

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

PLANNING BOARD AGENDA

**APRIL 08, 2024
REGULAR MEETING**

**7:00 PM
LAKE COMO**

I. CALL TO ORDER

II. SUNSHINE LAW:

THE NOTICE REQUIREMENTS OF R.S. 10:4-18 OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY THE PUBLICATION OF THE REQUIRED ADVERTISEMENT IN THE COAST STAR ON FEBRUARY 1, 2024, 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. OATHS OF OFFICE
STEVEN PETROSINO, CLASS IV**

IV. ROLL CALL

**V. COMMUNICATIONS
NONE.**

**VI. VARIANCE APPLICATION
ALACAN, EDGAR
301-16TH AVENUE
BLK - 1 LOT - 45.02**

**VII. USE VARIANCE APPLICATION
LANDES, MILTON c/o PLEVITIS, JOHN (CONTRACTOR), UNLIMITED HOME IMPROVEMENTS
11 RIPLEY LANE
BLK - 19 LOT - 7**

**VIII. MEMORIALIZATION OF A RESOLUTION
ANZALONE, MARIA & PETER
500 NORTH BOULEVARD
BLK - 17 LOT - 22**

**IX. UPDATES & CONTINUED PLANNING & ZONING DISCUSSIONS
1. REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA
(WILL UPDATE AS NEEDED)**

**X. FUTURE MEETING DISCUSSIONS
PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS**

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

**XII. MOTION TO ADJOURN FOR THE PURPOSE OF GOING INTO EXECUTIVE SESSION REGARDING ALACAN, EDGAR, 301-16TH AVE., BLK - 1, LOT - 45.02
*IF DEEMED NECESSARY**

XIII. RECONVENE REGULAR MEETING FOR A MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, MAY 13, 2024, AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.



architects + engineers

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

ENGINEERING NJ #24GA28019100
LAND SURVEYING NJ #24GA28019100
LANDSCAPE ARCHITECTURE NJ #24GA28019100

November 10, 2023

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

**Re: Completeness/Technical Review
Unlimited Home Improvements Variance Application
11 Ripley Lane
Block 19, Lot 7
H2M Project No. LKCP 2310**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes a Foundation As-Built Survey (Not to Scale) prepared by David J. Von Steenburg P.L.S., dated November 11, 2022; Architectural Plans (1 sheet) prepared by Rafael R. Da Silva, AIA, dated August 9, 2023; and a completed Application form with attachments. Based on my review of these submitted documents in conjunction with the Borough Ordinance, good engineering practice and a site visit, I offer the following comments for your use through the public hearing process.

General

The property in question is located on the north side of Ripley Lane, between Fernwood Road and North Boulevard. This location is within the Borough's Residential Zone R-60. The lot currently contains a 2-story Dwelling with attached garage, a rear shed and driveway. The Applicant proposes to construct a 315 square foot Cabana and 332 square foot paver patio. The existing lot, residential use, existing principal structure and the proposed accessory structure are conforming for the zone; however, the proposed accessory use is non-conforming for the zone. Also, no information on the existing shed has been provided to determine whether said structure is conforming or non-conforming.

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. The site visit revealed the existence of a shed structure at the right rear of the property. This structure as well as the loop driveway are not depicted on the survey provided with the application, leading to the finding that the survey submitted is not an accurate reflection of the existing conditions at the property. An updated survey should be required to confirm bulk criteria of the rear shed and any other feature not depicted on the submitted survey.
2. Code Section 17-9.1(b) sets forth the permitted accessory uses and structures in all residential zones within the Borough. While this section identifies utility sheds of less than 100 square feet and 10 feet in height and private garages for no more than 3 vehicles and less than 16 feet in height, there is no express listing of the proposed cabana use or building criteria. The Applicant proposes to construct 310 square foot cabana that will contain a half-bath, cooking station and a dining area. The design also calls for the structure to be nearly 16 feet in height. Accordingly, a variance will be required for this proposed accessory use and its proposed dimensions.



In addition, the architectural plan calls out "Cabana floor plan w/partial dwelling first floor plan", which implies to me that there may be more than one floor proposed. Although access to any space above the first floor is not depicted, the Board should confirm that (1) there is no floor above the first floor, and (2) that the space to be created (if approved) will not serve in any capacity as a dwelling.

Lastly, the application package included a reduced attachment prepared earlier in the year depicting optional floor plans and structures that seemingly are superseded by the full-sized architectural plan listed above. The Board should elicit testimony confirming that the optional layouts have no bearing on this application.

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

Very truly yours,

H2M ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Alan P. Hilla, Jr.", is written over the typed name.

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

cc: United Home Improvements, Applicant
Adam Schneider, Esq., Board Attorney (via email)

ck# 1154 \$ 70 - Rec'd by JPR Date 2/10/23 Permit # 23-09

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

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

ZONING

1. **Address of Property:** 11 Ripley Lane, Lake Como

Block: 19 Lot: 7 Zone: _____

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

3. **Applicant's Name*:** Unlimited Home Improvements/owner: unlimited home

Address: 659 spiral drive, Brick, NJ, 08724 *improvements & outdoor kitchen*

Phone Number: 732-425-3806

***Applicant is:** Owner _____ Contractor Other _____
(If other, please describe) _____

4. **Owner's Name:** Milton Landes

Address: 1830 Fernwood ave, Lake Como

Phone Number: 732-740-9825

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 *cabana with outdoor kitchen* *If other, please describe: _____

Water Line: Existing _____ New _____ Upgraded _____

Sewer Line: Existing _____ New _____ Upgraded _____

Dimension of New Building/Addition: 21 x 14 **Height of New Building/Addition:** 15'10 1/2"

Area of New Building/Addition: 294 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:

cabana with outdoor kitchen with roof structure

6. *** Must Submit Two (2) Copies of Plot Plan/Survey Indicating Proposed Structures with Dimensions and Setbacks from Property Lines. ***

7. Applicant certifies that all statements and information made and provided as part of this application are true to the best of their knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approvals, variances, and other permits granted with respect to said property shall be complied with.

