

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

PLANNING BOARD AGENDA

**JUNE 8, 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

STATE PLANNING COMMISSION'S 2026 ANNUAL REPORT STATE PLANNING COMM.

V. MEMORIALIZATION OF RESOLUTION NO. 2026-05:

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

VI. VARIANCE APPLICATION:

**FROONJIAN, HARRY CRAIG & RENEE
318 - 17TH AVENUE
B - 1 L - 9**

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, JULY 13, 2026 AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

APPLICANT: JOHN AND DEIRDRE TONERO, HW
ATTORNEY: UNREPRESENTED
APPLICATION NUMBER: 25-06
BLOCK: 15 LOT: 8
PROPERTY: 1817 PINE TERRACE, LAKE COMO, NJ

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

WHEREAS, the applicants John Toner and Deirdre Toner, applicants appeared before the Board on two occasions, specifically, April 13, 2026 and May 11, 2026 with their engineer Michael De Blasio, who presented testimony and exhibits wherein the applicants sought bulk variance relief wherein the applicants sought to demolish the existing single family dwelling house and construct a new two and one-half story dwelling house with a concrete patio, shed, covered rear porch, rear staircase and other assorted site improvements; and

WHEREAS, the applicants submitted a series of plans reflecting the subject property as part of the application process reflecting the location and situs of the said proposed dwelling house and other improvements; and

WHEREAS, the applicants appeared with their engineer Michael DeBlasio, PE and presented his testimony in support of the application and who identified the proposed structure and identified an ariel view of the site as well as a photograph of the proposed improvements; and

WHEREAS, the Board, having given due consideration to the exhibits submitted into evidence, and the testimony presented by and on behalf of the applicant, makes the following findings of fact:

1. The subject property is located at 1817 Pine Terrace in the Borough of Lake Como and within the R-40 zone of the Borough of Lake Como.
2. The subject property is undersized in terms of lot area, frontage, and width for the zone. Such conditions are pre-existing and cannot be cured by the applicant.
3. The proposed use of the premises as a single-family dwelling house is consistent with the use requirements in the zone wherein the subject property is located.
4. The applicant presented testimony of Mr. Michael De Blasio, who, being qualified as a professional engineer and he testified that the subject construction was consistent with the use in the zone and that the proposed dwelling house was

relocated to the rear of the property to ensure closer compliance with the relevant bulk zoning ordinance as to setbacks. Moreover, and most significantly, the applicant initially sought use variance pursuant to section "D" of the Municipal Land Use Law, based upon the fact that the dwelling house was originally contemplated to exceed the permitted height requirement by greater than ten per-cent of the requirement. Applicant, at the May 11, 2026 hearing abandoned such request for relief and presented testimony that the house would be totally compliant with the height requirements of the R-40 zone. Moreover, with the exception of the preexisting undersized nature of the subject parcel, Mr. DeBlasio testified that the subject proposed dwelling house would be otherwise compliant with the setbacks and all other bulk requirements of the R-40 zone.

5. Testimony was provided by Michael DeBlasio as to the intended use of the house and Mr. DeBlasio also testified that he believed that the Board could properly grant the variance relief sought without undue harm to either the letter and spirit of the local zoning ordinance and the Municipal Land Use Law.
6. The Board raised issue with an easement for a shared driveway easement between the subject property located at 1817 Pine Terrace and 1819 Pine Terrace. Applicant presented testimony and a termination of the said easement which was executed on or about October 7, 2025 and recorded in the Office of the Monmouth County Clerk on or about November 6, 2026.
7. The following exhibits were moved into Evidence
 - a. A-1 was a architectural plan dated October 28, 2025 and revised on November 17, 2025 consisting of two sheets prepared by Matthew Evans, AIA;
 - b. A-2 was a topographic survey for 1817 Pine Terrace dated September 22, 2025 with no revisions and prepared by Marc Cifone, consisting of one sheet; and
 - c. A-3 was a grading plan for 1817 Pine Terrace prepared by Michael DiBlasio, PE, dated November 17, 2025 and revised on February 19, 2026 consisting of one sheet.
8. Christina McKelvey, a neighbor residing at 1819 Pine Terrace in Lake Como, testified and raised a question as to height of any proposed fencing on the subject property and in particular, the placement of the fence along 40 feet of the driveway which abuts the subject property, and which was addressed by the applicant and stipulated that no proposed fence would be constructed along the said 40 feet of the driveway.

THEREFORE, the Board finds that the relief sought by the applicant with respect to this application,, specifically the following variances, may be granted based upon the criteria

of “undue hardship” as articulated in the provisions of section (c)(1) of the Municipal Land Use Law without undue hardship or offense to either the Municipal Land Use Law or the Local Zoning Ordinance in the Borough of Lake Como, and that the granting of such relief may be effectuated without impairment of the intent or purpose of the Lake Como Zoning Ordinance or zoning plan. The variances approved are:

1. Applicants may Raze the existing house on the subject property and construct a two and a half story residential dwelling house in accordance with the plans as placed into evidence before the Board at the April 13 and May 11, 2026 hearing.

NOW THEREFORE, BE IT RESOLVED that the Lake Como Planning Board concludes that the granting of the application requested by the applicant will not impair the zoning plan for the R-40 zone or the Borough subject to all the conditions set forth in this Resolution.

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

1. Applicant has established that the subject easement between 1817 Pine Terrace and 1819 Pine Terrace has been and shall continue to be vacated;
2. The basement of the proposed dwelling house shall be constructed and raised TWO FEET above the high water table as noted in the testimony and engineering commentary which was presented and developed during the course of the subject hearing;
3. The proposed dwelling house shall be constructed in accordance with all plans, drawings, permits and any other requirements and/or representations by the applicant as to the said construction thereof;
4. There shall be no additional bulk variances granted as none were sought other than the size of the subject lot, which is pre-existing with respect to the subject application;
5. Any fencing shall be constructed in accordance with all applicable requirements of the R-40 zone;
6. All construction shall be constructed in accordance with any and all applicable regulations and requirements of the Lake Como Building department as may be required.

