

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

PLANNING BOARD AGENDA

**SEPTEMBER 14, 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

- 1. BOROUGH OF BELMAR NOTICE OF HEARING FOR
2026 MASTER PLAN REEXAMINATION REPORT & AMENDMENTS**
- 2. REQUEST TO CARRY THE FOLLOWING APPLICATION TO THE OCTOBER 5, 2026,
MEETING WAIVING ANY AND ALL TIME CONSTRAINTS:
HARRY CRAIG & RENEE FROONJIAN
318 – 17TH AVENUE, B - 1 L - 9**

V. CONTINUED VARIANCE APPLICATION

**TORIELLI, JOHN
1603 NEWMAN STREET
BLK – 10 LOT – 17**

**VI. CONTINUED DISCUSSION ON AMENDING STORMWATER/DRAINAGE PLAN ORDINANCE
DISCUSSION ON AMENDING DRAINAGE PLAN ORDINANCE TO ADDRESS SUMP PUMP
AND STORMWATER DISCHARGE 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, OCTOBER, 2026 AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO
THE PUBLIC.**

BOROUGH OF BELMAR
MONMOUTH COUNTY, NEW JERSEY
PLANNING BOARD

NOTICE OF PUBLIC HEARING

2026 MASTER PLAN REEXAMINATION REPORT AND AMENDMENTS TO THE MASTER
PLAN LAND USE ELEMENT AND MUNICIPAL PUBLIC ACCESS PLAN

PLEASE TAKE NOTICE that the Planning Board of the Borough of Belmar, Monmouth County, New Jersey, will conduct a public hearing on Monday, September 28, 2026, at 7 P.M., at the Belmar Borough Hall, 601 Main Street, Belmar, New Jersey 07719, concerning the proposed adoption of the 2026 Master Plan Reexamination Report and proposed amendments to the Borough's Master Plan Land Use Element, including the incorporation of the Municipal Public Access Plan ("MPAP") previously approved by the New Jersey Department of Environmental Protection ("NJDEP").

The public hearing is being conducted pursuant to the Municipal Land Use Law, *N.J.S.A. 40:55D-1 et seq.*, including *N.J.S.A. 40:55D-28* and *N.J.S.A. 40:55D-89* and applicable provisions governing municipal public access planning.

2026 Master Plan Reexamination Report

The proposed 2026 Master Plan Reexamination Report evaluates the major problems and objectives relating to land development in the Borough; the extent to which those problems and objectives have been reduced or have increased; significant changes in the assumptions, policies and objectives forming the basis for the Borough's Master Plan and development regulations; and specific changes recommended for the Master Plan and development regulations.

The Reexamination Report also addresses recommendations concerning redevelopment plans, public electric vehicle charging infrastructure, environmental sustainability, climate resiliency, community facilities, emergency services, transportation and circulation, parking, recreation and open space, housing, economic development, infrastructure and development capacity and preservation of the Borough's established community character.

Land Use Element

The proposed amendments to the Land Use Element are intended to update the Borough's land-use planning framework to reflect current development conditions, redevelopment, demographic and community-facility considerations, infrastructure needs, transportation and parking conditions, economic-development objectives, environmental sustainability, climate resiliency and other changed circumstances identified through the 2026 Master Plan Reexamination.

The proposed Land Use Element also incorporates the applicable requirements concerning smart growth, storm resiliency, environmental sustainability, public electric vehicle charging infrastructure and the Climate Change-Related Hazard Vulnerability Assessment.

Municipal Public Access Plan

The Borough's Municipal Public Access Plan ("MPAP") has been reviewed and approved by the New Jersey Department of Environmental Protection ("NJDEP").

The September 28, 2026 public hearing will consider the incorporation of the NJDEP-approved MPAP into the Borough's Master Plan as part of the proposed amendment to the Master Plan.

The MPAP establishes the Borough's planning framework for maintaining, enhancing and implementing public access to tidal waters and waterfront resources within the Borough. The MPAP addresses existing public-access locations and facilities, identified public-access needs and opportunities and proposed measures to enhance and improve public access consistent with applicable State requirements and the Borough's land-use, recreation, circulation, redevelopment, environmental and resiliency planning.

The Planning Board will receive testimony and written comments from interested members of the public concerning the proposed 2026 Master Plan Reexamination Report and proposed amendments to the Master Plan, including the Land Use Element and incorporation of the NJDEP-approved Municipal Public Access Plan, at the public hearing.

Copies of the proposed 2026 Master Plan Reexamination Report, proposed Master Plan Land Use Element, the NJDEP-approved Municipal Public Access Plan and related maps and supporting materials will be available for public inspection during regular business hours at the Borough of Belmar Municipal Building, 601 Main Street, Belmar, New Jersey 07719, and may be made available electronically on the Borough's official website.

The Planning Board may adopt the 2026 Master Plan Reexamination Report and proposed Master Plan amendments, including incorporation of the NJDEP-approved MPAP, following the public hearing, or may continue the hearing or take such other action as may be authorized by law.

All interested persons are invited to attend and be heard.

This notice is given pursuant to *N.J.S.A. 40:55D-13*, *N.J.S.A. 40:55D-28*, *N.J.S.A. 40:55D-89*, and all other applicable provisions of law.

BY ORDER OF THE PLANNING BOARD OF THE BOROUGH OF BELMAR

Planning Board Secretary
April Claudio

Dated: September 2, 2026

THE BEEKMAN LAW FIRM, LLC

COUNSELLORS AT LAW

WEB ADDRESS: BEEKMANLAW.COM

OFFICE E-MAIL: INFO@BEEKMANLAW.COM

JEFFREY P. BEEKMAN—MEMBER NJ & NY BARS

Jeffrey.Beekman@Beekmanlaw.com

CHRISTOPHER L. BEEKMAN—Member NJ & FL Bars

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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)

September 11, 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:

Thank you for the call today. In light of our client's pending Zoning Permit Application for what is believed to be a fully conforming zoning permit request in their modified plans, we are asking for this matter to be carried to the October 5, 2026 meeting date of the Lake Como Planning Board. May we ask to have the matter carried for one (1) more month without the requirement of notice since the the Applicants are still awaiting formal decision on the pending zoning permit?

The Applicants reserve all rights of their pending applications to the Borough, so 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 the Board's November 2026 hearing date.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read 'J. P. 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)

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

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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.

 **26 08 10_318 17th Ave_Lake Como_ISSUED FOR PERMIT.pdf**
2270K



Graham, Viveca <vgraham@lakecomonj.org>

Fwd: Froomjian - 318 Seventeenth Avenue

1 message

Caroline Grieco <caroline@maeve-arch.com>

Fri, Sep 11, 2026 at 3:50 PM

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

Cc: "H. Craig Froomjian, DMD" <hcfmdmd@gmail.com>, renee <rffroomj@aol.com>

Hi John,

We received the following feedback from Al Hilla via Viveca regarding the new zoning application for 318 17th Ave, Froomjian Residence, submitted on August 24th, 2026.

Craig Froomjian, copied on this email, was in the Lake Como Construction Office today and spoke with you. I understand it was discussed that he and his wife are attempting to move forward with construction as soon as possible this fall.

Can we meet with you to review the engineer's comments and settle on conforming solutions at your earliest convenience?

Please advise on your availability. I've provided inline responses to Al Hilla's comments below. The drawings are attached for your reference.

