

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

**PLANNING BOARD AGENDA**

**APRIL 13, 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. COMMUNICATIONS**

**TOWNSHIP OF SPRING LAKE  
ORDINANCE NO. 2026-04**

**JANINE GILLIS, BOROUGH CLERK**

**VARIOUS SECTIONS, RE: SETBACK, BUFFERS,  
CURB CUTS, DRIVEWAY APRONS, HEIGHT,  
SWIMMING POOLS**

**V. D (6) VARIANCE APPLICATION:**

**TONERO, JOHN & DEIRDRE  
1817 PINE TERRACE  
BLK - 15      LOT - 8**

**VI. DISCUSSION ON AMENDING STORMWATER/DRAINAGE PLAN ORDINANCE**

**DISCUSSION ON AMENDING DRAINAGE PLAN ORDINANCE TO ADDRESS SUMP PUMP  
AND STORMWATER DISCHARE FROM EXISTING HOMES**

**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, MAY 11, 2026 AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO  
THE PUBLIC.**



# BOROUGH OF SPRING LAKE HEIGHTS

555 Brighton Avenue • Spring Lake Heights, New Jersey 07762

www.springlakehts.com

TELEPHONE 732-449-3500

FAX 732-449-3535

Christopher M. Campion, Jr  
MAYOR

March 19, 2026

Re: Spring Lake Heights – Introduction of Ordinance No. 2026-04

To Whom It May Concern:

Enclosed please find the following:

- **Ordinance No. 2026-04;** An ordinance of the Borough of Spring Lake Heights amending Chapter 22, Article III, Sections 302, 502.1, 505, 507, 512.5, and 531, which was introduced by the Spring Lake Heights Borough Council meeting held on March 16, 2026.

Be advised that the ordinance are scheduled for a public hearing and consideration of adoption on Monday, April 20, 2026, at 7:00 p.m. at the Municipal Building 555 Brighton Avenue, Spring Lake Heights, NJ. at which time and place any person desiring to comment on this ordinance will be given the opportunity to be heard.

Very truly yours,

Janine Gillis  
Borough Clerk

cc; Joseph May, Borough Engineer- Spring Lake Heights (Interoffice Mail)  
Jennifer Beahm, Borough Planner (Certified & Regular Mail)  
Monmouth County Planning Board (Certified & Regular Mail)  
Borough of Spring Lake (Certified & Regular Mail)  
Borough of Sea Girt (Certified & Regular Mail)  
Borough of Belmar (Certified & Regular Mail)  
Borough of Lake Como (Certified & Regular Mail)  
Township of Wall (Certified & Regular Mail)

**PLEASE TAKE NOTICE** the following ordinance was introduced and passed on first reading at the March 16, 2026 meeting of the Mayor and Borough Council was scheduled for a public hearing to begin at 7:00 p.m. on April 20, 2026, in the Municipal Building, located at 555 Brighton Avenue, Spring Lake Heights, at which time and place any person desiring to comment on this ordinance will be given the opportunity to be heard. A copy of the ordinance is available in the clerk's office.

**Janine Gillis, Borough Clerk  
ORDINANCE 2026-04**

**BOROUGH OF SPRING LAKE HEIGHTS  
COUNTY OF MONMOUTH**

**AN ORDINANCE OF THE BOROUGH OF SPRING LAKE HEIGHTS AMENDING CHAPTER 22, ARTICLE III SECTION 302(Definitions) , SECTION 502.1(Number Listed; Setback, etc.), SECTION 505(Buffers), SECTION 507(Curb cuts, driveway aprons, etc.), SECTION 512.5 (Height), SECTION 531(Swimming pools) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SPRING LAKE HEIGHTS.**

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council for the Borough of Spring Lake Heights in the County of Monmouth, State of New Jersey as follows:

**SECTION 1. Ordinance § 22-302 titled "DEFINITIONS" is hereby amended as follows:**

**§22-302 DEFINITIONS.**

**Accessory Use or Building** [No changes.]

**Acre, Gross** [No changes.]

**Administrative Officer** shall mean that person so appointed by the Approving Authority which may include the Secretary to the Planning Land Use Board or, in their absence, the Clerk of the Borough shall serve as the Administrative Officer for the activities required under the Municipal Land Use Law.

**Alteration of a Building or Structure** [No changes.]

**Approving Authority** shall mean the Planning Land Use Board when acting pursuant to the authority of the Municipal Land Use Law, unless a different agency is designated in the text of this chapter.

~~**Automobile Service Station** shall mean any premises used for the retail sale of gasoline, oil or other products necessary for the maintenance and operation of motor vehicles and for servicing and minor repairs thereof, but where no vehicular painting or bodywork is done, and where not more than two vehicles unregistered or incapable of normal operation are kept or stored.~~

Automotive Repair Garage shall mean any premises used for service, repair and detailing of motor vehicles, but where no vehicular painting or bodywork or retail sale of gasoline is done.

**Banquet Facility through Motel [No changes.]**

Motor Vehicle Service Station shall mean any premises used for the retail sale of gasoline, oil and other products necessary for the operation and maintenance of motor vehicles and for the servicing and minor repairs thereof, but where no vehicular painting or bodywork is done.

**Natural Drainage Flow through Yard, Side [No changes.]**

**SECTION 2. Ordinance § 22-502.1 titled “Number Listed; Setbacks; Maximum Height; Permitted Uses” is hereby amended as follows:**

**§ 22-502.1 Number Listed; Setbacks; Maximum Height; Permitted Uses.**

An accessory building...

- a. Garages. The maximum size for a detached garage shall be ~~720~~ six hundred (600) square feet with a height not to exceed 15 feet. A garage must be accessible to motor vehicles and be able to accommodate the storage of a motor vehicle at least twenty (20) feet in length.
- b. Accessory Buildings. An accessory building may be used as a storage shed, a pool equipment shed or a changing room. An accessory building may have electricity, but shall not be heated, have cooking facilities or be connected to a municipal or a septic water and/or sewer system. The size of an accessory building shall be determined by the existence of a garage, either attached or detached, on the property. A property with a garage may have an accessory building with a maximum size of one hundred (100) square feet and a height not to exceed ten (10) feet. A property without a garage may have an accessory building with a maximum size of ~~four hundred (400)~~ two hundred (200) square feet and a height not to exceed twelve (12) feet.

**SECTION 3. Ordinance § 22-505 titled “BUFFERS” is hereby amended as follows:**

**§ 22-505 BUFFERS.**

Within any zone, other than a residential zone, in which the lot(s) submitted for plat approval abuts a residential zone, or use the following buffer area and landscaping requirements shall apply:

~~A strip of land 20% of the average width of the property when a nonresidential use abuts a residential zone on the side, or 20% of the average depth of the property when a nonresidential use abuts a residential zone at the rear, shall be designated as a buffer area and so indicated on the plat. Buffer areas will be contiguous with residential property lines and shall be of uniform width. In no case should the width of the buffer exceed 50 feet. In no case shall the buffer be less than 20 feet wide, the applicant shall be required to erect a six foot high board on board or solid vinyl fence that faces the residential properties with six feet to eight feet evergreen plantings within the buffer~~

area parallel to the lot line of the abutting residential lot and set back a distance appropriate for the landscaping treatment in the buffer area.

a. Buffer Area Requirements.