THEREFORE, the application to grant the bulk relief sought by the Applicant with respect to the Pergola as testified to during the course of the hearing and consistent with the updated plans presented during the course of such hearing is hereby GRANTED.

RESOLUTION

MOVED BY:

SECONDED BY:

ADOPTED BY THE FOLLOWING VOTES

AYES

NAYS:

ABSTENTIONS

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the 11th day of May 2026. I do hereby certify that the foregoing is a true and correct copy of the Planning Board Resolution No: 2025-

Chairman,



Borough of Lake Como

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

Kevin G. Higgins
Mayor

Andrew Huisman
Administrator

PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY	
Application Number:	<u>26-</u>
Received By:	<u>N/A</u>
Fees Collected:	<u>\$300 APP / \$150 ESC</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
Harry Craig Froomjian and Renee Froomjian
318 Seventeenth Ave., Lake Como, NJ 07719
Phone: 201-747-0057; Email: hcfdmd@gmail.com
2. If the applicant is being represented by an attorney, please state name, address & telephone number
Jeffrey P. Beekman, Esq., The Beekman Law Firm, LLC
47 Main Avenue, PO Box 395, Ocean Grove, NJ 07756
Phone: 732-774-8262 x107; Email: Jeffrey.Beekman@Beekmanlaw.com
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:
Applicant and Owner are the same

Ck# 205 \$ 70⁰⁰ Rec'd by VHY Date 2/13/26 Permit # 226-09

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

Borough of Lake Como Sosa

Zoning Application for Residential and Commercial Properties

ZONING

1. **Address of Property:** 318 17th Avenue, Lake Como

Block: 1 **Lot:** 9 **Zone:** R-40

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

3. **Applicant's Name*:** Caroline Grieco

Address: P.O. BoX 405 Manasquan, NJ 08736 (email: caroline@maeve-arch.com)

Phone Number: 732-245-8201

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

4. **Owner's Name:** H. Craig and Renee Froomjian

Address: 318 17th Avenue, Lake Como

Phone Number: 201-747-0057

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: _____
shed and fence is existing to remain, see site plan, rear deck is 6' w x 3'-6" deep (landing at stair)

Water Line: Existing New Upgraded

Sewer Line: Existing New Upgraded

Dimension of New Building/Addition: SEE BELOW **Height of New Building/Addition:** _____

Area of New Building/Addition: _____ sq. ft. **Number and Types of Rooms:** MUD, 1/2 BATH AT REAR
EXPANDED LIVING SPACE AT FRONT, (4) BEDROOMS, BATH & LAUNDRY ROOM AT NEW 2ND FLOOR + UNFINISHED ATTIC ABOVE

* 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 UPPER LEFT CORNER OF SHEET Z-100 FOR FULL DESCRIPTION. SEE ELEVATIONS FOR NEW BUILDING HEIGHT = 34'-0"

1-STORY, ADDITION REAR = 9' X 12'6" = 112.5 S.F., 13'9 1/2" HT., FRONT ADDITION = 28'-2" X 3' = 84.5 S.F., 2ND FLOOR ADDITION 28'2" X 36'-9" = 1,089.2 S.F.

* SEE FULL-SIZE PLAN FILED w/ ZONING APP.



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

Done
Zoning Permit

Permit Number: Z2600009	Permit Issue Date: 02/27/26	Invoice #: 26-00041
Application Id: 5052	Application Date: 02/27/26	
Owner/Property Details		
Block/Lot/Qual: 1. 9.	Phone #: (201)747-0057	
Owner Name: FROONJIAN, HARRY & RENEE	Zoning District:	
Address: 318 SEVENTEENTH AVENUE LAKE COMO, NJ 07719	Location: 318 SEVENTEENTH AVENUE	
Contractor: MAEVE ARCHITECTURE LLC		
Address: P.O. BOX 405 MANASQUAN, NJ 08736		
Phone Number: (732)245-8201		
License #:		
This is to certify that the above description, premises together with any building thereon, are used as or for:		
ADDITION/ALTERATION PLUNGE POOL OUTDOOR SHOWER		
Conditions:		
DENIED		
1. ADDITION MUST BE MEET THE 3' SIDE SETBACK.		
2. SECOND FLOOR BALCONY NOT PERMITTED IN THE 20' FRONT SETBACK, ONLY AN 8' FIRST FLOOR OPEN PORCH.		
3. (3) 9'x19' PARKING SPACES ARE REQUIRED FOR 5 BEDROOMS.		
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