"SEE ATTACHED"

Signature of Applicant

Date

Office Use Only

Zoning Reviewer: John Rowe **Date:** 02/27/2023

Application Complete: Yes No

Approved: **Rejected:**

Planning/Variance Board action needed: Yes No

Proposed Work Needs Construction Permits: Yes No

Mercantile License Needed: Yes No

Notes: CABANA USE WOULD REQUIRE A VARIANCE FROM THE PLANNING BOARD. PLEASE PROVIDE PLOT PLAN WITH LOT COVERAGE TABLE & SETBACKS FOR THE CABANA

Approved
Denied
Received

JPR

John P. Rowe, Zoning Officer

2/27/23
Date

Block 19 C Land Desc 4X100 110X100 Owners Name
 Lot 7 Bldg Desc 1.5SF1G Street Address
 Qual Addl Lots City & State
 Acct# Acreage 0.255 Class 2 Property Location 11 RIPLEY LANE
 Bank Zip 07746 Zone R-60
 Land 839,200 Exemption Code Value 0
 Impr 107,500
 Total 946,700
 Net Taxable Cd No-Ow

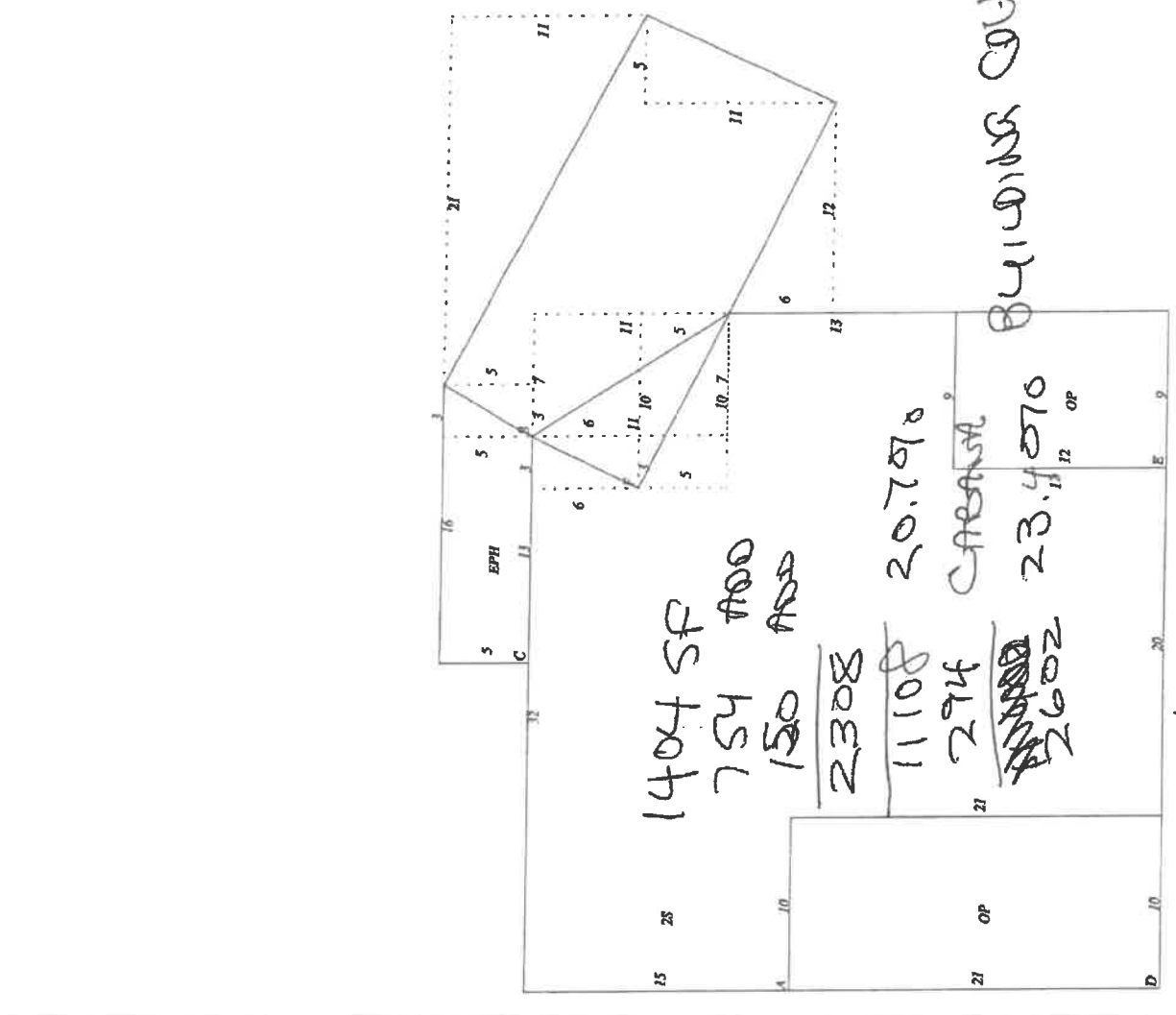
SITE INFORMATION
 Sewer: YES
 Water: YES
 Gas: YES
 Topography: LEVEL
 Road: GRAVEL

BUILDING INFORMATION
 Type and Use: ONE FAMILY
 Story Height: TWO STORY
 Style: COLONIAL
 Exterior Fin: STUCCO
 Roof Type: GABLE
 Roof Material: ASPHALT SHINGLE
 Foundation: CONCRETE
 Condition: POOR
 Quality: 16
 Source:
 Bath: Mod: Avg: Old: 2
 Kitchen: Mod: Avg: Old: 1
 Room Count: Tot: 7 Bed: 3 Bth: 2
 Year Built: 1930
 Eff Age (Years): 92
 Livable Area: 2057

FIRST STORY 1010 SF
 UPPER STORY 1047 SF
 SANDY-UNKNOWN DAMAGE 1
 HW BASEBOARD 2129 SF
 3 FIXTURE: BATH 1
 2 FIXTURE: BATH 1
 FIREPLACE: 2STY 1
 ENCLOSED PORCH: 72
 OPEN PORCH 318 SF
 ATTACHED GARAGE 298 SF
 BRICK PATIO 75 160 SF