1. A buffer area is required when a property in the MU-1, MU-2, B-2, MU-AH1, MU-AH2, AH-3, or AH-4 zone abuts a property in a residential zone or with a residential use.
2. The buffer area shall be contiguous with the residential property lines, run parallel to and along the entire length of the abutting property line.
3. The width/length of the buffer area is the entire length of the abutting property line.
4. The depth of the buffer area is determined by the location of the abutment:
  - (a) Abutment at the rear of the property is calculated as fifteen percent (15%) of the average depth of the property measured from the front property line to the rear property line.
  - (b) Abutment at the side of the property is the required side setback.
5. The depth of a buffer abutting on the rear or side of the property should not exceed thirty (30) feet and/or be less than ten (10) feet.
6. The applicant shall be required to:
  - (a) Erect a six (6) foot high board-on-board or solid vinyl fence with the finished side facing the residential property.
  - (b) Place six (6) to eight (8) foot high evergreen plantings within the buffer area parallel to the lot line of the abutting residential property at a minimum of six (6) feet on center and staggered in at least two (2) rows.
7. The remaining area of the buffer shall not contain any structures or mechanical equipment. The area may have additional plantings and/or impervious covering including pavement and lined parking stalls. Recycling and trash containers in an enclosed area may be permitted provided that there is no other feasible location on the property, as permitted by the Land Use Board. No traffic lanes shall be located along the buffer planting area.
8. The area must be designated as a buffer area on the site plan. The site plan must show the dimensions and the design of the buffer area.

b. Requirements for Planting in the Buffer Area

1. A solid and contiguous landscaped screen shall be planted and maintained ~~throughout the year to conceal~~ screen the parking and loading areas, ~~eliminate the glare of vehicle lights throughout the year and camouflage~~ the building from the abutting residential areas. The landscape screen shall consist of evergreen trees, selected from the approved Borough Planting List ~~set forth~~ in Schedule A attached hereto. ~~Such~~ The list may be amended and/or changed ~~from time to time~~ at the discretion of the ~~Planning~~ Land Use Board. The ~~current~~ approved Borough Planting List shall, ~~at all times,~~ be kept on file in the Borough Clerk's office. Trees shall be planted in an area six (6) feet to twenty (20) feet from the residential property line in a zigzag pattern and not more than six (6) feet apart, except where otherwise authorized by the appropriate authority. Evergreen trees shall not be less than six feet high when planted and the lowest branches shall be not more than one foot

above the ground. In the event the existing evergreen trees do not cover the required area from the ground, said landscaping screen shall be supplemented with evergreen shrubbery.

2. In addition to the landscaped screen, shade trees, ~~such as sugar maples, scarlet oaks, pin oaks, willow oaks, Norway maples, sweet gum, ash, etc.,~~ shown on the Borough Planting List, shall may be planted by the applicant at a distance of not more than ~~40~~ twenty (20) feet from each other.
  3. The height of the landscaped screen shall be measured in relation to the elevation of the edge of the parking and loading area. Where the landscaping screen is lower than the elevation of the parking or loading area, ~~either the required height of the screen shall be increased equal to the difference in elevation or the parking or loading area shall be moved to allow the plantings to be located in an area with a similar elevation as the parking or loading area.~~
  4. [No changes.]
- c. The approving authority shall have the power to waive any of the requirements or details specified above if it determines an adequate buffer can be provided in less than 20 feet while maintaining the purposes of this section. The approving authority, when considering waiving any of the buffer requirements, shall review the proposed plat and standards and purposes of N.J.S.A. 40:55D-1 et seq. and, to these ends, shall consider the locations of buildings, parking areas, outdoor illumination, and other existing features, of the topography of the area, ~~and existing features such as trees, streams;~~ the efficiency, adequacy and safety of the proposed layout of ~~driveways, streets, sidewalks and paths;~~ the ~~adequacy and location of existing green areas and buffer areas;~~ the ~~adequacy and location of screening and parking areas;~~ structures and uses; and such other matters as may be found to have a material bearing on the above standards and objectives.
- d. In Business Non-Residential zones, mechanical equipment and utility boxes shall be screened with plantings so they are not visible.

**SECTION 4. Ordinance § 22-507 titled “CURB CUTS, DRIVEWAY APRONS, CURBS, DRIVEWAYS, SIDEWALKS AND PATIOS” is hereby amended as follows:**

**§ 22-507 CURB CUTS, DRIVEWAY APRONS, CURBS, DRIVEWAYS, SIDEWALKS AND PATIOS.**

Concrete curbs and sidewalks are required on every street in the Borough along the full front and side of all lots abutting existing streets. Curbing shall be installed where curbing does not exist and sidewalks shall be installed where sidewalks do not exist. These requirements are applied when construction of a completely new principal building occurs; or when an addition to, reconstruction of, or renovation of a principal building consists of 30% or more of the square footage of the existing principal building.

- a. [No changes.]
- b. [No changes.]

- c. Driveway Standards. A zoning permit is required for any new or replacement of a driveway or driveway material and must comply with the Borough requirements. The driveway shall commence at the driveway apron also known as the dropped curb or sidewalk. There must be at least a two (2) foot grass strip between a driveway and the side and/or rear property line. ~~The entire area between the edge of the driveway and the side and rear property lines shall be a pervious surface; stone, gravel, and shells are not permitted~~ The following materials or surfaces are not permitted in driveways or areas used for parking vehicles: a) gravel, loose stone, or shells, or b) bare or uncovered dirt. Gravel, loose stone and shells are impervious and count toward impervious coverage.
1. Driveways in Residential Zones in the front yard area of the house shall have a width between a minimum of ten (10) feet and a maximum of twenty (20) feet and a minimum length of twenty (20) feet measured from the front property line. The width may be expanded an additional ten (10) feet starting ten (10) feet measured from the front street/property line or curb. The minimum setback from the edge of the driveway to the side and rear property lines shall be two (2) feet. ~~Gravel or loose stone in a driveway count toward total impervious coverage.~~
  2. Driveways in Non Residential Zones shall have a minimum of twelve (12) feet and a maximum of twenty-four (24) feet. The minimum setback from the edge of the driveway to side and rear property lines shall be five (5) feet. Driveway and parking areas must have a hard-surface pavement that is durable and is maintained in good condition; ~~gravel and loose stone are not permitted.~~

**SECTION 5. Ordinance § 22-512.5 titled “Height” is hereby repealed and replaced as follows:**

**§ 22-512.5 Height.**

- a. Fence height is measured as the number of feet above ground level. The height requirement is determined by the location of the fence on the property and that location in relation to the front yard area measured twenty-five (25) feet from the street/property line. The front yard area is the area within the property line of the side yards and the area between the front street/property line and a line running parallel to the front of the principle building or the front yard setback line. On a corner lot, this applies to both the primary and secondary front yard areas.
- b. When the fence is located within the front yard area, as defined above, the height, based on location, is the following:
  1. In any residential zone shall be three (3) feet.
  2. In any non-residential zone shall be three (3) feet.
  3. On a property with a residential use along the side or rear yard adjacent to a property with a non-residential use shall be three (3) feet.
- c. When a fence is located in a secondary front yard area, a height of six (6) feet or less is permitted beyond twenty-five (25) feet from the primary and secondary front street/property line

- d. When a fence is located anywhere other than the front yard area, as defined above, the height, based on the zone or use, is the following:
  1. In any residential zone shall be six (6) feet or less.
  2. In any non-residential zone or use shall be six (6) feet.
  3. On a property with a residential use along the side or rear yard adjacent to a property with a non-residential use shall be six (6) feet to eight (8) feet.