[Signature] 2/27/26
 Date

Tax Board ▶

Mod IV

New Search		Assessment Postcard		Property Card					
Block:	1	Prop Loc:	318 SEVENTEENTH AVENUE	Owner:	FROONJIAN, HARRY & RENEE	Square Ft:	997		
Lot:	9	District:	1346 LAKE COMO	Street:	318 SEVENTEENTH AVENUE	Year Built:	1950		
Qual:		Class:	2	City State:	LAKE COMO, NJ 07719	Style:	RH		
Additional Information									
Prior Block:	20.A	Acct Num:		Addl Lots:		EPL Code:	0 0 0		
Prior Lot:	71	Mtg Acct:		Land Desc:	40X100	Statute:			
Prior Qual:		Bank Code:	0	Bldg Desc:	1SF	Initial:	Further:		
Updated:	10/09/24	Tax Codes:		Class4Cd:	0	Desc:			
Zone:	R-40	Map Page:	2	Acreage:	0.092	Taxes:	8141.25 / 0.00		
Sale Information									
Sale Date:	09/29/23	Book:	9663	Page:	1145	Price:	780000	NU#:	10
Sr/a	Date	Book	Page	Price	NU#	Ratio	Grantee		
More Info	05/22/01	8025	6544	175000		58.63	DOWNS, RICHARD E & GAIL L		
More Info	05/22/01	8046	6518	1	3	0	DOWNS, RAYMOND E & GAIL L		
More Info	09/15/16	9189	679	520000		74.58	SOVA, CARL		
More Info	09/29/23	9663	1145	780000	10	89.55	FROONJIAN, HARRY & RENEE		
TAX-LIST-HISTORY									
Year	Property Location	Len/Trms/Tot E	Description	Assessed	Property Class				
<u>2026</u>	318 SEVENTEENTH AVENUE			675000	0 849100	2			
				174100					
				849100					
<u>2025</u>	318 SEVENTEENTH AVENUE			640000	0 812500	2			
				172500					
				812500					
<u>2024</u>	318 SEVENTEENTH AVENUE			600000	0 772900	2			

Block 1 Land Desc 40X100
 Lot 9 Bldg Desc 1SF
 Qual Addl Lots
 Acct# Acreage 0.092 Class 2
 Owners Name
 Street Address
 City & State
 Property Location 318 SEVENTEENTH AVENUE
 Bank zip 07719 zone R-40
 Land Impr Total 675,000 174,100 849,100
 Exemption Code Value 2
 Net Taxable Value Deductions Cd No-Ow

DESCRIPTION

SITE INFORMATION

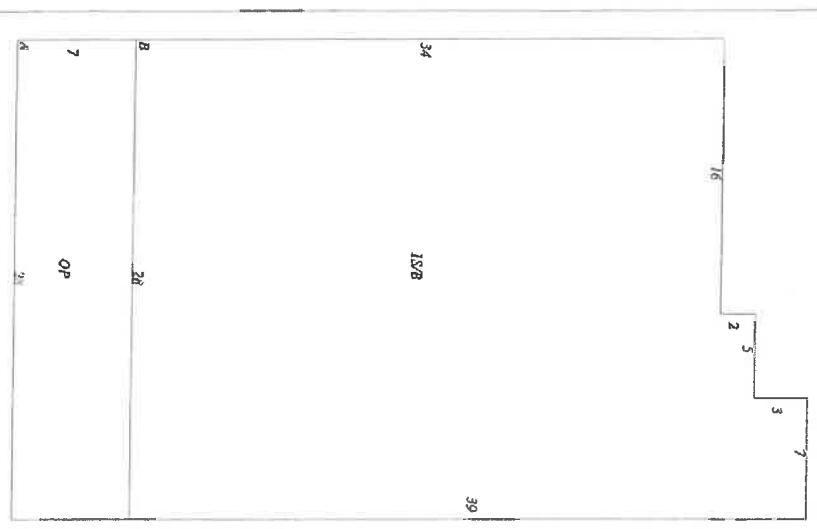
Sewer: YES
 Water: YES
 Gas: YES
 Topography: LEVEL
 Road: PAVED

BUILDING INFORMATION

Type and Use: ONE FAMILY
 Story Height: ONE STORY
 Style: RANCH
 Exterior Fin: VINYL SIDING
 ASBESTOS SIDING
 HIP
 Roof Type: ASPHALT SHINGLE
 Roof Material: CONC/G/IND BLK
 Foundation: GOOD
 Condition: GOOD
 Quality: 16
 Source: ESTIMATED
 Bath: Mod: Avg: 1 Old:
 Kitchen: Mod: 1 Avg: Old:
 Room Count: Tot: 4 Bed: 2 Bth: 1
 Year Built: 1950
 Eff Age (Years): 45
 Livable Area: 997

SALE DATE 00/00/00
 SALE PRICE 0

SKETCH





* THIS SHEET HAS BEEN DRAWN USING CAPSULED AREA DATA FROM THE 2022 TAX MAP AND AERIAL PHOTOGRAPHS (A.P.) AND AERIAL PHOTOGRAPHS (A.P.)

SHEET 4

TAX MAP
BOROUGH OF LAKE COMO
 MONMOUTH COUNTY
 ERICK E. MUFF
 DATE: 10/24/2023

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON OCTOBER 24, 2023 BY NEISSA THOMAS AND MATTHEW LOVER AND ASSIGNED SERIAL NUMBER 1156

REVISIONS			
DATE	BY	LEHD	LOT





Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	6865307	8374809
	Recorded Document to be Returned by Submitter to: ALL AHEAD TITLE AGENCY 46 HIGHWAY 36 KEYPORT, NJ 07735		

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2023070796
 RECORDED ON
 Oct 11, 2023
 2:24:45 PM
 BOOK:OR-9663 PAGE:1145
 Total Pages: 6

REALTY TRANSFER FEES \$7,093.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$7,163.00

Submission Date (mm/dd/yyyy)	10/10/2023
No. of Pages (excluding Summary Sheet)	4
Recording Fee (excluding transfer tax)	\$70.00
Realty Transfer Tax	\$7,093.00
Total Amount	\$7,163.00
Document Type	RECORDED/NO EXEMPTION FROM REALTY TRANSFER FEE
Electronic Recording Level	L2 - Level 2 (With Images)
Municipal Code	LAKE COMO 4601
1457283	

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
 COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF MONMOUTH COUNTY FILING RECORD.
 RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared by: Joseph C. Jasciflis, Esq.