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; The conforming detail is shown on A-103 drawing #9, bottom right corner of the sheet.
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; Calculations were completed based on an email from Carey Hilla in June referencing the definition of enclosed floor area. I'd appreciate an explanation or diagram explaining his calculations.
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 The client is amenable to adjusting the curb cut to be 16' max, centered on the new driveway and separated from the neighbor to conform.
4. Still have the question of the legality of the non-conforming shed (was a permit sought?). The shed will be relocated to conform.

They would also have to conform to the Grading Plan ordinance that this package does not address. This requirement is triggered when the 'addition's building footprint is 400 sf or greater' per the note on the Building & Code Dept. website. The addition sqft for this project is less than 400 sf, therefore the civil plans are not required.

Thanks,

Caroline

MAEVE Architecture, LLC

Caroline Grieco, RA, LEED AP

Principal

732.245.8201 T

maeve-arch.com

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

From: Al Hilla <AHilla@h2m.com>

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

Subject: Froomjian - 318 Seventeenth Avenue

ALTERATION &
ADDITION TO EXIST.

ROONJIAN
ESIDENCE

8 SEVENTEENTH
VE, LAKE COMO,
W JERSEY, 07719
MONMOUTH
COUNTY LOT 9 |
BLOCK 1

MAEVE
Architecture LLC

P.O. BOX 405
Lanark, NJ 08738
(t) 732.245.8201
url: no@nove-mch.com

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Cardinal Newman College, RIA

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NY LIC: 037671

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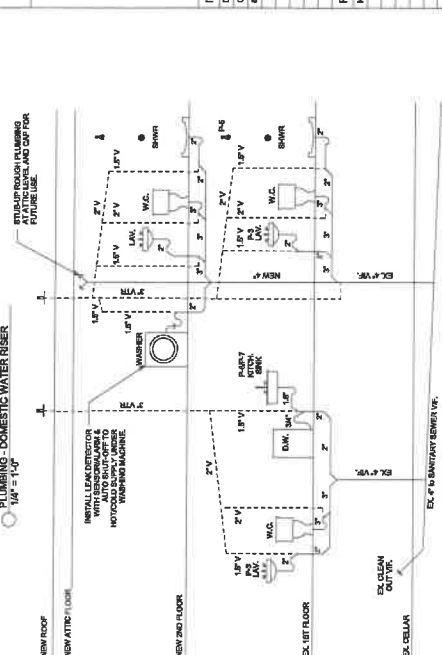
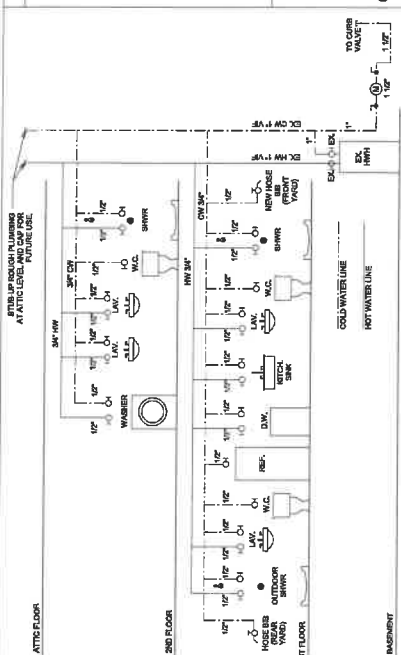
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BUILDING CODE NOTES
CONTINUED, PLUMBING DESIGN,
DIAGRAMS AND NOTES

NUMBER:

G-101

NUMBER: 2 OF 10



MINIMUM PIPING SIZES	WASTE		SUPPLY	
	WASTE	TRAP	WASTE	GOLD
BATH	2"	1-1/2"	1-1/2"	1-1/2"
KITCHEN	2"	1-1/2"	1-1/2"	1-1/2"
LAVATORY / SINK	2"	1-1/2"	1-1/2"	1-1/2"
WATER CLOSET	3"	3"	3"	3"
BOWSER / BATH	2"	2"	1-1/2"	1-1/2"

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1. MATTER IS TO BE LAYED OUT IN THE FOLLOWING MANNER:
 - a. 1.5" WIDE KUP TO 14" DEEP; THREE ROWS OF 160 NAILS ON 12" SPACES AT 17" ON
 - b. 2.5" WIDE KUP TO 14" DEEP; TWO ROWS OF 160 NAILS ON 12" SPACES AT 17" ON
 - c. 3.5" WIDE KUP TO 14" DEEP; FOUR ROWS OF 160 NAILS ON 12" SPACES AT 17" ON
 - d. 4.5" WIDE KUP TO 14" DEEP; TWO ROWS OF 160 NAILS ON 12" SPACES AT 17" ON
 - e. 5.5" WIDE KUP TO 14" DEEP; TWO ROWS OF 160 NAILS ON 12" SPACES AT 17" ON
 - f. 6.5" WIDE KUP TO 14" DEEP; THREE ROWS OF 160 NAILS ON 12" SPACES AT 17" ON
 - g. 7.5" WIDE KUP TO 14" DEEP; FOUR ROWS OF 160 NAILS ON 12" SPACES AT 17" ON
2. CENTER OF EACH ROW OF NAILS SHALL BE CENTERED BETWEEN THE TOP AND BOTTOM ROWS OF FASTENERS SHALL BE CENTERED BETWEEN THE TOP AND BOTTOM ROWS OF FASTENERS
3. MATTER IS NUMBER LABEL LOCATED IN LUMBS SHALL BE FASTENED TOGETHER AS DETAILLED ON THE PLAN.

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**ALTERATION &
ADDITION TO EXIST.
SINGLE FAMILY**

**FROONJIAN
RESIDENCE**

318 SEVENTEENTH
AVE, LAKE COMO,
NEW JERSEY, 07719
MONMOUTH
COUNTY LOT 91
BLOCK 1

MAEVE
Architecture LLC

P.O. BOX 405
Manasquan, NJ 08738
(1) 732.245.8201
caroline@improve-eth.com

TECHNICAL ASSISTANT DATA TECHNOLOGY
IN LONDON (RECORD NO. 0001) BY LLOYD
OWEN. THE UNIVERSITY OF WARWICK
BELL AND HOWELL, 1987. 120 PAGES.
ON PAPER. £0.00. ISBN 0 7099 0000 0.