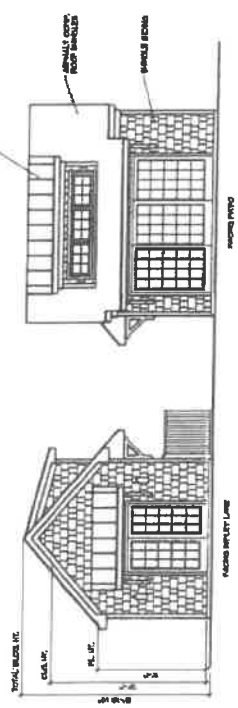
SALE DATE 00/00/00
 SALE PRICE 0

SKETCH

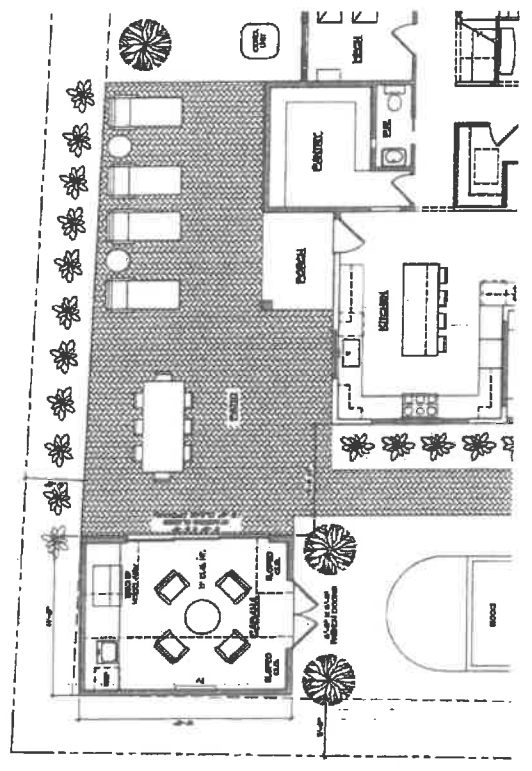


CC

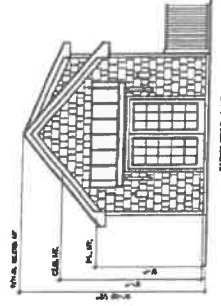
max height - 15' 10 1/2"
max dimensions: 21' x 14' - (option B.2)



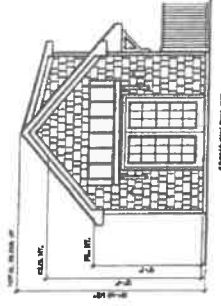
A) ELEVATIONS - OPTION A
SCALE: 1/4"=1'-0"



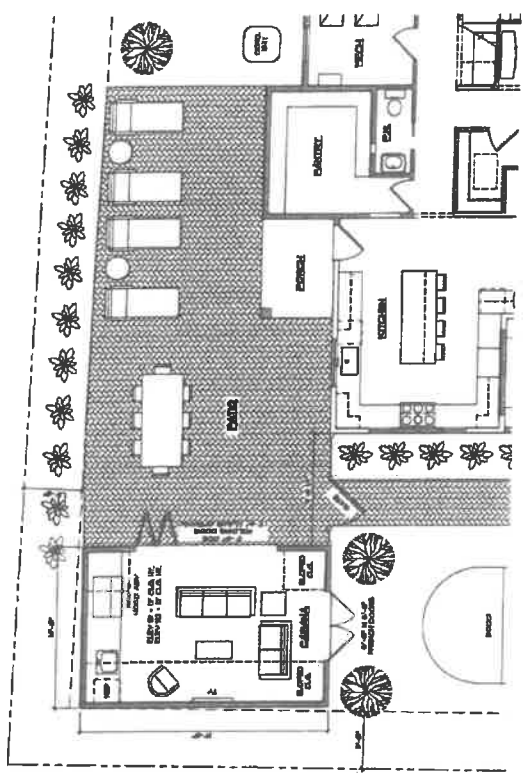
A) FIRST FLOOR PLAN - OPTION A
SCALE: 1/4"=1'-0"



B1) ELEVATIONS - OPTION B-1
SCALE: 1/4"=1'-0"



B2) ELEVATIONS - OPTION B-2
SCALE: 1/4"=1'-0"



B) FIRST FLOOR PLAN - OPTION B
SCALE: 1/4"=1'-0"



Borough of Lake Como

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

PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY	
Application Number:	2023 -
Received By:	8/23
Fees Collected:	App # / ESCB 1250.00
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

- Applicant(s) Name, Address & Telephone Number
 Unlimited Home Improvements
 659 Spinal Drive
 Brick NJ 08724
 - If the applicant is being represented by an attorney, please state name, address & telephone number
 N/A
 - Applicant is:
 Corporation Partnership Individual Other LLC
- 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.
- The relationship of applicant to the property in question is:
 Owner Lessee Contractor
 - If applicant is not Owner, please state name, address and telephone number of the owner:
 Milton Landes
 11 Ripley Lane
 Lake Como, N.J.

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 Use Variance
- Informal Hearing

7. Give a brief description of application:

Outdoor cabana with bathroom, wet bar,
no sleeping quarters or overnight stay

8. Street Address of Property:

11 Ripley Lane, Lake Como NJ

Block: 19 Lot: 17

9. Use of Property:

Existing: R-5
 Zone: R-5
 Proposed: new use cabana

Lot Area: 11,713 square feet
 Building Area: 331.9 square feet

10. Map Information:

11 Ripley Lane, Lake Como
 Map Dated: 8/9/2023
 Prepared By: Rachel Dasilva
 Map Entitled: New Cabana Landes Residence

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

looking to add source of heat to keep pipes from
freezing

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

8/21/2023

Date

[Signature]

Applicant/Agent

Ck# 2766 \$ 70⁰⁰ Rec'd by VHH Date 1-2-24 Permit # 24-01

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

Borough of Lake Como 4440

Zoning Application for Residential and Commercial Properties

ZONING

1. **Address of Property:** 11 Ripley Lane Lake Como NJ 07719
Block: 19 **Lot:** 7 **Zone:** _____

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

3. **Applicant's Name*:** John Plevritis Unlimited Home Improvements

Address: 659 Spural Dr. Brick NJ 08724

Phone Number: 732-688-6419 or 732-425-3806

***Applicant is:** Owner _____ Contractor Other _____
(If other, please describe) _____

4. **Owner's Name:** Milton Landes

Address: 11 Ripley Lane Lake Como NJ 07719

Phone Number: 732-740-9825

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

<input type="checkbox"/> New Home	<input type="checkbox"/> Alteration to Existing Home: 1 - 1 1/2 Story	<input type="checkbox"/> 2 - 2 1/2 Story
<input type="checkbox"/> Pool: Above Ground	<input type="checkbox"/> In-Ground	
<input checked="" type="checkbox"/> Shed	<input type="checkbox"/> Fence	<input type="checkbox"/> Deck
<input type="checkbox"/> Other *If other, please describe: _____		
Water Line: Existing _____	New _____	Upgraded _____
Sewer Line: Existing _____	New _____	Upgraded _____

Dimension of New Building/Addition: 12' x 8' **Height of New Building/Addition:** 8'
Area of New Building/Addition: 96 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:

*** SEE ATTACHED PLAN DATED 12/26/23**

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.