DEED

This Deed is made on September 25, 2023

BETWEEN

Christine A. Sova as Executrix, Under the Last Will and Testament of Carl Sova, Deceased, whose address is 524 Borrie Avenue, Brielle, N.J. 08730, referred to as the Grantor,

AND

Harry Froomjian and Renee Froomjian, husband and wife, whose address is about 318 Seventeenth Avenue, Lake Como, N.J. 07719, referred to as the Grantee

The word "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of SEVEN HUNDRED EIGHTY THOUSAND and 00/100 DOLLARS (\$780,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Lake Como; Block No. 1 ; Lot No. 9

Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Lake Como, County of Monmouth, and State of New Jersey. The legal description is:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land and premises conveyed to Carl Sova, by Deed from Raymond E. Downs and Gail L. Downs, Husband and Wife, dated September 15, 2016, recorded September 28, 2016, in the Monmouth County Clerk/Registar's Office in Deed Book: OR-9189, Page 679.

Thereafter, the said Carl Sova, (a.k.a.: Carl Stephen Sova), departed this life on or about July 1, 2023, a resident of Monmouth County, New Jersey, leaving a Last Will and Testament dated January 9, 2004, having no codicils, duly filed in the Monmouth County Surrogate's Office bearing Docket Number 274215, whereupon Christine A. Sova, was appointed Executor of the Estate on July 20th, 2023. Carl Sova, (a.k.a.: Carl Stephen Sova), left surviving issue, one daughter, Amanda M. Vizzacco and one son, Stephen G. Sova. The said Carl Sova, (a.k.a.: Carl Stephen Sova), devised all of the Rest Residue and Remainder of His Estate to his daughter, Amanda M. Vizzacco and his son, Stephen G. Sova.

BEING the same premises conveyed to Richards Downs and Gail L. Downs, husband and wife by Deed from Richard C. Dworzak and Dianne M. Dworzak f/k/a Dianne M. Brown, husband and wife, dated May 22, 2001 and recorded May 30, 2001 in the Monmouth County Clerk's Office in Deed Book 8025, Page 6544.

BEING the same premises conveyed to Raymond E. Downs and Gail L. Downs, husband and wife by Deed from Richard C. Dworzak and Dianne M. Dworzak f/k/a Dianne M. Brown, husband and wife, dated May 22, 2001 and re-recorded August 24, 2001 in the Monmouth County Clerk's Office in Deed Book 8046, Page 6518. NOTE: The said Deed was re-recorded August 24, 2001, in Deed Book 8046, Page 6518, to correct the spelling of the Grantee Raymond E. Downs.

Subject to easements, if any, existing restrictions of record, if any, the effect, if any, of municipal zoning laws and other applicable municipal and governmental regulations and facts shown by an accurate survey.

GIT/REP-3
(2-21)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)

Christine A. Sova as Executrix, Under the Last Will and Testament of Carl Sova, Deceased

Current Street Address
524 Borrie Avenue

City, Town, Post Office
Brielle

State
NJ

ZIP Code
08730

Property Information

Block(s)

Lot(s)
9

Qualifier

Street Address
318 Seventeenth Avenue

City, Town, Post Office
Lake Como

State
NJ

ZIP Code
07719

Seller's Percentage of Ownership
100

Total Consideration
\$780,000.00

Owner's Share of Consideration
\$780,000.00

Closing Date 9/29/23

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declarations

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/25/23
Date

Christine Sova, Exec.
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

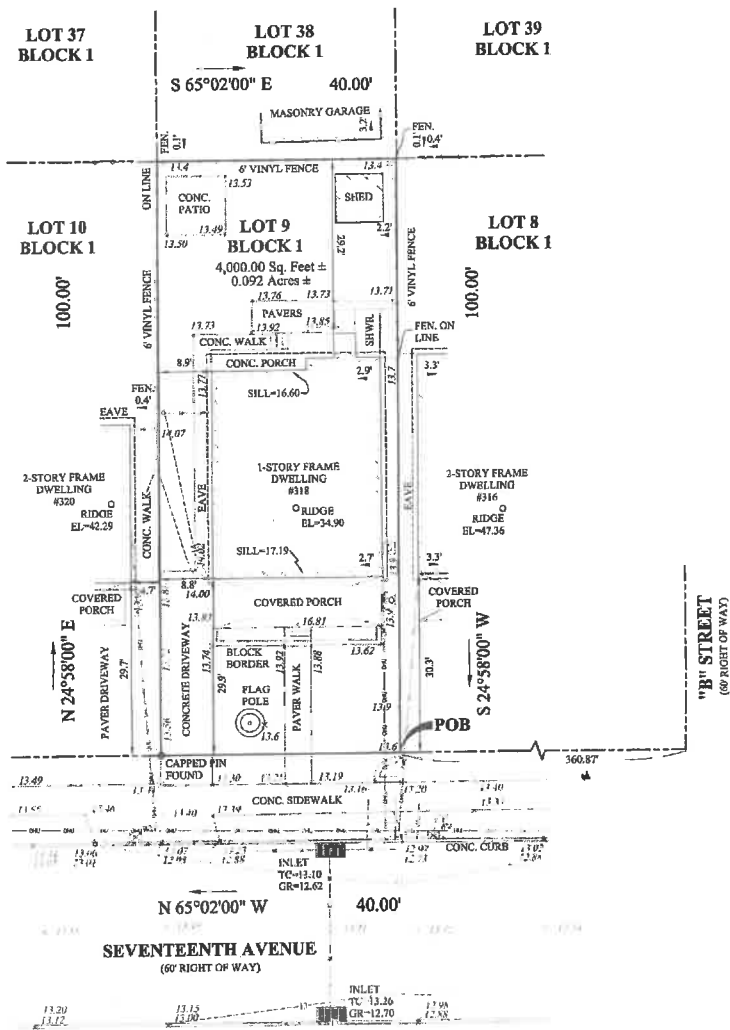
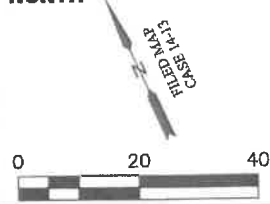
Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

