGE TABLE LOT 17:
DWELLING 1163 SF
SHED 104 SF
PAVED DRIVEWAY 959 SF
REAR PAVEMENT 411 SF
WALLS/CONC. 291 SF
PATIO 238 SF

COVERAGE TABLE LOT 18:
DWELLING 727 SF
COV. PORCH 139 SF
STONE DRIVEWAY 415 SF
WALKS/STEPS 132 SF
DECK 120 SF
BLOCK CURB 40 SF
SHED 104 SF

GENERAL NOTES

1. PROPERTY IS KNOWN AND DESIGNATED AS LOTS 17 & 18 BLOCK 13 AS SHOWN ON SHEET 5 OF THE TAX MAP OF THE BOROUGH OF LAKE COMO
2. PROPERTY IS LOCATED IN ZONE DISTRICT R-40
3. OWNER LOTS 17 & 18 AND APPLICANT
JOHN & DAWN VIGNA
440 ELIZABETH STREET
NEW MILFORD, N.J. 07646
4. SURVEY OF LOTS 17 & 18 BY THE CANNON GROUP, P.C. DATED 10/16/25. ERROR OF CLOSURE EXCEEDS 1/10,000

FERNWOOD ROAD
(40' ROW)

ZONING
DISTRICT R-40 SINGLE FAMILY RESIDENTIAL

DESCRIPTION	REQUIRED	LOT 17 EXISTING	LOT 18 EXISTING	LOT 17.01 PROVIDED	LOT 18.01 PROVIDED
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	4000 SF	5,889 SF	3,227 SF*	4,417.5 SF	4,698.5 SF
LOT FRONTAGE	40 FT	30.00 FT*	30.00 FT*	30.00 FT*	30.00 FT*
LOT WIDTH	40 FT	30.00 FT*	30.00 FT*	30.00 FT*	30.00 FT*
LOT DEPTH	100 FT	142.57 FT	107.56 FT	142.57 FT	151.93 FT
FRONT SETBACK	20 FT	12.20 FT*	18.60 FT*	12.20 FT*	18.60 FT*
SIDE SETBACK	3 FT (EACH)	1.3/7.6 FT*	3/5.2 FT	1.3/7.6 FT*	3/5.2 FT
REAR SETBACK	10 FT	55.08 FT	52.05 FT	55.08 FT	98.54 FT
MAX HT. PRINC BLDG	26 FT (75X35 FT)	20.0 FT	28.00 FT	20.00 FT	26.00 FT
BUILDING COVERAGE	40% (WITH 1 STY)	21.5% (1287 SF)	33.8% (1090 SF)	28.7% (1287 SF)	23.2% (1090 SF)
MAX LOT COVERAGE	60%	53.8% (3188 SF)	52.0% (1877 SF)	67.0%* (2980 SF)	40.1% (1882 SF)

* VARIANCE REQUIRED, EXISTING CONDITION

ALL LOT & BLOCK NUMBERS ON THIS MAP HAVE BEEN
APPROVED BY THE TAX ASSESSOR OF THE
BOROUGH OF LAKE COMO

APPROVED BY THE BOROUGH OF LAKE COMO
LAND USE BOARD _____, 20__

CHAIRMAN

SECRETARY

ENGINEER

MINOR SUBDIVISION PLAN

LOTS 17 & 18 BLOCK 13
BOROUGH OF LAKE COMO
MONMOUTH COUNTY, NEW JERSEY

THE CANNON GROUP, P.C.