John Plevritis
Signature of Applicant

12/28/23
Date

.....
Office Use Only

Zoning Reviewer: [Signature]

Date: 12/4/24

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:

APPROVED PER PLAN DATE 12/26/23



architects + engineers

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

ENGINEERING NJ #24GA28019100
LAND SURVEYING NJ #24GA28019100
LANDSCAPE ARCHITECTURE NJ #24GA28019100

October 26, 2022

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

**Re: Completeness/Technical Review
Alacan Variance Application
301 16th Avenue
Block 1, Lot 45.02
H2M Project No. LKCP 2206**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes a survey of the property prepared by Charles Surmonte, PE, PLS, dated July 15, 2021 and a completed Application form with attachments. Based on my review of these submitted documents in conjunction with the Borough Ordinance, multiple site visits, and good engineering practice, I offer the following comments for your use through the public hearing process.

General

The property in question is 5,000 square foot lot located on the southeasterly corner of 16th Avenue at B Street. This location is within the Borough's R-40 Zone. The lot currently contains 2-1/2 story dwelling, an open air pavilion, a shed, a paver driveway, a number of tile patios and walks and other accessories. As I understand the situation, the Applicant constructed the 10 foot by 21 foot open air pavilion in the 16th Avenue Front Yard of the subject property sometime in 2020. It is my further understanding that this non-conforming construction was inadvertently advanced with permits issued by the Borough. The Applicant was advised by the Borough of the variance conditions and is seeking to memorialize the various non-conformities.

Land Use/Site Planning Issues

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

1. Code Section 17-19.1 sets forth the yard, area and building requirements for the R-40 Zone. My review of these requirements in conjunction with the subject application identified the following inconsistencies:
 - **Front Yard Setback – 20 feet required; 3.6 feet existing/proposed;**
 - **Rear Yard Setback (shed) – 3 feet required; 2.5 feet proposed;**
 - **Building Coverage – 40% maximum allowable, 37.8% existing (prior to pavilion), 42% existing/proposed (with addition of pavilion), 43.44% proposed (with dwelling, pavilion and shed);**

- **Impervious Coverage – 60% maximum allowable, 49.4% existing (prior to pavilion), 53.6% existing/proposed (with the addition of pavilion), 73.7% proposed (with dwelling, pavilion, shed, walks, driveway, etc.); and**
- **Front Yard Lot Coverage – 50% maximum allowable, 22.3% existing (prior to pavilion), 58.2% existing/proposed (with addition of pavilion and other improvements).**

The existing non-conforming conditions cited above are provided for the Board's information. Bulk variances will be required for the existing/proposed and proposed non-conformities **bolded** above.

The Board should note that the ordinance does not even recognize this style of accessory use or structure anywhere in the residential zones. Accordingly, I believe bulk variance is required for the introduction of this style of structure and the use it affords.

The Board should further note that the shed cited above was not depicted on the original survey submitted but is depicted on the most recent survey. Also, this shed is located within the 9 foot utility easement at the southerly side of the dwelling. The Board should elicit testimony regarding these issues and consider the encroachment of the easement and the variance relief that this structure requires.

Lastly, the Board should be mindful of the fact that the majority of the patios and walks constructed on the site since the construction of the pavilion was done so without the benefit of any permits.

2. The site visit in combination with the surveys provided revealed that the Applicant has constructed any number of improvements that encroach on the adjacent rights-of-way. These items include a flagpole, patio tiles (along both frontages), a pond and pond/pool equipment. While the Board has no jurisdiction to approve or deny these encroachments, the Board should condition any approval on the Applicant either removing same or securing encroachment permits from the Governing Body.
3. The Application is silent with regard to existing grades or the method by which stormwater is being mitigated given the extensive exceedance of the Impervious Coverage in the current condition. The Board should elicit testimony regarding this issue and consider requiring the Applicant provide some level of mitigation of stormwater generated on-site.
4. Each survey provided depicts a sight triangle easement on the property; however, the Applicant maintains a significant combination of improvements that encroach and obscure this easement. The Board should elicit testimony regarding the details of this easement and consider enforcing the implied intent of that easement by requiring the offending improvements be removed.
5. The site visit revealed that the existing hedges along the B Street frontage are overgrown to the extent that they overhang the public sidewalk, impeding the usability of same. The Board should require the Applicant to rectify this circumstance and maintain the solution in perpetuity.



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

Very truly yours,

H2M ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Alan P. Hilla, Jr.", written in a cursive style.

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

cc: Edgar Alacan, Applicant
Adam Schneider, Esq., Board Attorney (via email)
Gregory W. Vella, Esq., Applicant's Attorney (via email)

Ck# 918 \$ 70⁰⁰ Rec'd by VHY Date 3-10-21 Permit # 21-12

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

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

ZONING

1. Address of Property: 301 16th Ave

Block: 1 Lot: 45101 Zone: _____

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

3. Applicant's Name*: Thomas Paulino Millenium Stoneworks

Address: 3 Williamsburg So NJ 07722

Phone Number: 732-519-1112

*Applicant is: Owner _____ Contractor _____ Other _____
(If other, please describe) _____

4. Owner's Name: Edgan ALCAN

Address: 301 16th Ave Lake Como

Phone Number: 718 669-0046

5. Type of Proposal: (please check)

<input type="checkbox"/> New Home	<input type="checkbox"/> Alteration to Existing Home: 1 - 1 1/2 Story	<input type="checkbox"/> 2 - 2 1/2 Story
<input type="checkbox"/> Pool: Above Ground	<input type="checkbox"/> In-Ground	
<input type="checkbox"/> Shed	<input type="checkbox"/> Fence	<input type="checkbox"/> Deck
Other *If other, please describe: <u>Pavillion</u>		
Water Line: Existing <input checked="" type="checkbox"/> New _____ Upgraded _____		
Sewer Line: Existing <input checked="" type="checkbox"/> New _____ Upgraded _____		

Dimension of New Building/Addition: 12 x 24 Height of New Building/Addition: 11'4"
Area of New Building/Addition: 288 sq. ft. Number and Types of Rooms: 2

* If multiple additions are being applied for, itemize the additions and provide all pertinent information for each addition as requested above. * If addition is a pool, please indicate type and height of fencing.