BOUNDARY AND TOPOGRAPHIC SURVEY

NORTH



CERTIFIED:

1. FROONJIAN HARRY & RENEE.

REFERENCES:

1. DEED BOOK 9189 PAGE 679,
2. TAX MAP LAKE COMO BOROUGH, LOT 9, BLOCK 1
3. BEING KNOWN AND DESIGNATED AS LOTS 71 AND 72 IN BLOCK 1 AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF LOTS IN SOUTH BELMAR, MONMOUTH COUNTY, NEW JERSEY, THE PROPERTY OF AUGUSTUS WOOLLEY, SPRING LAKE, NEW JERSEY, SURVEYED AND DRAWN BY J.H. EMLIN, MUNICIPAL ENGINEER, AVON BY THE SEA, NEW JERSEY" SITUATED IN THE BOROUGH OF LAKE COMO, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, FILED ON MARCH 29, 1945 IN THE MONMOUTH COUNTY CLERK'S OFFICE AS CASE NO. 14-13.

NOTES:

1. "A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(D)".
2. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR THE CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE OR ASSUME ANY LIABILITY FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO SURVEY AFFIDAVIT, RESALE OF THE PROPERTY OR ASSIGNMENT OF THE SURVEY TO ANY PERSON NOT SO NAMED.
3. THIS MAP OR ANY PART THEREOF IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT BY ANDRZEJ NAMYSLAK, PLS.
4. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
5. WETLANDS, FLOOD ZONE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT ASSESSED OR SURVEYED AS PART OF THIS SURVEY.
6. ALL UNITS ARE IN US SURVEY FEET.
7. ELEVATIONS SHOW ARE REFERENCED TO NAVD 88.

REV. - CHECK/CONFIRM CURB ELEVATIONS - 4/10/26
 REV. - ADD TOPO - 3/11/26



GEOSPATIAL
 SURVEYING & LAYOUT

GEOSPATIAL SURVEYING & LAYOUT

Certificate of Business Authorization:
 24GA28278100
 410 LAFAYETTE AVE.,
 WYCKOFF, NJ, 07481
 TEL.: (201)268-2992
 Email: Info@Geo-SL.com
 www.Geo-SL.com

FIELD DATE:	08/08/25
APPROVED:	08/10/25
ANDRZEJ NAMYSLAK, P.L.S. PROFESSIONAL LAND SURVEYOR	
<i>(Signature)</i>	
NJ Lic. No. 24G804335900 NY Lic. No. 051014	

BOUNDARY & TOPOGRAPHIC SURVEY
OF THE PROPERTY LOCATED AT:
318 SEVENTEENTH AVENUE,
LAKE COMO BOROUGH, 07719, NJ
COUNTY OF MONMOUTH,
LOT 9, BLOCK 1.

(11"x17")
 SCALE 1"=20' 25-1099

PROJECT NO. 2015

ALTERATION &
ADDITION TO EXIST.
SINGLE FAMILY
Dwelling
**FROONJIAN
RESIDENCE**
318 SEVENTEENTH
AVE. LAKE CONO,
NEW JERSEY 07719
CONTRACT NO. 151
BLOCK 1

**MAEVE
Architecture LLC**

P.O. BOX 405
Manasquan, NJ 08726
Tel: 732.261.1111
www.maeve-arch.com

MAEVE ARCHITECTURE LLC IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. WE ARE AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER.



Matthew J. Maev
Professional Engineer
No. 3013
State of New Jersey
Mechanical

ISSUE: 2015.07.01
DATE: 2015.07.01
SCALE: AS SHOWN
DRAWN BY: JMM

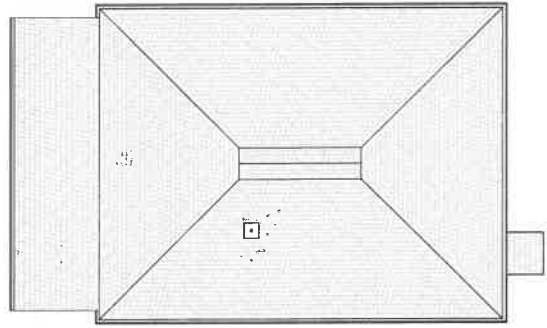
REVISIONS:	NO.	DATE:	BY:	REASON:

CONTRACTORS:

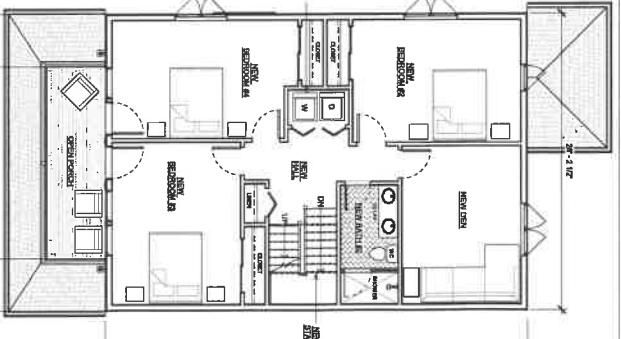
SHEET NAME:
EXISTING AND PROPOSED 1ST FLOOR PLAN
EXISTING AND PROPOSED 2ND FLOOR PLAN
EXISTING AND PROPOSED ATTIC FLOOR PLAN