**SECTION 6. Ordinance § 22-531 titled "SWIMMING POOLS" is hereby amended as follows:**

**§ 22-531 SWIMMING POOLS.**

No swimming pool shall be located within 10 feet of any rear or side property line; the 10 feet shall be measured from the pool line nearest to any rear and/or side property line.

- a. No swimming pool shall be within five feet of the principal building or any accessory building. In no case shall the swimming pool be nearer any street than the principal building to which the pool is an accessory.
- b. A fence, permanent barrier or obstruction not less than four feet nor more than six feet in height, shall entirely enclose the area on which the swimming pool is located and bar all reasonable and normal access to the pool. Access to the area shall be through self-closing and latched gate or gates. The barrier may enclose a portion of the yard surrounding the pool. The barrier shall meet State of New Jersey requirements and be approved by the Borough Construction Official.
- c. Swimming pools are a permitted accessory use in Residential Zones R1, R2, R3, R4, and R5.

**SECTION 7. Severability.**

The provisions of this Ordinance shall be severable. If any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

**SECTION 8. Repealer.**

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

**SECTION 9. Effective Date.**

This ordinance shall take effect upon final adoption and publication in accordance with law.

**LEGAL NOTICE**

*Publication by Summary Pursuant to N.J.S.A.40:49-2*

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)  
PETER R. AVAKIAN, P.E., P.L.S., P.P.  
MEHRYAR SHAFAI, P.E., P.P.  
GREGORY S. BLASH, P.E., P.P., CPWM  
GERALD J. FREDA, P.E., P.P.  
JENNIFER C. BEAHM, P.P., AICP  
CHRISTINE L. BELL, P.P., AICP  
SAMUEL J. AVAKIAN, P.E., P.L.S., P.P.

March 19, 2026  
Revised March 23, 2026

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

Re: **Zoning Board Application**  
**1817 Pine Terrace**  
**Block 15, Lot 8**  
**Our File LCPB 26-02**

Dear Ms. Graham:

The Applicant is requesting approval from the Zoning Board to demolish an existing one-story dwelling and construct a two-and-a-half-story single-family dwelling, along with a concrete patio, shed, covered porch, rear staircase, and associated site improvements. At this time, the application has been deemed complete. The proposed improvements require variance relief as stated below.

1. **Zoning and Land Use**

- A. The property is located in the Residential Zone (R-40) Single-Family Residential District and is known as 1817 Pine Terrace or Lot 8 in Block 15 on the municipal tax map.
- B. Please refer to the table below for area and yard requirements per the zone:

RESIDENTIAL R-40	REQUIRED	EXISTING	PROPOSED	VARIANCES
LOT AREA	4,000 S.F.	3,000 S.F.	3,000 S.F.	ENC
LOT FRONTAGE	40 FT.	30 FT.	30 FT.	ENC
LOT WIDTH	40 FT.	30 FT.	30 FT.	ENC
LOT DEPTH	100 FT.	100 FT.	100 FT.	
FRONT YARD	18.2 FT.	19.8 FT.	18.5 FT.	
REAR YARD	10 FT.	47.9 FT.	33 FT.	
SIDE YARD	3 FT.	7.5 FT./4.5 FT.	3.0 FT./3.0 FT.	
FAR	1.0	<1.0	0.69	
BUILDING COVERAGE	40%	1,124 S.F. (37.4%)	1,196 S.F. (39.9%)	
IMPERVIOUS COVERAGE	60%	1,573 S.F. (52.4%)	1,642 S.F. (54.7%)	
BUILDING HEIGHT	26.25 FT.	15.15 FT.	35 FT.	D VARIANCE

The front yard setback has been calculated by the averaging of the front yard setbacks for the block from intersection to intersection on the same side of the street, per Ordinance Section 17-9.1.d.

The lot is pre-existing nonconforming with respect to lot area, lot frontage, and lot width.

The maximum permitted building height is 26.25 feet. This height is calculated by having the maximum allowable height for buildings on lots with undersized width shall have the maximum allowed building height reduced by the same percentage that the lot is undersized in width. The applicant proposes 35.0 feet, which exceeds the permitted height by more than 10%; therefore, variance relief pursuant to N.J.S.A. 40:55D-70d(6) is required.. A **D(6) Variance is Required.**

The proposed shed in the rear yard complies with the setback and size requirements. The height of the shed shall be discussed with the Board.

**2. Engineering Comments**

- A. The Applicant does not propose any drainage improvements. Additional grading and drainage information is required to determine compliance with Ordinance 2024-01, or request a waiver from the Board.
- B. No roof leaders are shown on the application plans or the property survey. The Applicant sh demonstrate how runoff from the proposed dwelling, porch, and patio will be collected and discharged, and whether any dry wells or other BMPs are proposed.

**3. Architectural Comments**

- A. The Applicant shall testify to the elevation of the slab. A floor slab shall be a minimum of two (2) feet above the seasonal high water table.
- B. The Applicant shall testify to the height of the proposed shed.

- C. The Applicant shall testify whether the attic space is intended to remain unfinished and inaccessible for habitable use, as the 502 square feet shown was not included in the floor area ratio calculation.
- D. The Architect should be prepared to discuss materials and colors for the improvements proposed to the home.

4. **Conditions of Approval**

- A. Payment of any outstanding real estate taxes
- B. Granting of any required construction permits
- C. Resolution compliant plans shall be submitted for engineering review prior to construction permitting.