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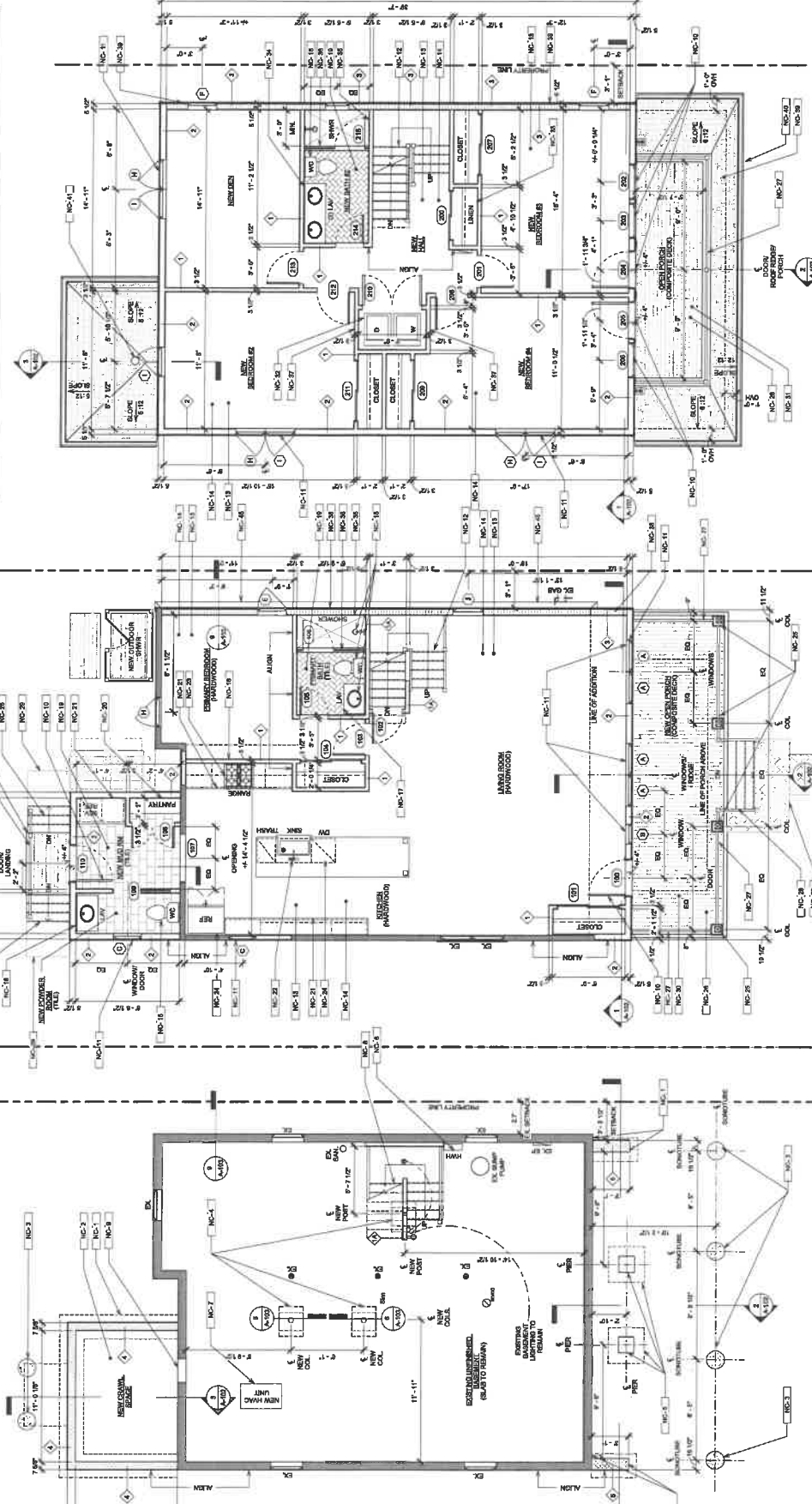
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NEW CONSTRUCTION BASEMENT,
FIRST AND SECOND FLOOR

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A-100

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PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

ALTERATION & ADDITION TO EXIST. DWELLING

FRONNIAN RESIDENCE

318 SEVENTEENTH AVE. LAKE COMMO, NEW JERSEY, 07719
MONMOUTH COUNTY 0191

MAEVE Architecture LLC

P.O. BOX 606
Middletown, NJ 07730
(908) 666-0000
maevearch.com

MAEVE ARCHITECTURE LLC
1000 WEST 10TH STREET
MIDDLETOWN, NJ 07730
MAEVE ARCHITECTURE LLC
1000 WEST 10TH STREET
MIDDLETOWN, NJ 07730

Carolina Moore Olsen, RA

N.J. LIC. #A00002400
1/1/2017

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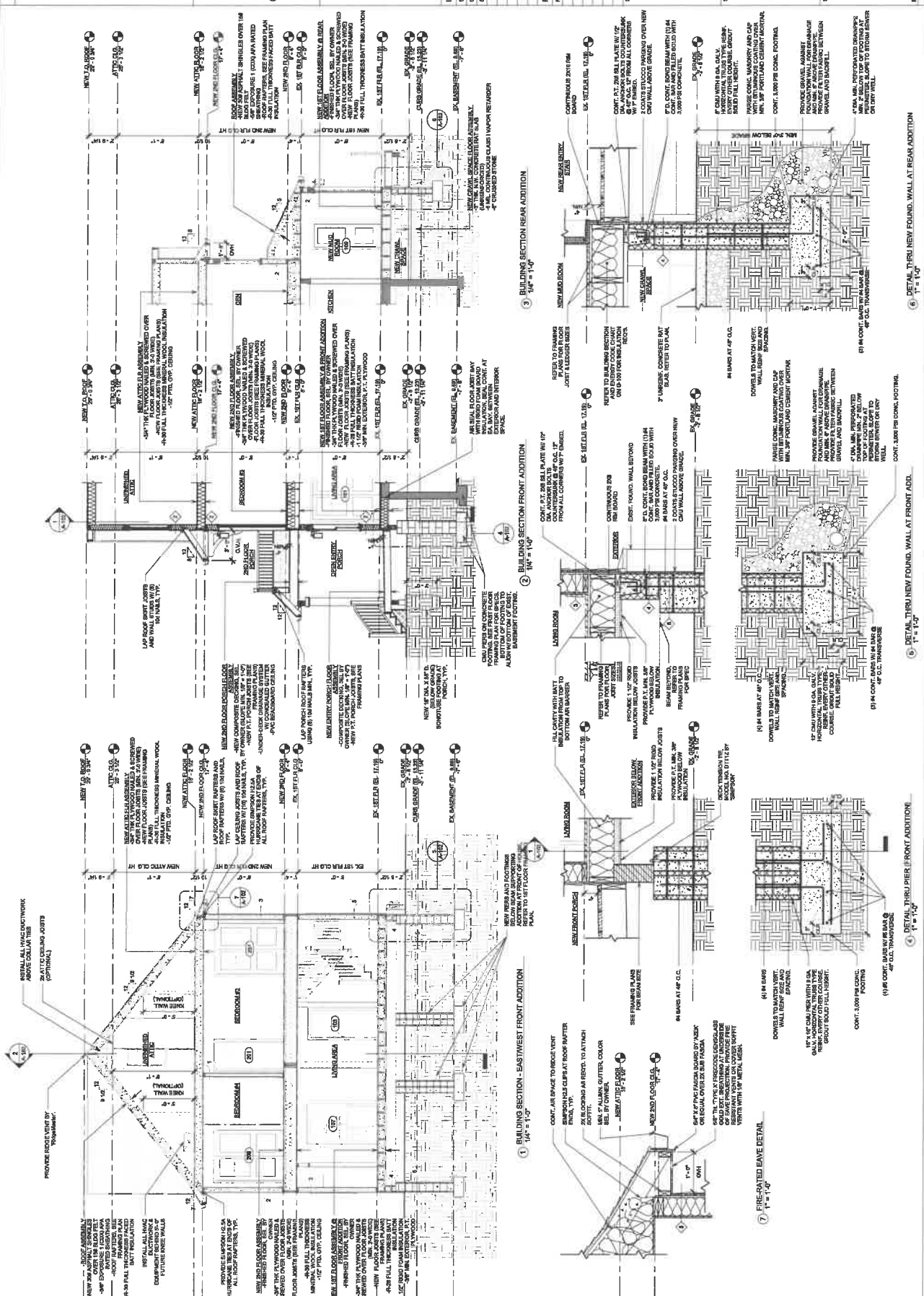
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NO. DATE:

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PROJECT NO. 2024

ALTERATION &
ADDITION TO EXIST.
SINGLE FAMILY
DWELLING

FRONNIAN
RESIDENCE

318 SEVENTEENTH
AVE. LAKE CONO,
NEW JERSEY 07719
COUNTY LOT 9
BLOCK 1

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Copyright MAEVE ARCHITECTURE, PA

ISSUE:
DATE: 01/20/2024
DESIGNED BY: [REDACTED]
CHECKED BY: [REDACTED]
PERMIT: [REDACTED]

REVISIONS:
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NOTES: [REDACTED]

CONSULTANT:

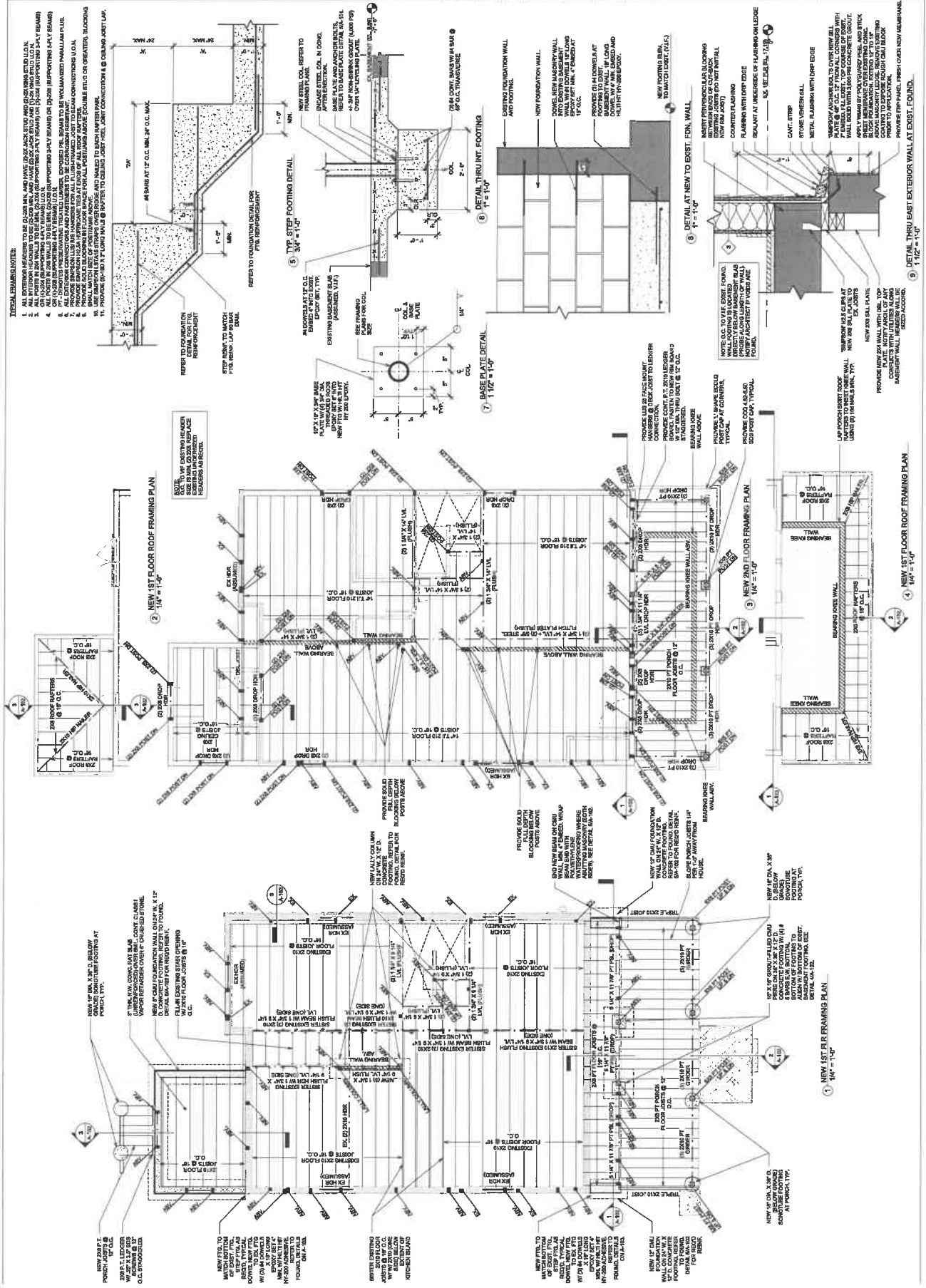
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NOTES:
1. SEE ALL NOTES ON DRAWING
2. TYPICAL FRAMING NOTES

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A-103

PAGE NUMBER:
7 OF 10



PROJECT NO: 2015

ALTERATION & EXIST.
SINGLE FAMILY
DWELLING

FROONJIAN
RESIDENCE

318 SEVENTEENTH
AVE. LAKE COMO,
NEW JERSEY, 07719
MONMOUTH
COUNTY LOT 91
BLOCK 1

MAEVE
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P.O. BOX 405
Manasquan, NJ 08728
(732) 286-8071
maeve@maeve-llc.com

(a) CADDING@MAEVE-LLC.COM
MAEVE ARCHITECTURE LLC IS AN
EQUAL OPPORTUNITY ADEQUATE
ACCESIBILITY AND NON-SEXUAL
HARASSMENT POLICY.

Caroline Moore, Owner, PA

IN LUC STANDARD
BY DEC 01/01

DATE: 01/20/2015
BY: JLM
PRINT

REVISIONS:
NO. DATE NOTES

CONSULTANT:

SHEET NAME

NEW CONSTRUCTION
ELEVATIONS, NOTES AND
WINDOW SCHEDULE

SHEET NUMBER:

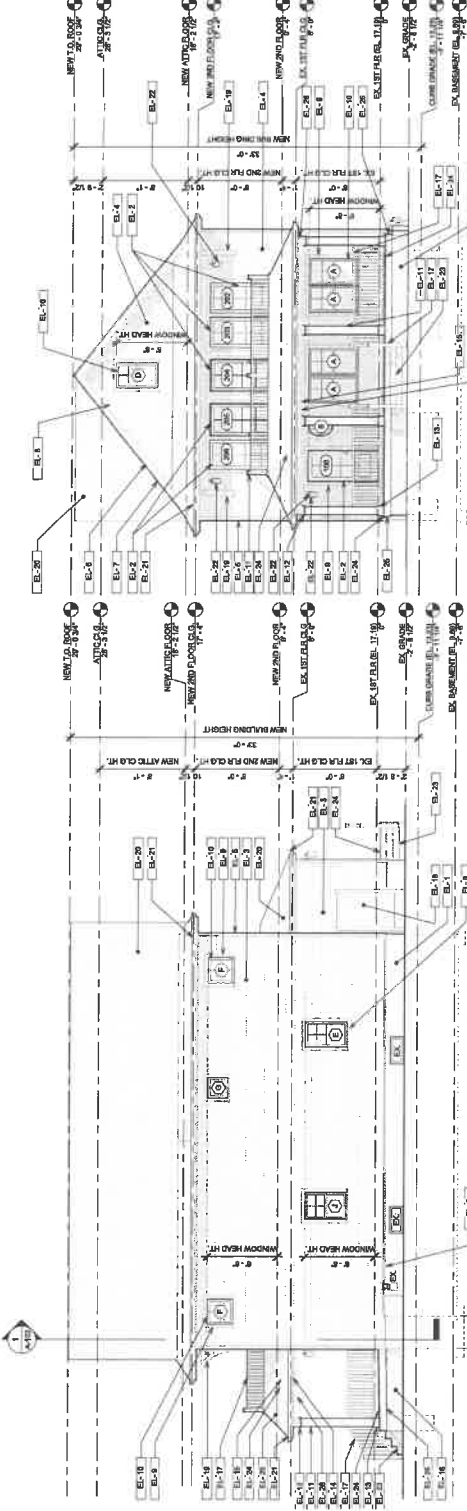
A-200

PAGE NUMBER:
9 OF 10

WINDOW SCHEDULE									
NO.	QTY	MANUFACTURER	DESCRIPTION	MODEL	WIDTH	HEIGHT	WEIGHT	GLAZING TYPE	U-VALUE RATING
1	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
2	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
3	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
4	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
5	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
6	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
7	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
8	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
9	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.
10	1	ANDERSON	100 SERIES, TILT-OUT DOUBLE HUNG	100-0000	2'-0" x 4'-0"	2'-0" x 4'-0"	2'-0" x 4'-0"	100-0000	25 REEL PERS.

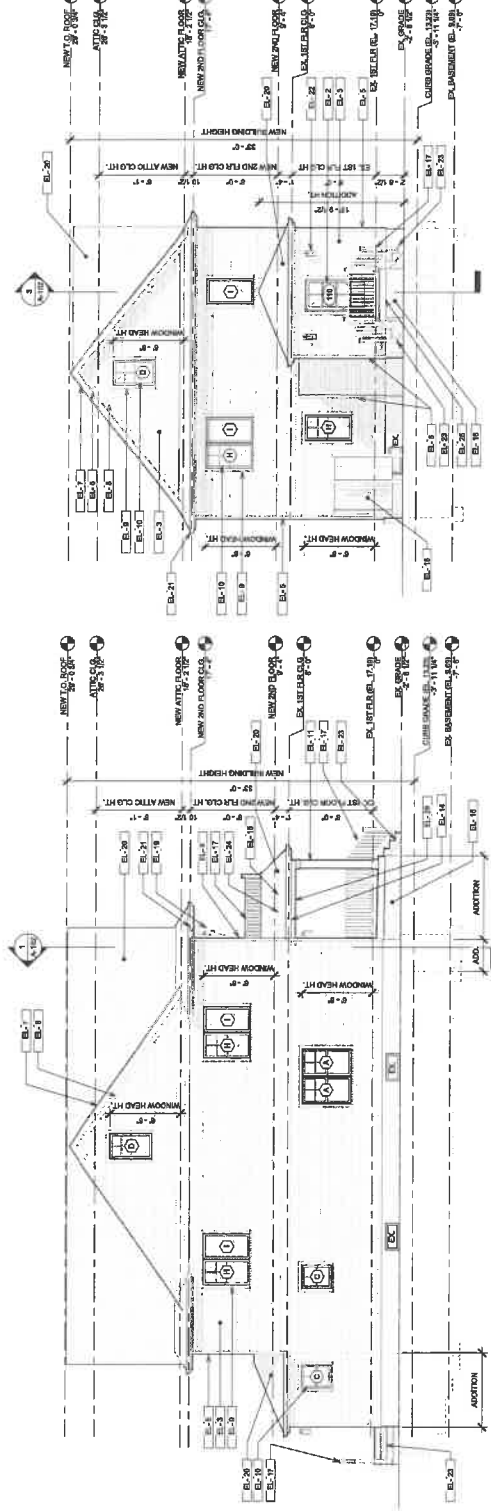
NEW CONSTRUCTION KEY NOTE

- 1. PROVIDE GREEN, PROVIDE GREY TOP ONLY, 1/2" GL. LIGHTS
- 2. PROVIDE GREEN, PROVIDE GREY TOP ONLY, 1/2" GL. LIGHTS
- 3. PROVIDE GREEN, PROVIDE GREY TOP ONLY, 1/2" GL. LIGHTS
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- 23. PROVIDE GREEN, PROVIDE GREY TOP ONLY, 1/2" GL. LIGHTS
- 24. PROVIDE GREEN, PROVIDE GREY TOP ONLY, 1/2" GL. LIGHTS
- 25. PROVIDE GREEN, PROVIDE GREY TOP ONLY, 1/2" GL. LIGHTS
- 26. PROVIDE GREEN, PROVIDE GREY TOP ONLY, 1/2" GL. LIGHTS



1 PROPOSED EAST ELEVATION
3/16" = 1'-0"

2 PROPOSED SOUTH ELEVATION (FRONT)
3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
3/16" = 1'-0"

4 PROPOSED NORTH ELEVATION (REAR)
3/16" = 1'-0"

ALTERATION &
ADDITION TO EXIST.
SINGLE FAMILY
DWELLING

FROONJIAN
RESIDENCE

318 SEVENTEENTH
AVE, LAKE COMO,
NEW JERSEY, 07719
MONMOUTH
COUNTY LOT 9 |
BLOCK 1

MAEVE
Architecture LLC

P.O. BOX 406
Manasquan, NJ 08738
(t) 732.245.8201
e) cardline@maave-arch.com

MAKING ADOPTIVE USE, LLC, ALL RIGHTS RESERVED. THE IMPLIED OR EXPLICIT AND INFORMATION SET FORTH HEREIN ARE THE PROPERTY OF MAKING ADOPTIVE USE, LLC AND SHALL NOT BE USED OR REPRODUCED WITHOUT ADOPTIVE USE, LLC'S WRITTEN PERMISSION.

Caroline Mamm Grisco, RA

DATE	ISSUED FOR
04/28	BJD
10/28	PERMIT

REVISIONS: DATE: NOTES:

SHEET NAME:

ELECTRICAL PLANS, SYMBOLS & NOTES, AND ELECTRICAL NOTATION

HEET NUMBER:

E-100

ELECTRICAL KEY NOTES

[illegible]

011005718 JOURNAL OF THE AMERICAN

1. O.C. TO COORDINATE ELECTRICAL FIXTURE LAYOUT AND COORDINATE POINTS WITH OWNER PRIOR TO INSTALLATION. QUANTITIES/LOCATIONS IN PLANS ARE ONLY FOR INFORMATION. THE CONTRACTOR SHALL PROVIDE A LAYOUT FOR THE OWNER FOR REVIEW PRIOR TO INSTALLATION. OWNER TO PROVIDE O.C. WITH APPROVAL LIST FOR SUBMITTAL DURING DD.
2. INSTALLED HEIGHT OF ALL RECESSED SHALL MEASURE 10" AFF. U.O.N.
3. INSTALLED HEIGHT OF ALL RECESSED SHALL MEASURE 50" AFF. U.O.N.
4. INSTALLED HEIGHT OF ALL WALL MOUNTED LIGHT FIXTURES SHALL BE COORDINATED IN FIELD WITH OWNER OR DESIGNER.
5. ALL LIGHT FIXTURES SHALL BE OBTAINABLE (SEE SPEC. NOTES 77-300)
6. INSTALLED LOCATION OF ALL OCCUPANCY PENDANT FIXTURES SHALL BE

ELECTRICAL NOTES SPECIFIC TO POOL



architects + engineers

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

| ENGINEERING NJ #24GA28019100

September 10, 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 #2
Torielli Variance Application
1603 Newman Street
Block 10, Lot 17
H2M Project No. LKCP 2603**

Dear Chairman and Board Members:

I am in receipt of an **amended** application package for the referenced project. The package includes a Survey of Property prepared by Michael T. Cannon, P.E., P.L.S., dated June 11, 2024; Plot Plan prepared by Michael T. Cannon, P.E., P.L.S., dated May 27, 2024, **last revised August 28, 2026**; Architectural Plan prepared by Thomas Peterson, R.A., dated May 12, 2025, **last revised August 18, 2028**; a denied Zoning Application, and a complete 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. It should be noted that this review letter is based on the text of the original review letter with changes either in **bold** or ~~strike-through~~.