SHEET NUMBER:
Z-101

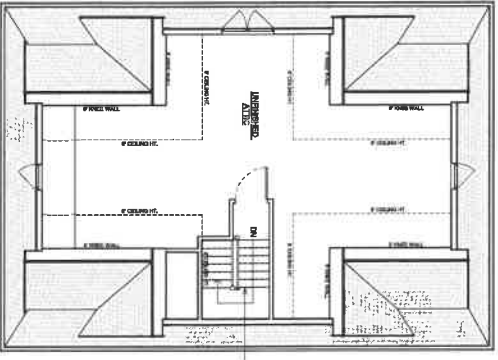
PAGE NUMBER:
2 OF 4



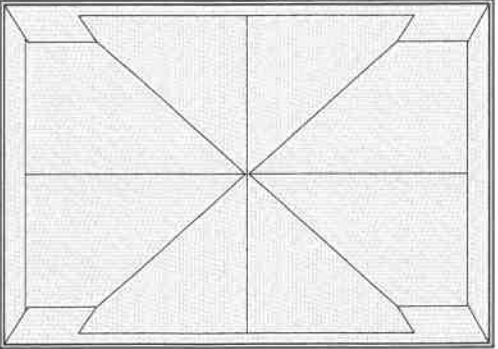
3 EXISTING ROOF PLAN
Scale: 3/8" = 1'-0"



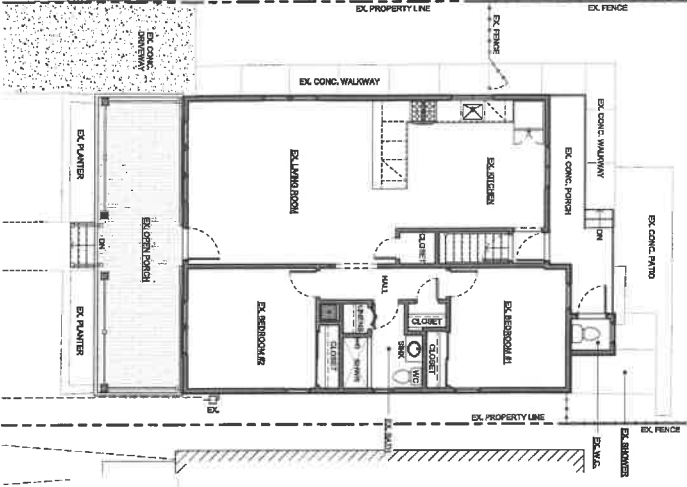
4 PROPOSED 2ND FLOOR PLAN
Scale: 3/8" = 1'-0"



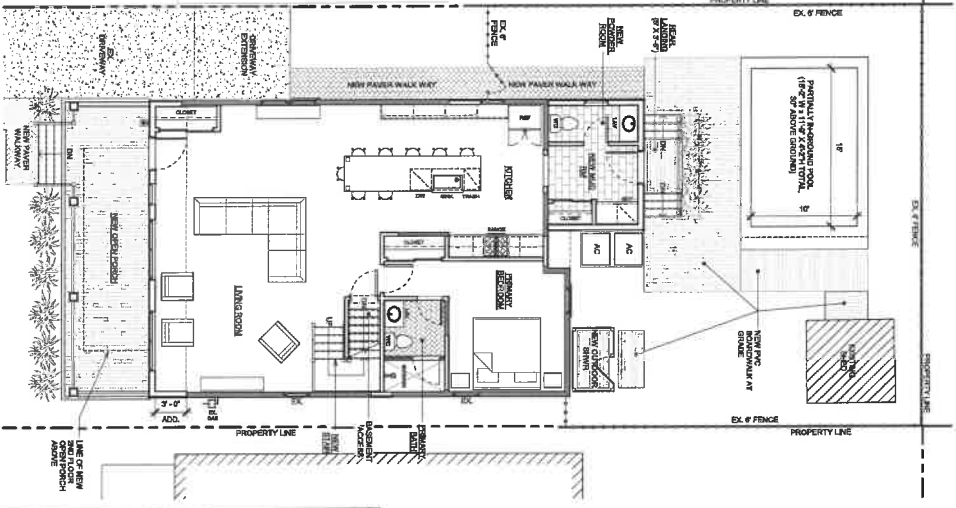
5 PROPOSED ATTIC FLOOR PLAN
Scale: 3/8" = 1'-0"



6 PROPOSED ROOF PLAN
Scale: 3/8" = 1'-0"



1 EXISTING 1ST FLOOR PLAN
Scale: 3/8" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN
Scale: 3/8" = 1'-0"

ALTERATION & ADDITION TO EXIST. SINGLE FAMILY DWELLING
FROONJIAN RESIDENCE
 318 SEVENTEENTH AVE. LAKE COMO, NEW JERSEY, 07719 MONMOUTH COUNTY, LOT 191 BLOCK 1

MAEVE Architecture LLC
 P.O. BOX 495
 Mahaniquan, NJ 08736
 (973) 245-8351
 (4) centralnj@maevearch.com

ISSUES:
 DATE: 05/24/2024
 BY: K.L.E.S.
 ZONING BOARD REVIEW DATE: 05/24/2024
 APPROVED BY: [Signature]
 NJ LIC. 240002000
 NJ LIC. 2400021

REVISIONS:
 NO. DATE NOTES

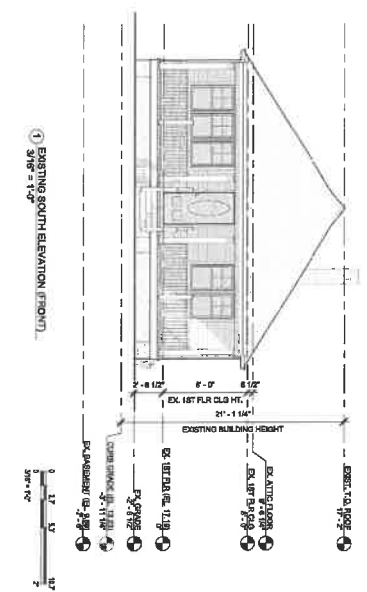
COMMENTS:

SHEET NAME:

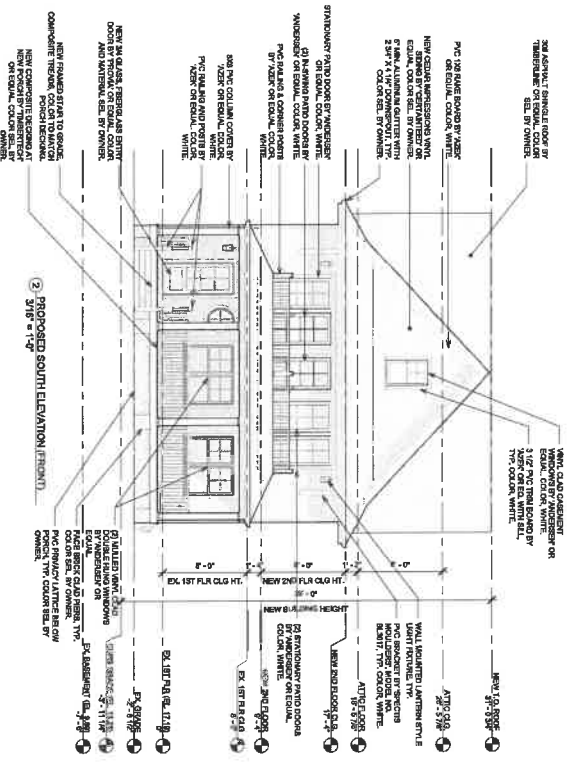
EXISTING AND PROPOSED FRONT AND SOUTH ELEVATIONS

SHEET NUMBER: **Z-102**

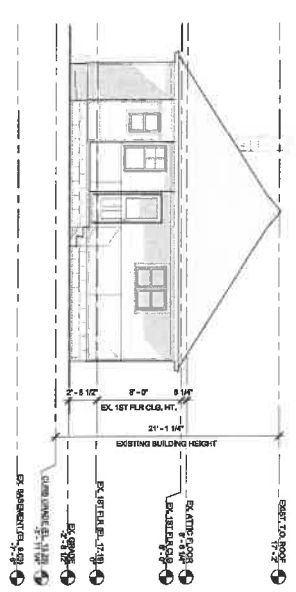
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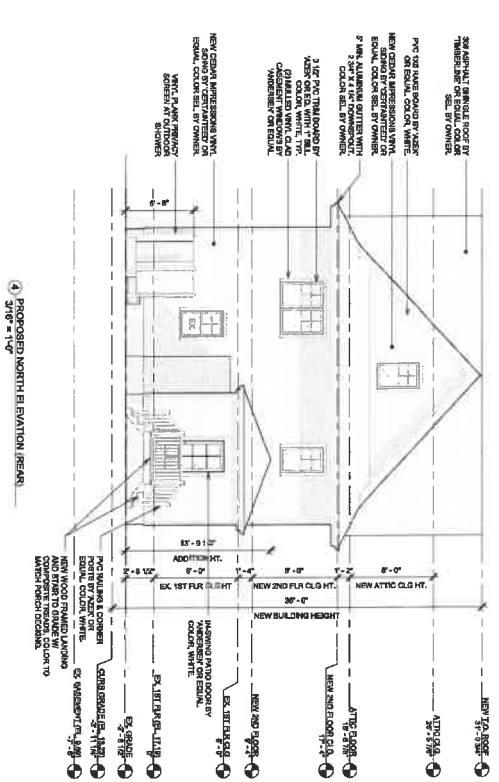
1 EXISTING SOUTH ELEVATION (FRONT)
 3/16" = 1'-0"



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



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



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

NEW 2ND FLOOR PORCH BY WINDOW OR TRANSOM ON EQUAL, COLOR WHITE, SILL BY OWNER.

NEW 2ND FLOOR PORCH BY WINDOW OR TRANSOM ON EQUAL, COLOR WHITE, SILL BY OWNER.

NEW 2ND FLOOR PORCH BY WINDOW OR TRANSOM ON EQUAL, COLOR WHITE, SILL BY OWNER.