Our office has received and reviewed an application for variance approval submitted in connection with the above-mentioned project. The following documents were submitted in support of the application:

- Borough of Lake Como zoning denial dated November 26, 2025.
- Borough of Lake Como Planning Board Application dated December 1, 2025.
- Architectural plans consisting of two (2) sheets, prepared by Matthew Evans, AIA, dated October 28, 2025, last revised November 17, 2025.
- Topographic Survey for 1817 Pine Terrace consisting of one (1) sheet, prepared by Marc Cifone, P.L.S., dated September 22, 2025, with no revision dates.
- Grading Plan for 1817 Pine Terrace consisting of one (1) sheet, prepared by Michael DeBlasio, P.E., dated November 17, 2025, last revised February 19, 2026

This report is based on the information submitted and is subject to revision upon receipt of additional information. Should the Board or its professionals have any questions, or require additional information or clarification regarding this application, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Samuel J. Avakian, P.E., P.P., P.L.S.  
Borough Engineer



architects + engineers

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

| ENGINEERING NJ #24GA28019100

February 18, 2026

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

**Re: Completeness Review #2  
Tonero Variance Application  
1817 Pine Terrace  
Block 15, Lot 8  
H2M Project No. LKCP2510**

Dear Chairman and Board Members:

I am in receipt of a revised application package for the referenced project. The application package now includes a revised application form; **New Single Family Home Site & Grading Plan prepared by Michael DeBlasio, P.E., dated November 17, 2025; Topographic Survey of Property prepared by Marc Cifone, P.L.S., dated September 22, 2025; Architectural Plans (2 sheets) prepared by Matthew G. Evans, R.A., last dated December 18, 2025; Soil Boring Description prepared by William Merunka, P.E., P.P., dated January 2, 2026; and a denied Zoning Application.** Based on a review of the submitted documents, I find the application is **Incomplete** at this time for lack of the following:

- The Applicant has provided a Site Plan and a recent survey. However, both of these documents do not scale appropriately and listed dimensions are not reproducible. A revised Site Plan and survey must be provided with an acceptable scale.

**Please note the revised Planning Board application has modified the Applicant for this application. The initial application was submitted by Michael DeBlasio, where the revised application was submitted by John and Deirdre Tonero.**

I trust this report is suitable for your purposes. I will await submission of these documents before proceeding further with my review. If you have any questions regarding this application, please contact me.

Tonero Variance Application  
1817 Pine Terrace  
February 18, 2026  
Page 2 of 2



Very truly yours,  
**H2M ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read 'Cary F. Hilla'. The signature is fluid and cursive.

**Cary F. Hilla, P.E, CME on behalf of Alan P. Hilla, Jr., P.E., P.P., CME  
Planning Board Engineer**

**cc: John and Deirdre Tonero, Applicant  
Michael J. DeBlasio, P.E., Applicant's Engineer (via email)  
Matthew Evans, R.A., Applicant's Architect (via email)  
Robert Witek, Esq., Board Attorney (via email)**



architects + engineers

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

| ENGINEERING NJ #24GA28019100

December 15, 2025

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

**Re: Completeness Review  
DeBlasio Variance Application  
1817 Pine Terrace  
Block 15, Lot 8  
H2M Project No. LKCP2510**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The application package includes an application form; Site Plan prepared by Michael J. DeBlasio, P.E., dated November 17, 2025; Architectural Plans (2 sheets) prepared by Matthew G. Evans, R.A., last dated November 17, 2025; and a denied Zoning Application. Based on a review of the submitted documents, I find the application is incomplete at this time for lack of the following:

- There is no depiction of the existing conditions at the site as part of this application. A copy of a recent site survey is required and must be to a recognizable scale. Additionally, the Site Plan must be revised to depict the proposed improvements to the site. The submitted copy does not clearly identify the proposed improvements.
- The Architectural Plans do not depict the depth of the proposed dwelling's foundation on the elevation drawings. The Architectural Plans must be revised to show the depth of the foundation on the elevation drawings. Furthermore, the elevation drawings must depict the Seasonal High-Water Table (SHWT) as determined on-site and must achieve the 2 foot separation from SHWT to basement floor in accordance with Borough Ordinance 2024-1.
- The Applicant listed on the Application Form is the Owner's Engineer/Contractor. Based on previous experience and the Board Attorney's past position on such applications, this is not acceptable. The Owner (or the Owner's Attorney) should be listed as the Applicant on a reformulated application form.

DeBlasio Variance Application  
1817 Pine Terrace  
December 15, 2025  
Page 2 of 2



I trust this report is suitable for your purposes. I will await submission of these documents before proceeding further with my review. If you have any questions regarding this application, please contact me.

Very truly yours,  
**H2M ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read 'Alan P. Hilla, Jr.'.

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

cc: Michael J. DeBlasio, P.E., Applicant  
Adam Schneider, Esq., Board Attorney (via email)

ck# 5020 \$ 70 Rec'd by Waglas Date OR Permit # 22500086

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

**Borough of Lake Como** 5006

**Zoning Application for Residential and Commercial Properties**

**ZONING**

1. **Address of Property:** 1817 Pine Terrace

**Block:** 15 **Lot:** 8 **Zone:** R 40

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

3. **Applicant's Name\*:** Michael J DeBlasio, P.E.

**Address:** 307 9th Ave, Belmar, NJ 07719

**Phone Number:** 973-620-1885

**\*Applicant is:** Owner  Contractor  Other   
(If other, please describe) Contractor and Engineer

4. **Owner's Name:** John & Deirdre Tonero

**Address:** 708 Pitney Dr, Spring Lake Heights NJ

**Phone Number:** 973-900-3618

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

**New Home**  **Alteration to Existing Home: 1 - 1 1/2 Story**  **2 - 2 1/2 Story**

**Pool:** Above Ground  In-Ground

**Shed**  **Fence**  **Deck**  **Other \*If other, please describe:** \_\_\_\_\_

**Water Line:** Existing  New  Upgraded

**Sewer Line:** Existing  New  Upgraded

**Dimension of New Building/Addition:** 24 x 48.5 **Height of New Building/Addition:** 35

**Area of New Building/Addition:** 2290 sq. ft. **Number and Types of Rooms:** 4 Bedroom, 2.5 Bathroom

\* 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:**

New Construction single family home on undersized 30'x100' lot. Attached garage for parking. Detached shed in back yard.

**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.

M. J. [Signature], P.E.  
Signature of Applicant

11/18/25  
Date

Office Use Only

Zoning Reviewer: [Signature]

Date: 11/26/25

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 DRAWING



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

*DENIAL*  
**Zoning Permit**

Permit Number: Z2500086

Permit Issue Date: 11/26/25

Invoice #: 25-00484

Application Id: 5006

Application Date: 11/26/25

Owner/Property Details

Block/Lot/Qual: 15. 8.

Owner Name: WERNER, WILLIAM R & CATHERINE J

Address: 5 HOPPING LANE

FLORHAM PARK, NJ 07932

Phone #:

Zoning District:

Location: 1817 PINE TERRACE

Contractor: DEBO CONSTRUCTION, LLC

Address: 307 9TH AVE

Belmar, NJ 07719

Phone Number:

License #: 13VH06299500

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

NEW HOUSE W/ATTACHED GARAGE AND SHED

Conditions:

**DENIED**

SITE PLAN PREPARED BY MICHAEL J DEBLASIO PE DATED 11/17/25 INDICATES A PROPOSED 35' HEIGHT VARIANCE REQUIRED WHERE 26.25' IS ALLOWED ON A 30'X 100' LOT IN THE R-40 ZONE. A PLANNING BOARD HEARING IS REQUIRED