General

The property in question is located at the western side of Newman Street, approximately 100 feet north of the intersection with 17th Avenue. This location is within the Borough's Residential Zone 40 (R-40). The property is of irregular triangle shape and currently contains a 1.5-story frame dwelling with front paver porch, paver walkways, rear paver patio, concrete driveway, and vinyl fencing. The Applicant proposes to remove the half story and construct a full second-story addition to the dwelling. The existing lot, proposed lot, existing dwelling and proposed dwelling are all 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 – 4,000 sq. ft. required, 3,202 sq. ft. existing;
- Lot Depth – 100 feet required, 26.80 feet existing;
- Front Yard Setback – 20 feet required, 10.20 feet existing; **10.20 feet proposed;**
- Rear Yard Setback – 10 feet required, 8.75 feet existing, **8.75 feet proposed;**

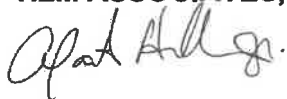
The variances **bolded** above are necessary as the introduction of additional dwelling volume into the front and rear yard setbacks exacerbate the existing setback condition.

- ~~2. The Architectural Plan does not depict the existing first floor layout. The Architectural Plan should be revised to reflect the current dwelling layout as the number of required parking spaces cannot be determined without the first floor architectural layout. The Architectural Plans have been revised to depict the existing first floor of the dwelling. A total of three (3) bedrooms are reported, resulting in a parking requirement of two spaces. Additionally, there is a large open space on the proposed second floor Architectural Plan. This space or part of it could be enclosed to make a second bedroom on the second floor. Given the first floor layout of the dwelling, the enclosure of this open space into a second bedroom on the second floor would still only require two parking spaces, which is achieved. If the dwelling contains more than two bedrooms, a second parking space is required, where only one exists (and a second one is likely not possible). This would constitute a variance in its current condition. The Board should elicit testimony to determine the total number of bedrooms in the dwelling, as well as the intent for the open space on the proposed second floor. The Board should consider mechanism(s) to ensure continuing conformance if approved.~~
- ~~3. The proposed building elevations on the Plot Plan diagram do not match the calculations in the bottom left corner. However, the calculations in the bottom left corner are accurate and match the architectural plan. The Plot Plan should be revised to reflect the proposed dwelling as a two-story dwelling and correct the finished floor and peak elevations.~~
- ~~4. The Architectural Plan is not to scale. The scope of this application did not warrant an incomplete designation, as the building footprint remained the same and the height is comfortably below the maximum for the R-40 Zone. The Architectural Plan should be resubmitted to an acceptable scale.~~
5. The rear paver patio extends beyond the limits of the subject property. The Board should condition any approval on the modification of the paver patio to fit within the identified property limits.
6. **Both of the drywells depicted on the Plot Plan do not conform to Borough Ordinance 2024-01. The smaller of the two drywells does not achieve the 40 cubic foot minimum of volume. Both drywells do not have two feet of cover, and both are less than 10 feet from the principal dwelling. Additionally, the Plot Plan depicts connections to the drywells, however, it is unclear how much runoff each drywell receives in a rainfall event. A breakdown of how much runoff each drywell receives should be provided to ensure the drywell is in conformance with the Ordinance. The Plot Plan should be revised to be in conformance with Borough Ordinance 2024-01.**
7. **The Architectural Plans have a revision date of August 18, 2028 and require correction for recordkeeping purposes.**

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

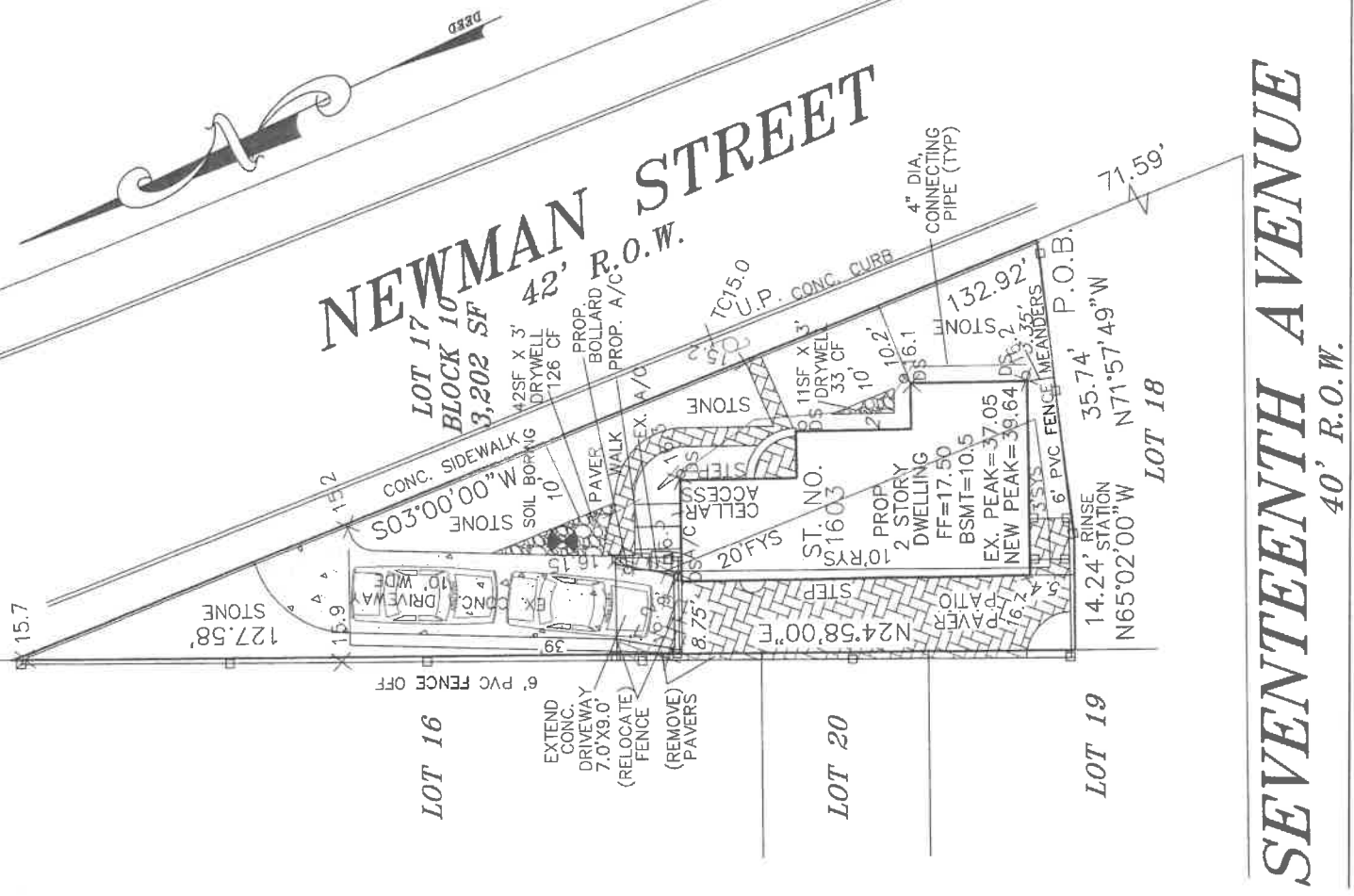
Very truly yours,

H2M ASSOCIATES, INC.