Additional Information: Amish open air pavillion w post

6. *** Must Submit Two (2) Copies of Plot Plan/Survey Indicating Proposed Structures with Dimensions and Setbacks from Property Lines ***

7. Applicant certifies that all statements and information made and provided as part of this application are true to the best of their knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approvals, variances, and other permits granted with respect to said property shall be complied with.

Signature of Applicant _____

Date _____

Office Use Only

Zoning Reviewer: MARK FESSLER Date: 3/12/2021

Application Complete: Yes _____ No _____

Approved: _____ Rejected: * AS NOTED

Planning/Variance Board action needed: Yes * No _____

Proposed Work Needs Construction Permits: Yes * No _____

Mercantile License Needed? Yes _____ No *

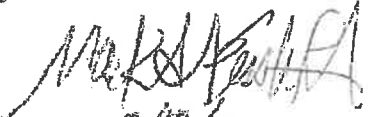
Notes: * EXISTING PROPERTY IS A 5000 SQ FT. LOT LOCATED AT THE OF SIXTEENTH AVE. & "B" STREET, WHICH ALLOWS FOR A MAXIMUM BUILDING COVERAGE OF 40% (2000 SQ. FT.) AND A MAXIMUM IMPERVIOUS LOT COVERAGE OF 60% (3000 SQ. FT.)

* BASED ON THE OLD SUBMITTED PROPERTY SURVEY, THE EXISTING IMPERVIOUS LOT COVERAGE WAS 43.3% (2170 SQ FT) AND THE PROPOSED IMPERVIOUS LOT COVERAGE WOULD BE 49.8% (2495 SQ. FT.) WHICH WOULD STILL COMPLY. BUT THE EXISTING PAVED DRIVEWAY IS COVERED WITH A RUBBER MAT WHICH MIGHT NOT BE "PERVIOUS" AND THERE APPEARS TO BE SOME ADDITIONAL PAVING ON THE SITE THAT IS NOT SHOWN ON THE SURVEY.

* THE EXISTING BUILDING COVERAGE WAS 37.4% (1870 SQ FT.) WHICH COMPLIES. BUT THE PROPOSED BUILDING COVERAGE WITH THE 12'X24' PAVILLION WOULD BE 43.2% (2158 SQ. FT.) WHICH DOES NOT COMPLY. AND WOULD REQUIRE A VARIANCE.

* IN ADDITION CORNER LOTS HAVE TWO FRONT YARD AREAS AND THE PROPOSED PAVILLION IS LOCATED IN THE 16TH AVE. FRONT YARD (WITH A 3'-0" SETBACK). THE PAVILLION IS AN ACCESSORY STRUCTURE AND ACCESSORY BUILDINGS ARE NOT ALLOWED WITHIN THE FRONT YARD SETBACK AREA. THIS TOO WOULD REQUIRE A VARIANCE.

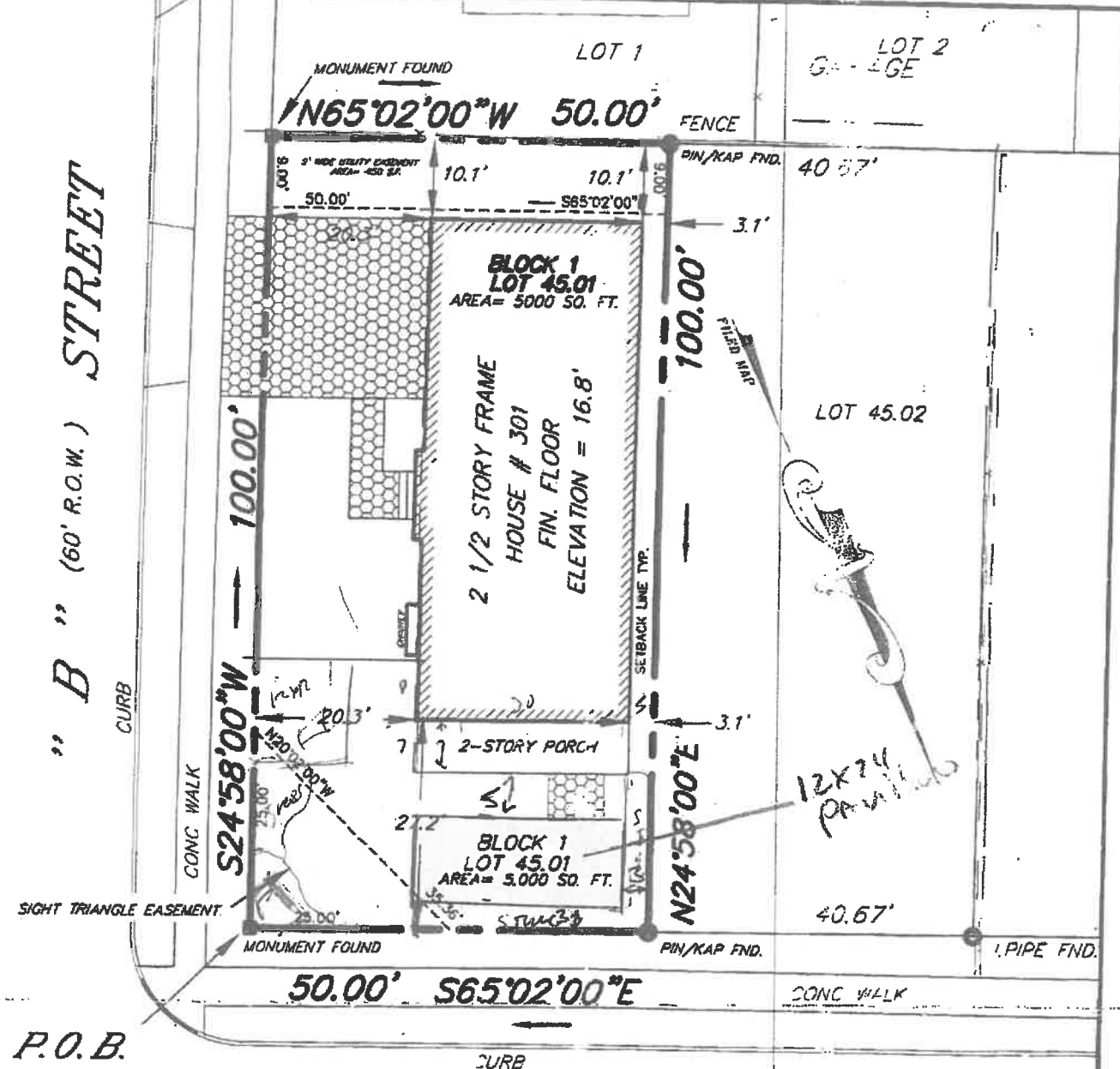
NOTE: THE APPLICANT HAS NOT SIGNED, DATED OR PAID FOR THIS APPLICATION YET.