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

*JPR* *11/26/25*

Address		1817 PINE TERR		
R-40 Zone	REQUIRED	EXISTING	PROPOSED	COMMENTS
Min. Lot Area	4000 SF	8000		
Min. Lot Width	40'	80		
Min. Lot Depth	100'	100		
<b>Principle Structure</b>				
Front Yard Setback or Average	20'		18.5	18.2 AVERAGE
Side Yard Setback	3'		3	
Side Yard Setback	3'		3	
Rear Yard Setback	10'		33	
Building Height from curb top	35'		35	VARIANCE
Base Flood Elevation				
ABFE		N/A		
Finished Floor Elevation				
<b>Accessory Structure</b>				
Side Yard Setback	3'			
Rear Yard Setback	3'			
Principle Structure Separation	5'			
Pool (Side, Rear & Buildings)	5'			
Height measured from ground				
Garage	16' Height			
Shed	12' Height		80SF	
Max Area				
<b>Lot Requirements</b>				
Building Coverage	40%		39.9%	
Principal Structure				
Accessory Structure				
Shed				
Deck (50%)				
Total				
Impervious Lot Coverage	60%		54.7%	
Building Total from above				
Driveway				
Patio (Pavers 50%)				
Sidewalk/Steps				
Total				
Front Yard Landscape Area	50%		OK	
<b>Parking Spaces Minimum 9'x19'</b>				
1-2 Bedrooms	1 Space			
3-4 Bedrooms	2 Spaces	4	OK	ATTACHED GARAGE
5-6 Bedrooms	3 Spaces			
Plus 1 Bedroom	Plus 1 Space			
GRADING PLAN	>=400SF		YES	

Building/Lot Coverage is Total/Existing Lot Size

Average Front Yard Setbacks on the existing block, measure the principal structure to sidewalk not porch/steps/20' Max

Accessory Structures Only in Side or Rear Yard not Front Yard

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

Overhangs can be 18" into setbacks

Attics > 5' in height cannot be more than 50% of the floor below/Habitable attic UCC 33% of the floor below

Building Height Undersized Lot Widths: Width divided by 40' times times 35' Ex: 30'/40' = .75 X 35' = 26.25' Max Height

Driveway can be stone with concrete apron





# Borough of Lake Como

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

## PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY	
Application Number:	
Received By:	<u>VA#12-1-25</u>
Fees Collected:	<u>\$750.00</u>
Hearing Date:	
Resolution Adopted By Board:	
<input type="checkbox"/> Granted <input type="checkbox"/> Denied	

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

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

\_\_\_\_\_

John & Deirdre Tonero, 708 Pitney Dr, Spring Lake Hts, NJ

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

\_\_\_\_\_  
\_\_\_\_\_

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:

John & Deirdre Tonero, 708 Pitney Drive, Spring Lake Hts, NJ

\_\_\_\_\_  
\_\_\_\_\_

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    D variance – undersized lot (R-40 Zone, existing 30' lot)
  - o Use Variance – Height of structure more than 10% code (26 allowed, 35' proposed) \_\_\_\_\_
- Informal Hearing

7. Give a brief description of application:

   Knock down existing home and construct a single story home

Street Address of Property:

   1817 Pine Terrace \_\_\_\_\_

Block:    15 \_\_\_\_\_ Lot:    8 \_\_\_\_\_

8. Use of Property:    Residential Single Family \_\_\_\_\_
- Existing:    Residential Single Family \_\_\_\_\_
- Zone:    R-40 \_\_\_\_\_
- Proposed: \_\_\_\_\_
- Lot Area:    3000 SF \_\_\_\_\_
- Building Area:    1160 SF \_\_\_\_\_

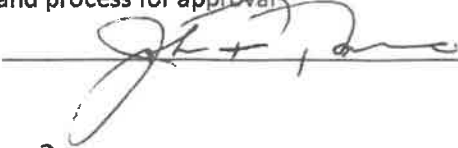
9. Map Information: \_\_\_\_\_
- Map Dated: \_\_\_\_\_
- Prepared By: \_\_\_\_\_
- Map Entitled: \_\_\_\_\_

10. 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

   11/7/26



# Borough of Lake Como

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

## 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)	_____ N/A
Preliminary Subdivision	_____ N/A
Final Subdivision	_____ N/A
Site Plan – Preliminary	_____ N/A
Site Plan – Final	_____ X
Hardship variance(s) – Single Family	_____ X
Informal	_____ N/A
Other	_____ N/A

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.

William A. Merunka, P.E., P.P.  
President

**R.C Associates Consulting Inc**  
**2517 Rte 35 Building J Suite 102 ,Manasquan NJ 08736**

SOIL BORING DESCRIPTION

PROJECT Tonero Residence PROJ. # 2025.126  
 LOT 8 BLOCK 15  
 ADDRESS 1817 Pine Terrace  
 MUNICIPALITY Lake Como  
 PREPARED BY RCA DATE 1/2/2026  
 BORING NO. SB-1  
 BORING DESCR. SB-1 FRONT YARD, RIGHT SIDE OF WALKWAY

DEPTH (FT)	THICKNESS	DESCRIPTION
0" - 12"	12"	SM
12" - 20"	8"	SW
20" - 40"	20"	GW
40" - 50"	10"	SP
50" - 56"	6"	GW
56" - 120"	64"	SP
-		
-		
-		
-		
-		
-		
-		
-		
-		

SOIL CLASSIFICATIONS	
<b>GW</b>	Well-graded gravels, gravel-sand mixtures, little or no fines.
<b>GP</b>	Poorly graded gravels or gravel-sand mixtures, little or no fines.
<b>GM</b>	Silty gravels, gravel-sand mixtures.
<b>GC</b>	Clayey gravels, gravel-sand mixtures.
<b>SW</b>	Well-graded sands or gravelly sands, little or no fines.
<b>SP</b>	Poorly graded sands, or gravelly sands, little or no fines.
<b>SM</b>	Silty sands, sand-silt mixtures.
<b>SC</b>	Clayey sands, sand-clay mixtures.
<b>ML</b>	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
<b>CL</b>	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
<b>OL</b>	Organic silts and organic silty clays of low plasticity.
<b>MH</b>	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
<b>CH</b>	Inorganic clays of high plasticity, fat clays.
<b>OH</b>	Organic clays of medium to high plasticity, organic silts.
<b>PT</b>	Peat and other highly organic soils.

SHWT 75"  
 WT 90"

*William Merunka 1-2-26*  
 date



**FREEHOLD SOIL CONSERVATION DISTRICT**

(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033  
Freehold, New Jersey 07728-5033

Tel: (732) 683-8500

Fax: (732) 683-9140

E-mail: [info@freeholdscd.org](mailto:info@freeholdscd.org)

Website: [www.freeholdsoil.org](http://www.freeholdsoil.org)

3/17/2026

JOHN & DEIRDRE TONERO  
708 PITNEY DRIVE  
SPRING LAKE HEIGHTS NJ 07760

Ref.#: 0012-F638  
Proj.: 1817 PINE TERRACE DEMOLITION  
Twp. : LAKE COMO  
Block: 15  
Lots : 8

**PROJECT EXEMPTION**

Dear JOHN & DEIRDRE TONERO,

This is to inform you that in accordance with the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, anyone disturbing more than 5,000 square feet of the surface area of land for the accommodation of construction, must file an application along with Soil Erosion and Sediment Control plans to the local District office for review and certification.