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

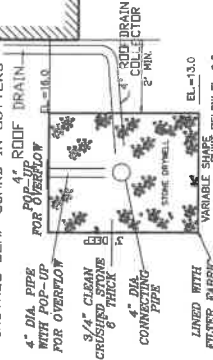
cc: John Torielli, Applicant (via email)
Michael T. Cannon, P.E., P.L.S., Applicant's Engineer (via email)
Robert Witek, Esq., Board Attorney (via email)



DRYWELL VOLUME CALCULATION

ROOF AREA (HOUSE) = 754 SF
 754 SF / 1 CF PER INCH = 86.8 CF REQ'D
 86.8 / 4 V.O.D. = 21.7 CF STONES REQ'D
 126 CF + 33 CF = 159 CF PROVIDED

INSTALL LEAF GUARD IN GUTTERS



ROOF DRAIN DETAIL

N.T.S.

SOIL LOG BY MICHAEL T. CANNON P.E. PLS 8/28/26
 0"-12" BROWN LOAMY SAND (TOPSOIL) EL. 18.0
 12"-24" BROWN SILTY SAND
 24"-36" GREY FINE SAND
 36"-84" REDDISH BROWN MED SAND
 DAMP AT 78", WET AT 84"
 NO EVIDENCE OF SHWT ABOVE EL.=9.5

ZONING

DISTRICT R-40 SINGLE FAMILY RESIDENTIAL

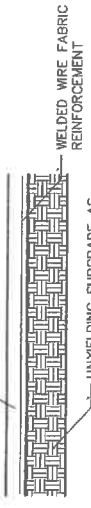
DESCRIPTION	REQUIRED	EXISTING	LOT 17 PROVIDED
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	4000 SF	3202 SF	3202 SF
LOT FRONTAGE	40 FT	132.92 FT	132.92 FT
LOT WIDTH	40 FT	77.90 FT	77.90 FT
LOT DEPTH	100 FT	26.80 FT	26.80 FT
FRONT SETBACK	20 FT	10.20 FT	10.20 FT
SIDE SETBACK	3 FT (EACH)	3.35 FT	3.35 FT
REAR SETBACK	10 FT	8.75 FT	8.75 FT
MAX HT. PRINC BLDG	35 FT	22.05 FT	24.64 FT
BUILDING COVERAGE	40%	24.4%	24.4% (784 SF)
MAX LOT COVERAGE	60%	57.8%	57.8% (1851 SF)
* EXISTING VARIANCE CONDITION			

COVERAGE TABLE:

DWELLING	754 SF
CRAWL ACCESS	30 SF
BUILDING TOTAL	784 SF
CONC. DRIVEWAY	421 SF
REAR PATIO	526 SF
WALKS/STEPS	120 SF
REMOVE PAVERS	-76 SF
ADD'L DRIVEWAY	63 SF
LOT TOTAL	1838 SF

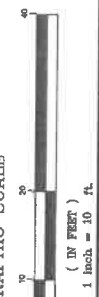
CONCRETE DRIVEWAY CROSS-SECTION DETAIL

N.T.S.



EXIST. BUILDING HEIGHT:
 HT. FROM FF = 19.55'
 EX. PEAK EL. = 17.5 + 19.55 = 37.05
 TC EL. = 15.0
 EX. BUILDING HEIGHT
 FROM TOP OF CURB = 37.05 - 15.0 = 22.05'
 OR 22'-0 5/8"
 NEW BUILDING HEIGHT:
 HT. FROM FF = 22.14'
 PEAK EL. = 17.50 + 22.14 = 39.64
 TC EL. = 15.0
 NEW BUILDING HEIGHT
 FROM TOP OF CURB = 39.64 - 15.0 = 24.64'
 OR 24'-7 3/4"

GRAPHIC SCALE



NOTES:
 PROPERTY OF TORELLI KNOWN AS
 BLOCK 10 LOT 17 AS SHOWN ON THE TAX MAP
 FOR THE BOROUGH OF LAKE COMO, MONMOUTH COUNTY, NEW JERSEY
 REFERENCE: TOPOGRAPHIC SURVEY BY THE CANNON GROUP, P.C. DATED 6/11/24
 ELEVATION DATUM NAVD1988