3/12/2021

" B " (60' R.O.W.) STREET

P.O.B.

SIXTEENTH (60' R.O.W.) AVE.



SURVEY CERTIFICATIONS:

TO: **EDITH ALACAN**

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON 04/20/05, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, WHICH ARE BELOW THE SURFACE AND NOT VISIBLE. THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:

A: TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

B: TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS FOR THE PURPOSE OF TRANSFERRING THIS MORTGAGE ONLY:
AMERICAN HOME MORTGAGE
FOSTER PLAZA - BUILDING 4, SUITE 200, PITTSBURG, PA 15220

C: TO THE ATTORNEY AS LEGAL REPRESENTATIVE OF THE ULTIMATE USERS OF THE

SURVEY NOTES

1. THIS SURVEY MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF INLAND FRESHWATER WETLANDS AND NO OTHER ENVIRONMENTALLY SENSITIVE AREAS HAVE BEEN DELINEATED OR
 2. THE MEASURED OFFSETS TO BUILDINGS, FENCES ETC. SHOWN ON THIS PLAT SHOULD NOT BE USED FOR THE CONSTRUCTION OF ANY IMPROVEMENTS OR THE RECONSTRUCTION OF PROPERTY LINES.
 3. THIS SURVEY IS BASED ON ACTUAL FIELD CONDITIONS AND THE MAPS, DEEDS AND RECORD INFORMATION REFERENCED ON THIS PLAT. IT IS, HOWEVER, SUBJECT TO FACTS AND RECORDS THAT ARE NOT PUBLICLY RECORDED OR THAT MIGHT BE OBTAINED BY A COMPLETE PROFESSIONAL TITLE SEARCH.
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.



Borough of Lake Como

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

PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY

Application Number: 22-

Received By: RHK 7-5-22 (Rec'd Applicant)

Fees Collected: PB APP# / PRESC# 1250⁰⁰ (Rec'd 11/18/22)

Hearing Date: 12-12-22 (tentative)

Resolution Adopted By Board: _____

Granted Denied

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

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

Edgar Alacan
301 Sixteenth Ave
Lake Como, NJ 718-669-0046

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

Gregory W. Vella, Esq 732-751-1766
2317 Highway 34, Suite 1A
Manasquan, NJ 08736

3. Applicant is:

Corporation Partnership Individual Other _____

NOTE: If application is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

4. The relationship of applicant to the property in question is:

Owner Lessee

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

6. Application is a request for the following:

- Preliminary Site Plan
- Final Site Plan
- Joint Preliminary and Final Site Plan
- Minor Subdivision (3 or less lots)
- Preliminary Subdivision
- Final Subdivision
- Joint Preliminary and Final Subdivision

Variance requests, including bulk or use variances – please specify
 o Building Coverage Variance - 43.2% - max 40%.
Accessory structure in front yard - not permitted.

Informal Hearing

7. Give a brief description of application:

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

8. Street Address of Property:

301 Sixteenth Ave, Lake Como
 Block: 1 Lot: 45.01

9. Use of Property:

Existing: Residential
 Zone: _____
 Proposed: Residential
 Lot Area: 5,070 sq ft
 Building Area: _____

10. Map Information:

Map Dated: _____
 Prepared By: _____
 Map Entitled: _____

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

I certify that the statements and information contained in the application are true. I authorize the applicant to submit this application and process for approval

6/28/22
 Date

[Signature]
 Applicant/Agent

Request for Taxpayer Identification Number and Certification

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

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

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

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

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

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

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

Other (see instructions) ▶ _____

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

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

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

6 City, state, and ZIP code
LIKE CONO, NJ 07719

7 List account number(s) here (optional)

8 Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

097-66-3384

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

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

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

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

General Instructions

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

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

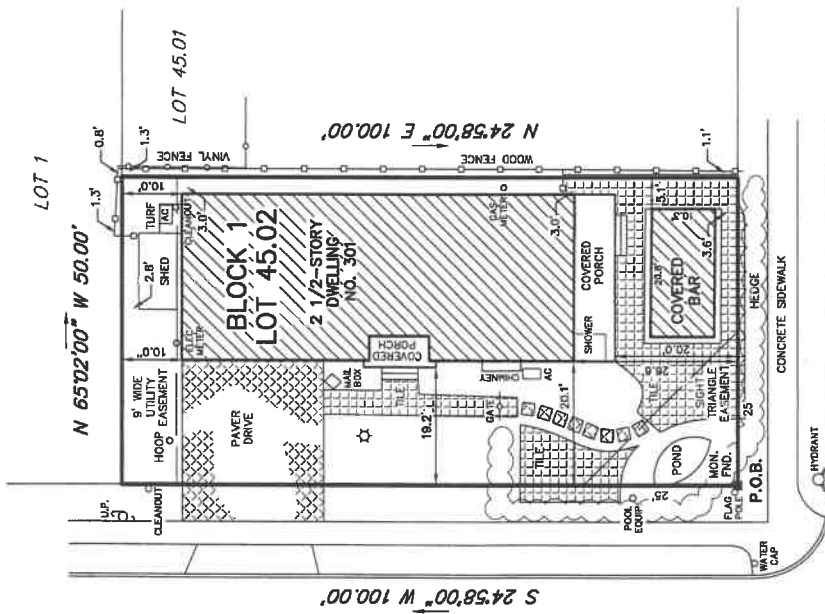
Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