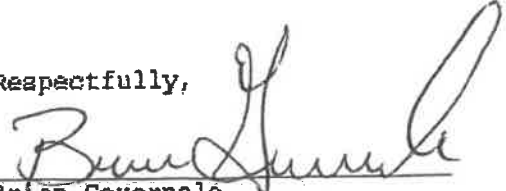
The above referenced project is exempt from the Act because of the enumerated reason below, and therefore does not require certification of a Soil Erosion and Sediment Control plan.

1. The single family residence demo/rebuild is exempt as the total soil disturbance for the lot is less than 5,000 square feet.

However, should the land disturbance exceed 5,000 square feet, submission and certification of a Soil Erosion and Sediment Control plan may be required.

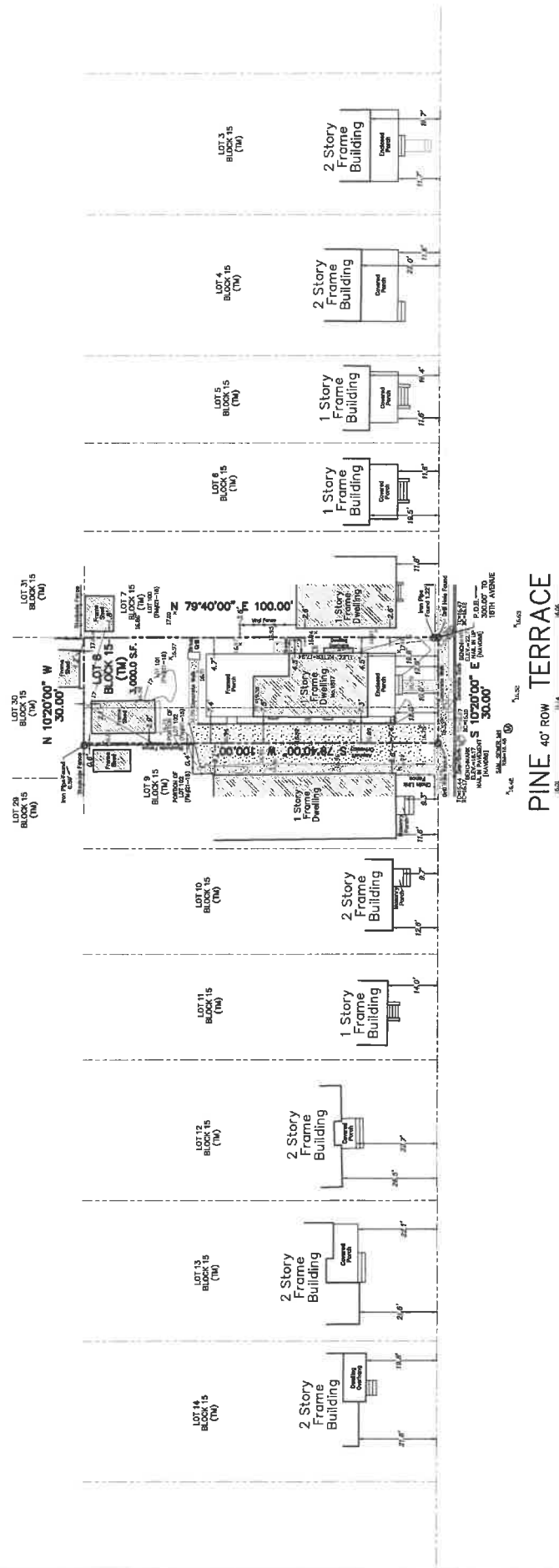
If you should have any questions, please feel free to contact this office.

Respectfully,

  
Brian Governale  
Resource Conservationist II

sw  
cc: Planning Board  
Construction Official  
Municipal Engineer  
Applicant's Engineer

A written plat and description not to set corner markers has been obtained from the ultimate user pursuant to P.L.2001, c.14 (S.2001) and N.J.A.C. 17:27-11.9.



**PINE 40' ROW TERRACE**

This survey certified by:  
 John Tomero and Bridget Tomero, husband and wife  
 Another Title Agency, LLC  
 August 11, 2024, 1:44

- NOTES:**
1. Lot and block numbers refer to the Borough of Lake Como tax map.
  2. This survey is prepared in accordance with a title search provided by Another Title Agency, LLC for Commitment No. ASD-13964 and Commitment Date of 08/29/2024.
  3. The survey is based on the 2024 NAD 83 datum.
  4. Contractor shall locate underground utilities including gaslines, fire lines, water service and sanitary lateral prior to construction.
  5. Dimensions are based on GCS NAD 83 datum based on GPS location of the benchmark indicated on the plans.
  6. Survey based on Deed Book 2792 Page 898, Deed Book 2794 Page 888, and Hammonds County Plat Map No. 1-19.

**TOPOGRAPHIC SURVEY OF PROPERTY**  
**1877 PINE TERRACE**  
 Borough of Lake Como  
 Hammonds County, New Jersey

DATE: 08/29/24  
 TIME: 1:44  
 DRAWN BY: JTT  
 CHECKED BY: JTT

www.lakelandsurveying.com

**akeland** **Surveying**  
 Certified Professional Surveyors  
 4 West Main Street | Rockaway, NJ | Ph: (973) 425-5070 | Fax: (973) 425-1211  
 www.lakelandsurveying.com

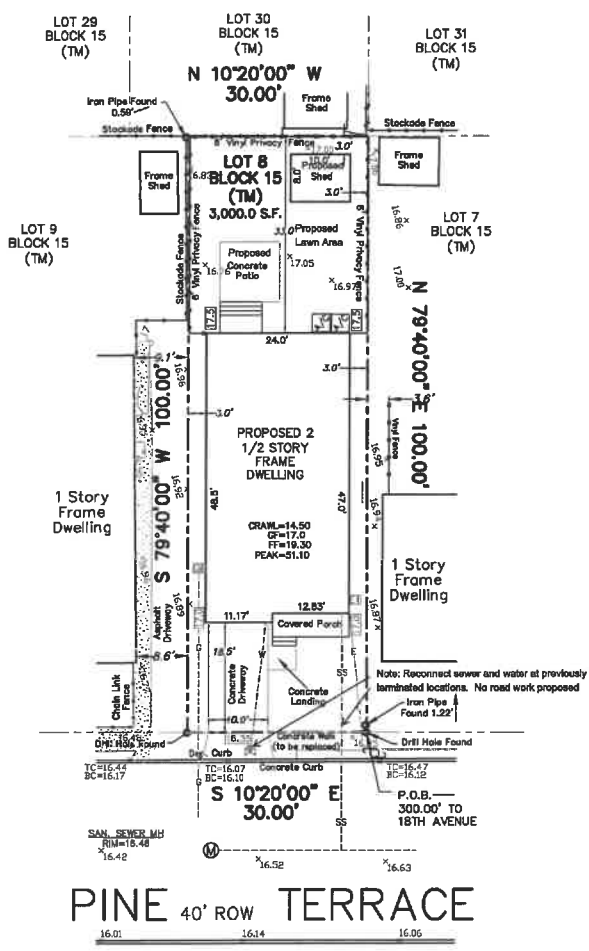
MARC J. CRONE, N.J. P.L.S.  
 JEFFREY S. GRUNK, N.J. P.L.S.  
 WILLIAM C. BUCHOK, N.J. P.L.S.