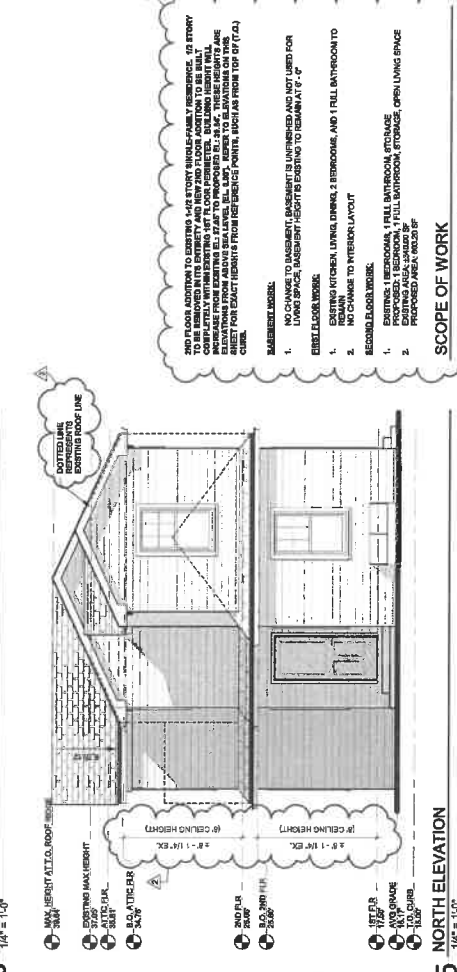
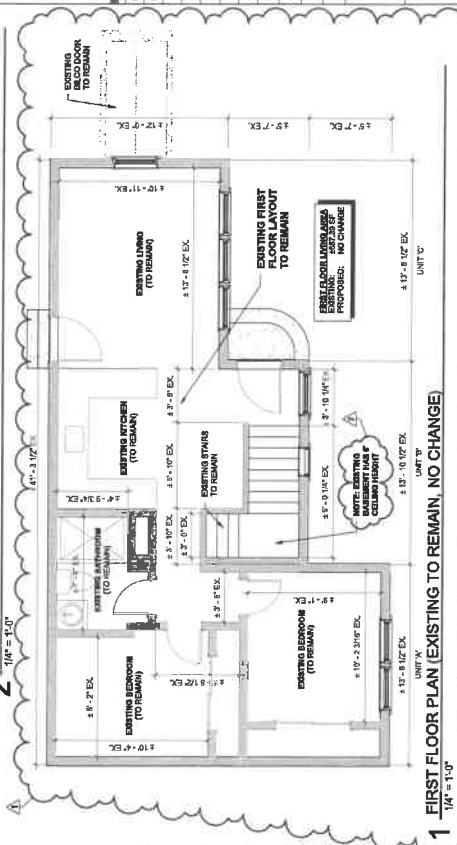
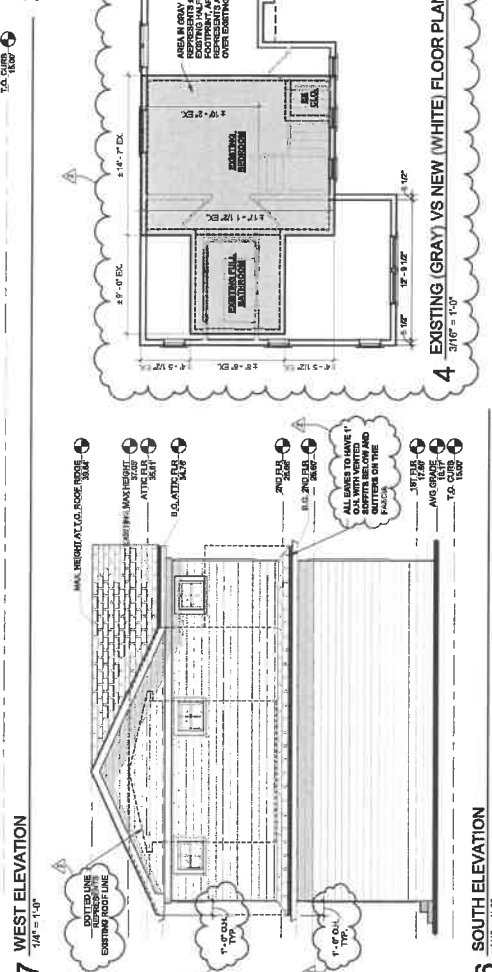
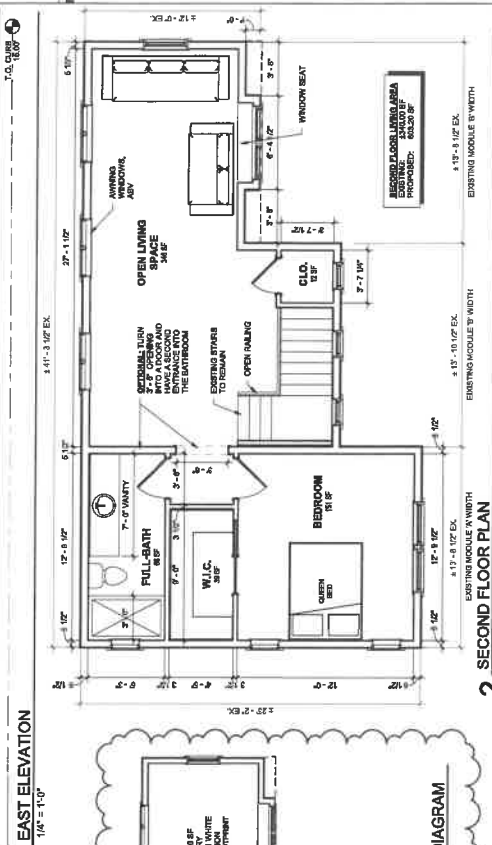
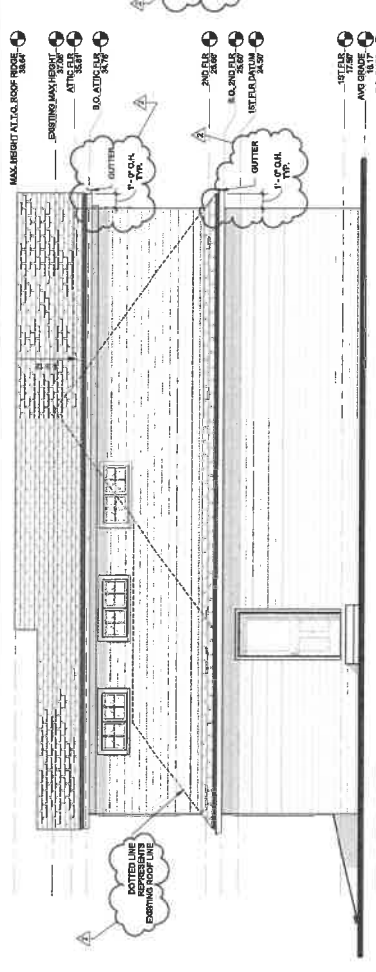
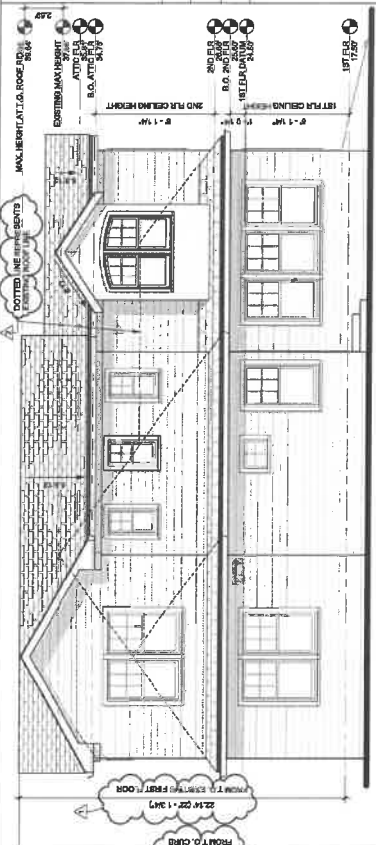
GENERAL NOTES:
 1. CONTRACTORS TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
 2. ALL UTILITIES TO BE REUSED
 3. THIS PLAN IS NOT TO BE SCALED FOR DISTANCES
 4. ANY CONFLICTS OR DEVIATION FROM THIS PLAN SHALL BE APPROVED BY THE ENGINEER
 5. ROOF GUTTERS AND LEADERS TO BE DIRECTED TO STREET
 6. EXISTING STRUCTURES ON SITE TO REMAIN
 7. PROPERTY LOCATED IN THE R40 ZONE
 8. PROPERTY LOCATED IN FLOOD ZONE "X" (NO MIN. FLOOD), FIRM 340355C PANKE, 05/20/20
 DATED 6/16/22 ELEVATIONS BASED ON NAVD1988

REVISION
8/28/26

PLOT PLAN
 LOT 17 BLOCK 10
 BOROUGH OF LAKE COMO
 MONMOUTH COUNTY, NEW JERSEY

THE CANNON GROUP, P.C.
 291 HERBERSVILLE ROAD, 1ST FLR - 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. 34461
 SHEET 1 OF 1

SEVENTEENTH AVENUE
 40' R.O.W.



SCOPE OF WORK

- EXISTING 1 BEDROOM, 1 FULL BATHROOM, STORAGE, OPEN LIVING SPACE, EXISTING AREA, 600.00 SF
- PROPOSED AREA, 600.00 SF

MARKETING MODEL:

1. EXISTING 1 BEDROOM, 1 FULL BATHROOM, STORAGE, OPEN LIVING SPACE, EXISTING AREA, 600.00 SF
2. PROPOSED AREA, 600.00 SF

EXISTING FLOOR AREA:

- EXISTING 1 BEDROOM, 1 FULL BATHROOM, STORAGE, OPEN LIVING SPACE, EXISTING AREA, 600.00 SF
- PROPOSED AREA, 600.00 SF