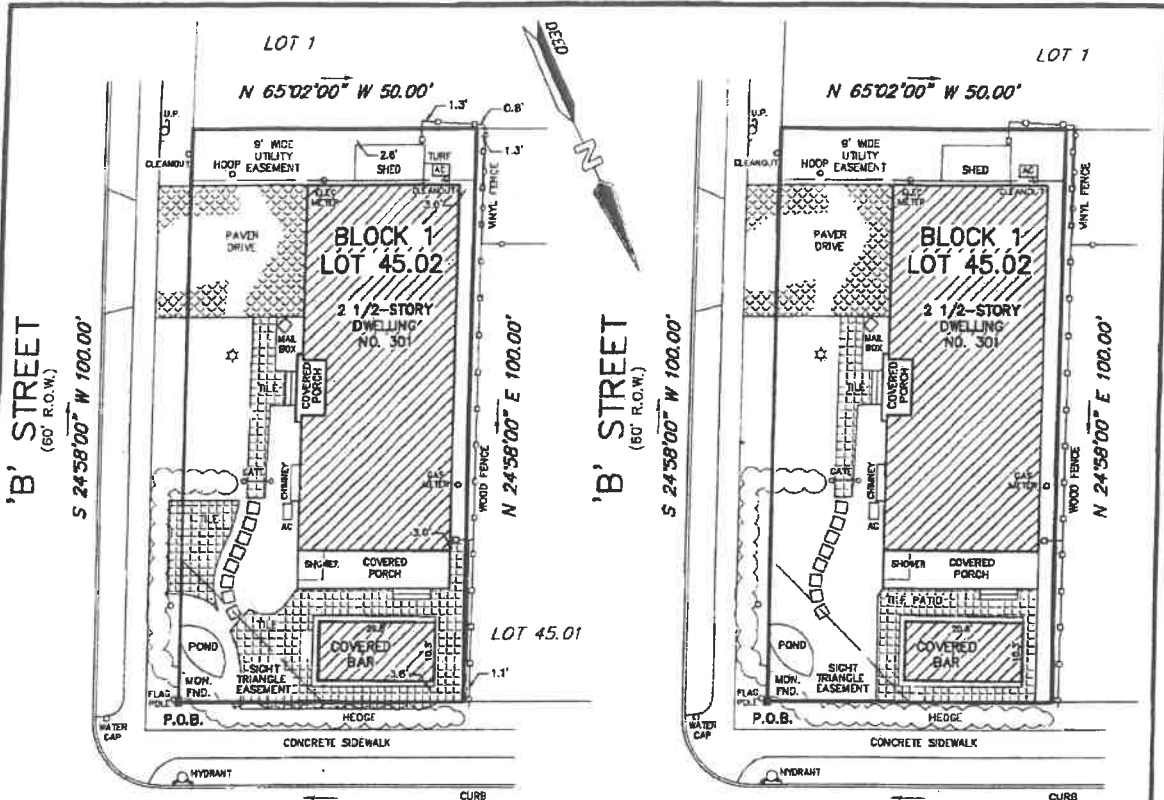
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



'B' STREET
(60' R.O.W.)
S 24°58'00" W 100.00'

S 65°02'00" E 50.00'
(60' R.O.W.)
SIXTEENTH AVENUE

SURVEY OF PROPERTY		NEW JERSEY	
301 SIXTEENTH AVENUE LOT 45.02 BLOCK 1		301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404	
BOROUGH OF LAKE COMO MONMOUTH COUNTY		Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Surveyor License No. 3589	
PROJECT No. 21-924	DATE: 07-15-21	SCALE: 1"=20'	SHEET: 1 OF 1



S 65°02'00" E 50.00'
SIXTEENTH AVENUE
 (60' R.O.W.)

EXISTING CONDITIONS

LOT AREA	5000 S.F.
DWELLING	1684 S.F.
NORTH COVERED PORCH	181 S.F.
EAST COVERED PORCH	51 S.F.
BAR, INCLUDING ROOF	269 S.F.
PAVER DRIVE (NET)	230 S.F.
SHED	77 S.F.
TILE WALK & STEPS	138 S.F.
TILE PATIO & STEPS	510 S.F.
EAST SIDE TILE PATIO	125 S.F.
PAVER STEPPING STONES	30 S.F.
CHIMNEY	10 S.F.
AC UNIT	5 S.F.
MAILBOX	3 S.F.
TOTAL COVERAGE	3313 S.F. (66.3%)

S 65°02'00" E 50.00'
SIXTEENTH AVENUE
 (60' R.O.W.)

PROPOSED CONDITIONS

LOT AREA	5000 S.F.
DWELLING	1684 S.F.
NORTH COVERED PORCH	181 S.F.
EAST COVERED PORCH	51 S.F.
BAR, INCLUDING ROOF	268 S.F.
PAVER DRIVE (NET)	230 S.F.
SHED	77 S.F.
TILE WALK & STEPS	138 S.F.
TILE PATIO & STEPS	288 S.F.
PAVER STEPPING STONES	30 S.F.
CHIMNEY	10 S.F.
AC UNITS (2)	11 S.F.
MAILBOX	3 S.F.
TOTAL COVERAGE (NET)	2972 S.F. (59.5%)

PROPOSED COVERAGE REDUCTION PLAN

301 SIXTEENTH AVENUE
 LOT 45.02 BLOCK 1

BROUOH OF LAKE COMO MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
 New Jersey Professional Engineer and
 License No. 35885

301 Main Street, 2nd Floor
 Allenhurst, New Jersey, 07711
 Phone 732-660-0606
 Fax 732-660-0404

PROJECT No. 21-924 DATE: 12-07-23 SCALE: 1"=20' SHEET: 1 OF 1

APPLICANT: MARY ANZALONE
ATTORNEY: GEORGE D. MCGILL, ESQ.
APPLICATION NO. 2024-03
BLOCK 17; LOT 22
PROPERTY: 500 NORTH BOULEVARD