N.J. LIC. NO. 24654339800  
 N.J. LIC. NO. 24654339800  
 N.J. LIC. NO. 24654341800

**GRAPHIC SCALE**

1 Inch = 20 ft.

NO.	DETAILS	DATE	REVISIONS

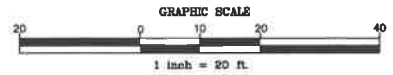


PINE 40' ROW TERRACE

- NOTES:**
1. Lot and block numbers refer to the Borough of Lake Como tax map.
  2. Survey of property performed by Lakesland Surveying, Inc. dated 09/22/2025
  3. Contractor shall locate underground utilities including sprinklers, gas line, water service and sanitary lateral prior to construction.
  4. Elevations are based on USGS NAVD 88 datum based on GPS location of the benchmark indicated on the plans.
  5. All roof leaders shall be directed towards right of way or pervious yard areas, not toward adjacent properties.
  6. All proposed yard areas not occupied by hard surfaces shall consist of lawn and/or stone.
  7. See architectural plans for construction details.
  8. No significant grade changes to site unless noted. Proposed grades: **XXXX**

	RESIDENTIAL R-40	REQUIRED	EXISTING	PROPOSED
<b>MINIMUM</b>				
LOT SIZE	4,000 S.F.	3,000 S.F.**	3,000 S.F.**	
LOT WIDTH	40 FT.	30 FT.**	30 FT.**	
FRONT FRONTGE	40 FT.	30 FT.**	30 FT.**	
LOT DEPTH	100 FT.	100 FT.	100 FT.	
FRONT YARD	18.2 FT.*	19.8 FT.	18.5 FT.	
SIDE YARD	3 FT.	7.5/4.5 FT.	3.0/3.0 FT.	
REAR YARD	10 FT.	47.9 FT.	33.0 FT.	
BLDG. HEIGHT	28.25 FT.	15.15 FT.	35 FT.***	
<b>MAX</b>				
LOT COVERAGE	60%	1,573 SF (52.4%)	1,842 SF (54.7%)	
BLDG. COVERAGE	40%	1,124 SF (37.4%)	1,196 SF (39.9%)	

\* AVERAGE FRONT SETBACK OF EXISTING DWELLINGS ON BLOCK  
 \*\* EXISTING NON-CONFORMING  
 \*\*\* VARIANCE REQUIRED

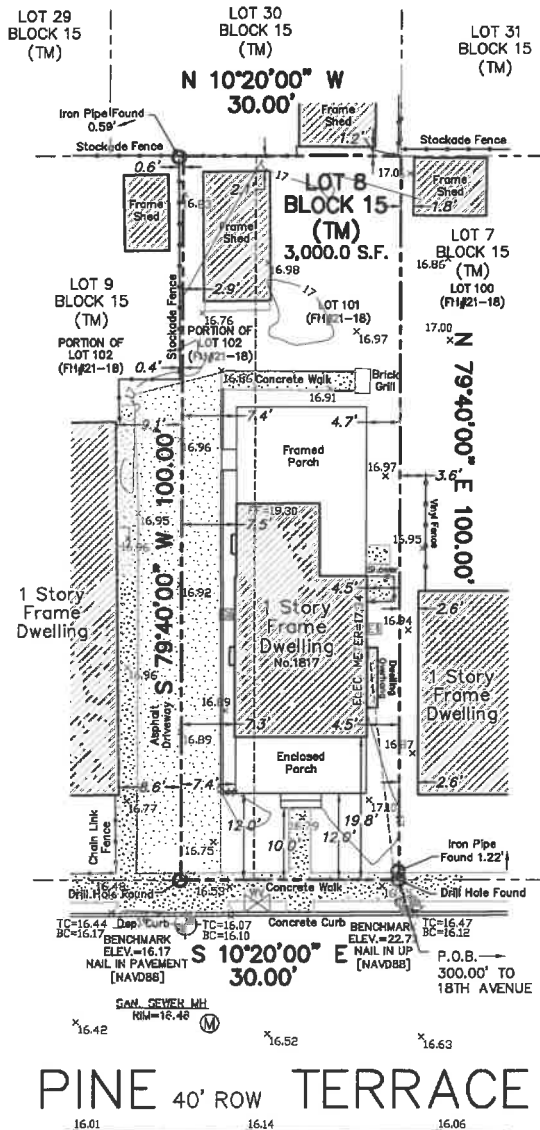


REVISION	DATE	MADE BY	APPROVED
Revise Title and print to scale	02/19/26	MJD	

DATE 11/17/2025  
 SCALE 1"=20'  
 DRAWN BY JWS  
 CHECKED BY MJD

MICHAEL J. DEBLASIO, P.E.  
 PROFESSIONAL ENGINEER  
 New Jersey License No. 240E0498600  
 307 9th Ave - Belmar, NJ 07719

**New Single Family Home Site & Grading Plan**  
**JOHN & DEIRDRE TONERO**  
**1817 PINE TERRACE**  
 Tax Lot 8 - Block 15  
 Borough of Lake Como  
 Monmouth County, New Jersey



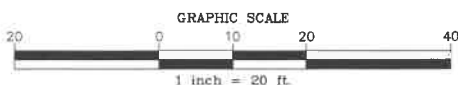
**This survey certified to:**  
**John Tonero and Deirdre Tonero,**  
 husband and wife  
 Anchor Title Agency, LLC  
 Michael T. Mills, Esq

INTENDED TO BE all of Lot 101 and the northerly one-half of Lot 102 as shown on a certain map entitled, "Map of Belmar Pines, Wall Township, Monmouth County, N.J., surveyed June 10, 1921 by Claude W. Birdsall, Surveyor" filed in the Monmouth County Clerk's Office on June 28, 1921 as Map No. 21-18.

**Notes:**

- 1) Field Survey Performed on 9/9/2025
- 2) Vertical Datum: NAVD88
- 3) This survey is prepared in accordance with a title search provided by Anchor Title Agency, LLC for Commitment No. A25-13964 and Commitment Date of 8/28/2025.
- 4) Subject to documents of record
- 5) PRIOR TO NEW CONSTRUCTION - EXISTING HOME, SHED DRIVEWAYS, WALKWAYS ETC TO BE DEMOLISHED

- This survey references:**
- 1) Deed Book 5736 Page 898
  - 2) Deed Book 5104 Page 888
  - 3) Monmouth County Filed Map No. 21-18



NO.	INITIALS	DATE	REVISIONS

**Lakeland Surveying**

4 West Main Street | Rockaway | NJ  
 Ph: (973) 625-5670 | Fx: (973) 625-4121  
 www.LakelandSurveying.com

Certificate of Authorization #24GA28090000

PROJECT NUMBER 252427	
REFERENCE NUMBER A25-13964	
PAPER SIZE 8.5"x14"	FIELD: JRS
SCALE 1"=20'	DWN BY: JES
DATE 9/22/25	CHECKED: MJC

**TOPOGRAPHIC SURVEY OF PROPERTY**  
 Tax Lot 8 - Block 15  
 1817 Pine Terrace, Borough of Lake Como  
 Monmouth County, New Jersey

MARIO J. CIFONE, N.J. P.L.S. N.J. LIC. NO. 24GS04132900  
 JEFFREY S. GRUNN, N.J. P.L.S. N.J. LIC. NO. 24GS04339900  
 WILLIAM C. BUCHOK, N.J. P.L.S. N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:27-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such omissions, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for their respective use only and is not transferable. Survey is valid only if printed on original color vinyl of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (P.S.9-36.3) and N.J.A.C. 17:27-5.1 (E).