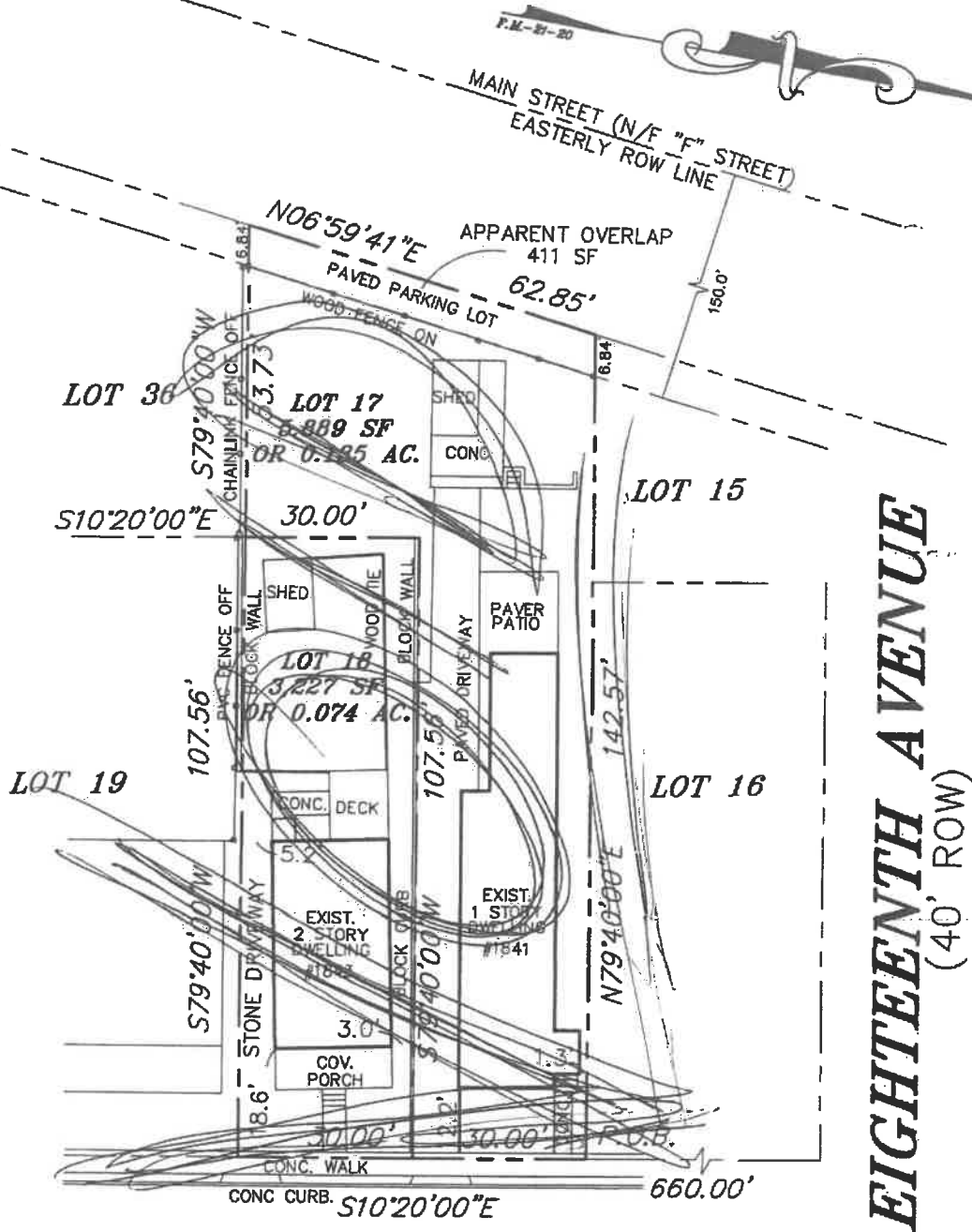
291 HERBERTSVILLE ROAD, 1ST FLOOR - 3
BRICK, NEW JERSEY, 08724
PHONE (732) 458-0003 FAX (732) 458-1103

MICHAEL T. CANNON

PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691

REVISION

CHK: MTC
DRN BY MTC
DATE 3/23/26
SCALE: 1"=20'
JOB # 25085
DWG # MINRSUB
SHEET 1 OF 1



FERNWOOD ROAD (40' ROW)

THIS SURVEY IS CERTIFIED TO:
1. JOHN & DAWN VIGNA

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REFERENCES:

1. DB 8854 PG 9071
2. TAX MAP SHEET 5
3. FILED MAP NO. 21-20

NOTES: THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH. UNDERGROUND STRUCTURES AND/OR UTILITIES NOT LOCATED BY THIS SURVEY.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYORS SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

SURVEY OF PROPERTIES
LOTS 17 & 18 BLOCK 13
BOROUGH OF LAKE COMO
MONMOUTH COUNTY, NEW JERSEY

THE CANNON GROUP, P.C

291 HERBERTSVILLE ROAD, 1ST FLOOR - 3
BRICK, NEW JERSEY, 08724

PHONE (732) 458-0003 FAX (732) 458-1103

MICHAEL T. CANNON

Michael T. Cannon

PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691

REVISION

CHK: MTC

DRN BY MTC

DATE 10/2/25

SCALE 1"=20'

JOB # 25085

DATE # SURVEY

SHEET 1 OF 1