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

WHEREAS, Mary and Peter Anzalone, Applicant, are the owners of the property located at 500 North Boulevard, Block 17, Lot 22, in the Borough of Lake Como, County of Monmouth, and State of New Jersey, hereinafter referred to as the “Applicant”, and has filed an application with the Planning Board of the Borough of Lake Como, hereinafter referred to as the “Board”, seeking permission to build a two and one half story single-family home requiring variances for lot depth where 100 feet is required and 75 feet is existing, front yard setback to a second floor balcony where 20 feet is required and 12.2 is proposed, rear yard setback where 7.5 feet to the steps are provided and 10 feet is required, and requesting a determination if a variance is required for a plunge pool as part of a front porch is required, and for the variance if it is determined that a variance is required, and

WHEREAS, all notice requirements were satisfied by the Applicant, and the Board had jurisdiction hear, consider, and decide the application; and

WHEREAS, the Board held a public hearing on March 11, 2024, and the Applicant was represented by George D. McGill, Esq.; and

WHEREAS, the Board has given due consideration to the evidence, exhibits, and testimony presented herein and does hereby make the following findings of fact and conclusions of law:

1. The premises are located in the R-50 zone. Single-family homes are a permitted use in the zone.

2. The Applicant submitted the following exhibits into evidence:

- A1. Site plan prepared by Architect Mary Hearn
- A2. Color version of elevation of proposed structure
- A3. Sheet two of package, first and second floor plan
- A4. Floor plan for half-story

- A5. Photo board showing landscaper's wall.
- A6. Rendering of view of property from westerly direction
- A7. Drainage plan prepared by William Jensen, PE
- A8. Survey of property

3. Mary Anzalone testified in support of her application. She testified that she and her husband are not yet full-time residents of the Borough of Lake Como but intend to move to the Borough on a full-time basis after the construction of the new home. Their goal is for the home to be large enough to accommodate them on a full-time basis, along with visits from their children and family members. She testified that she is interested in the plunge pool as she has multiple sclerosis and the water is comforting. She further testified that all safety requirements for pools would be met.

4. Mary Hearn, a Licensed Architect in the State of New Jersey with an office in Belmar, testified on behalf of the Applicant. She testified her goal was to build a house with a minimum number of variances, and what she did to achieve the goal. Specifically, the design and location of the structure on the lot was set to minimize the obstruction of views of the lake by her neighbors, and to meet the other requirements of the ordinances. Setback variances were limited to the rear stairs, and there would be five (5) parking spaces, the required amount.

5. William Jensen, a Licensed Professional Engineer in the State of New Jersey, testified on behalf of the Applicant. Mr. Jensen testified as to the drainage plan prepared for the property. The plans were for the drainage to be over the property to the street so as not to affect the neighbors. The Applicant stipulated that Mr. Jensen would submit amended drainage plans in which the leaders and gutters will be tied into the municipal drainage system, subject to the approval of the Board Engineer.

6. An extended discussion concerning the plunge pool was held between the Board, the Board's professionals, the Applicant, and the Applicant's professionals. It was the Applicant's position that the plunge pool was an integral part of the porch and not an accessory structure, and therefore was compliant with the Borough ordinance prohibiting accessory structures or pools in a front yard. The testimony of the Applicant and professionals was the placement of the pool minimized lot coverage issues, views of neighbors, and drainage issues, and since it was an integral part of the porch, it was not an accessory structure. A decision was made that variance relief was required and would be voted on as part of the application.

6. Robert Turchyn, 508 North Boulevard, questioned Architect Mary Hearn and Engineer William Jensen concerning placement of the house, obstruction of his views, and drainage issues. A rendering of the proposed structure was shown to him, consistent with the view of the property from his house, and he was satisfied with the response, expressing that his view would be less

obstructed than he had thought. The drainage issue was addressed when a supplemental drainage plan was required by the Board to be submitted to the Board Engineer showing drainage to be directed to a piped-in Borough inlet.

7. Dawn Taylor, 1847 Parkway, testified that she is a contiguous neighbor and that she supported the application.

8. The following variances are required:

- A. Rear yard setback where 10 feet is required and 7.5 feet is proposed.
- B. Lot depth where 100 feet is required, and 75 feet is existing.
- C. Front yard setback as 20 feet is required from the front of the balcony, and 12.2 feet is proposed.
- D. Variance to permit the placement of the plunge pool as an integral part of the front porch.

9. The Board finds that the granting of the variance relief in question will not have an adverse impact upon neighboring properties, and that this relief can be granted without causing substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan of the Borough and its ordinances.

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

1. Based on the aforesaid findings of fact, the Board concludes that the granting of the approval request by the Applicant is in the public interest and will not impair the intent and purpose of the zoning ordinance or zoning plan.
2. The following variances are hereby granted:
 - A. Rear yard setback where 10 feet is required and 7.5 feet is proposed.
 - B. Lot depth where 100 feet is required, and 75 feet is existing.
 - C. Front yard setback where 20 feet is required from the front of the balcony, and 12.2 feet is proposed.
 - D. Variance to permit the placement of the plunge pool as an integral part of the front porch.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Lake Como that the application is approved with the following conditions:

1. Submission of a drainage plan prepared by a professional engineer, subject to the approval of the Board Engineer.
2. Expanding the width of the garage doors to 9 feet and redesigning the main door so that it opens outwards and closer to the body of the house, allowing room for a car to park in the garage.
3. An easement shall be provided for the sidewalk to remain legal.
4. The sidewalk and curb on North Boulevard shall be repaired and the curb cut on North Boulevard shall be closed.
5. All construction and development on the site will be consistent with the plans, renderings, and testimony presented at the public hearing, and subject to any and all conditions set forth at the public meeting whether or not included in this resolution.
6. Subject to the Applicant complying with any and all federal, state, county, local laws, rules, and regulations affecting or pertaining to the development and use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects this approval, any condition attached hereto, or otherwise requires any changes to the plans herein approved, this matter shall be brought back before the Board for review of any such action, and the Board shall have the right to modify this approval and/or conditions attached hereto as a result of any such actions.

RESOLUTION: 2024-03

MOVED BY:

SECONDED BY:

ADOPTED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSTAIN:

The above resolution was approved by the Planning Board of the Borough of Lake Como at its Regular meeting on the 8th day of April 2024. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2024-03.

CHAIRMAN, Joseph Cavaluzzi