**To: Lake Como Planning Board**

**From: Joe Cavaluzzi**

**RE: Discussion of Amending Ordinance 2024-1 to include language from Ordinance 2024-5 (Property Maintenance Code) address storm water runoff from existing homes.**

While the Borough Council adopted an ordinance requiring stormwater runoff plans be presented for new homes and additions of more than 400 sf or more, we currently do not have an ordinance addressing runoff from existing homes.

Ordinance 2024-5, "Ordinance amending Chapter 10 'Property Maintenance' of the code of the Borough of Lake Como", which adopts by reference the most current version of the International Property Maintenance Code, which states under section 302.2:

Grading and Drainage. "All premises shall be graded and maintained to prevent the erosion of soil and **to prevent the accumulation of stagnant water** thereon and within the structure located thereon."

I have had discussions with John Rowe and Andrew Huisman regarding this. Their comments from our emails are included below.

The Board should discuss whether we can add a section to Ord. 2024-1 that incorporates the language above to address runoff from existing homes.

My thought, the mayor had suggested this possibility during an informal discussion about putting this matter on the Planning Board agenda, is that the Board could consider adding a section in Ord. 2024-1 to address existing homes. See Kevin's email below: ***"The only question is, does the IPMC only refer to property management, not the street? There is nothing specific as to discharging runoff into the street, but it only specifies standing water on "premises".***

Relevant Correspondence:

**Rowe, John <jrowe@lakecomonj.org>**

**Feb 9, 2026, 12:47 PM**

**to Andrew, me**

Hi Joe,

I spoke to Drew Huisman this morning. There is nothing further we can do as this predates our Grading Plan Ordinance. We can only enforce situations where new structures and 400 square feet or greater additions are proposed since the ordinance came into force.

**Joe Cavaluzzi <joecavaluzzi1@gmail.com>**

**Feb 11, 2026, 1:24 PM**

**to John, Andrew**

Thanks for getting back to me.

However, our discussion was about Ordinance 2024-5, "Ordinance amending Chapter 10 'Property Maintenance' of the code of the Borough of Lake Como". Ordinance 2024-5 adopts by reference the most current version of the **International Property Maintenance Code, which states under section 302.2 Grading and Drainage (here)**.

*"All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon and within the structure located thereon."* I brought that with me to our meeting and I believe you made a copy.

You and Drew were going to talk to Peg Shaeffer about it.

Have you spoken to Ms. Shaeffer?

Please give me a response regarding our discussion of Ordinance 2024-5.

**Huisman, Andrew**

**Mar 18, 2026, 10:33 AM**

**to me, John**

Good morning Joe,

I am writing to follow up on your recent message regarding the sump pump discharge. I previously met with your neighbors to inspect their setup and recommended they have a plumber raise the pump to reduce the frequency of the discharge. They have since confirmed that this adjustment was made.

Regarding a more permanent solution, the neighbors are not willing to install a drywell due to the cost. As there are no new improvements being made to the property, this cannot be enforced under the current property maintenance code. Additionally, the water table is currently very high due to recent snow and rain, which is contributing to the volume of water.

**Higgins, Kevin**

**Mar 23, 2026, 2:59 PM**

**to me, Viveca, Eugene**

Good Afternoon, Joe

I welcome the discussion at the next planning board meeting. Please note that you attached two of the same ordinance, 2024-01. I remember the adoption of 2024-05, which was an amendment to the existing Chapter 10, Property Maintenance, updating sections to include the most up-to-date version of The International Property Maintenance Code. The most current version of The IPMC can be found [here](#), and describes General Requirements in section 302.2, Grading and Drainage. **The only question is, does the IPMC only refer to property management, not the street? There is nothing specific as to discharging runoff into the street, but it only specifies standing water on "premises".**

We can discuss further at the meeting.

**ORDINANCE 2024-01**

**ORDINANCE AMENDING ORDINANCE 17-14.6 OF THE  
BOROUGH OF LAKE COMO'S DEVELOPMENT REGULATIONS**

**BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF LAKE COMO  
THAT ORDINANCE 17-14.6 BE AMENDED AS FOLLOWS:**

The grading and drainage of lots shall be accomplished to secure proper drainage without impact to neighboring properties or adjacent drainage facilities and to prevent the collection of stormwater while minimizing the destruction of existing vegetation and the alteration of the existing topographic features of properties. Towards that end, the following standards shall apply:

- A. In the case of any soil disruption on a lot, re-grading shall not cause stormwater runoff onto adjacent properties.
- B. The utilization of new retaining walls as part of lot grading is prohibited.
- C. No alteration of an existing elevation of land shall be permitted without the approval of the Municipal Engineer.
- D. Roof leaders drains shall not be permitted to spill at or through the curb of any street in the Borough without the approval of the Municipal Engineer. Roof leaders and sump pump drains for all new structures or additions with a building footprint of 400 square feet or greater shall be piped directly to dry wells or seepage pits to be installed on the lot. The dry wells or seepage pits shall meet the following criteria:
  - (1) Each dry well or seepage pit shall provide a minimum of 40 cubic feet of storage volume exclusive of the perimeter stone. A minimum of one cubic foot of storage volume exclusive of the perimeter stone shall be provided for each 12 square feet of roof area tributary to the dry well.
  - (2) The dry wells shall be a minimum of two feet above the groundwater table and have a minimum of two feet of cover. They shall be located a minimum of 10 feet from any principal structure or 5 feet from any property line and shall not be located under an impervious surface without the approval of the Municipal Engineer, or Planning Board Engineer.
  - (3) The dry well shall be placed on, and be surrounded on the sides by, a six-inch layer of stone wrapped with a geotextile material to prevent migration of the backfill material into the stone.
  - (4) Overflows to the yard surface shall be provided at each leader pipe in case of back up of the dry well.

**E. Basements**

**(1) Basement floor slabs shall be a minimum of two (2) feet above the seasonal high groundwater elevation.**

**Adopted on First Reading**

**Dated: February 6, 2024**

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**Amy L. Boney**

**Acting Borough Clerk**

**Adopted on Second Reading**

**Dated: \_\_\_\_\_**

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**Amy L. Boney**

**Acting Borough Clerk**

**Approval by the Mayor on This \_\_\_\_ Day Of \_\_\_\_\_, 2024**

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**Kevin G. Higgins, Mayor**