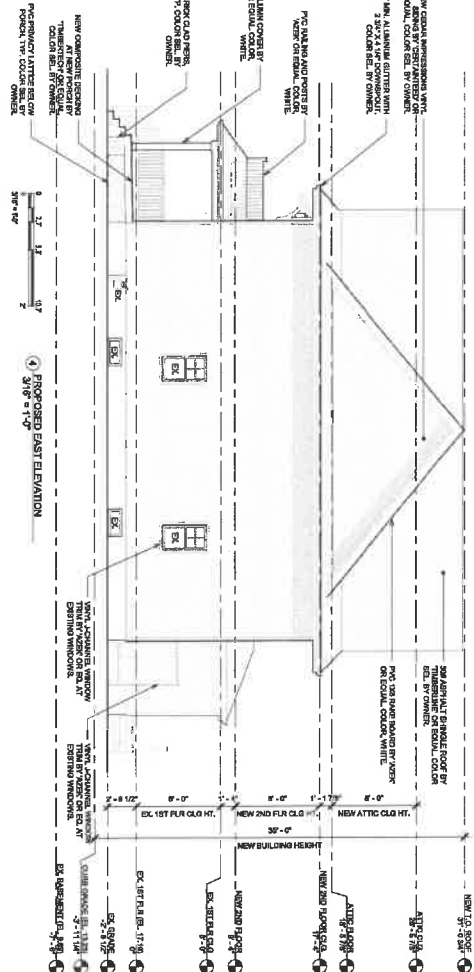
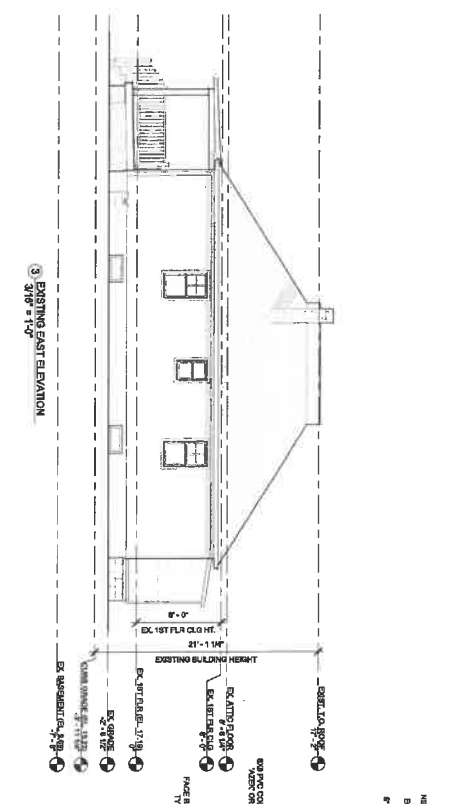
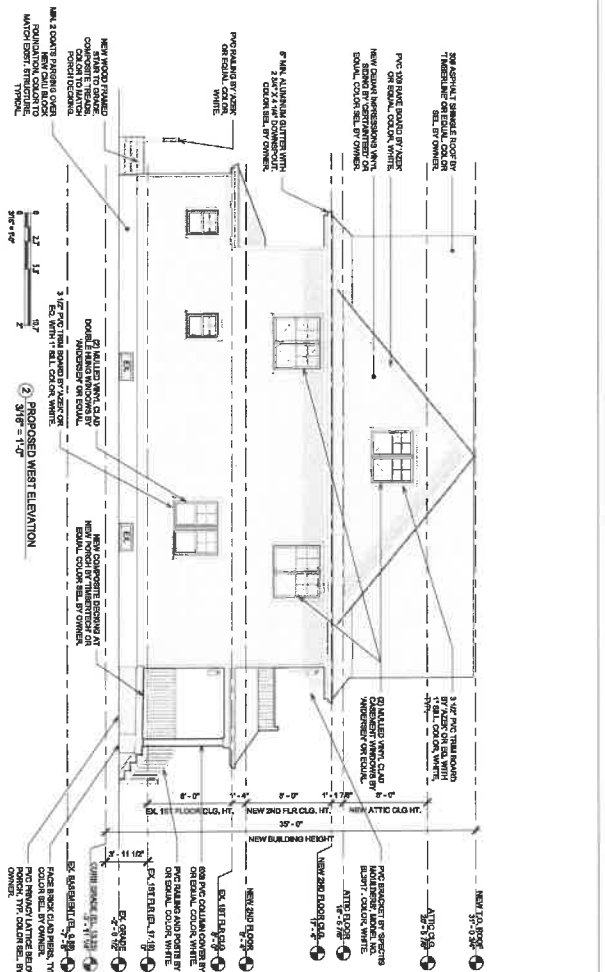
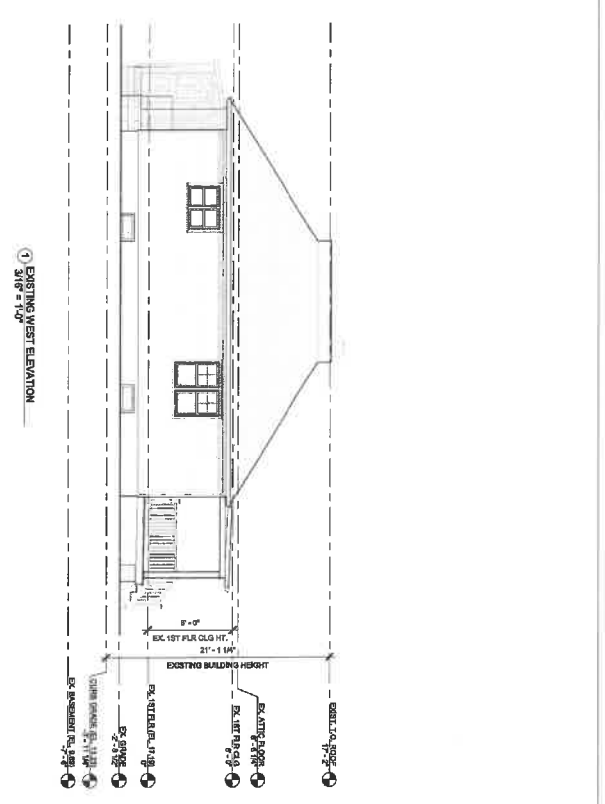
NEW 2ND FLOOR PORCH BY WINDOW OR TRANSOM ON EQUAL, COLOR WHITE, SILL BY OWNER.

NEW 2ND FLOOR PORCH BY WINDOW OR TRANSOM ON EQUAL, COLOR WHITE, SILL BY OWNER.

NEW 2ND FLOOR PORCH BY WINDOW OR TRANSOM ON EQUAL, COLOR WHITE, SILL BY OWNER.

NEW 2ND FLOOR PORCH BY WINDOW OR TRANSOM ON EQUAL, COLOR WHITE, SILL BY OWNER.

NEW 2ND FLOOR PORCH BY WINDOW OR TRANSOM ON EQUAL, COLOR WHITE, SILL BY OWNER.



PROJECT NO. 28816

ALTERATION & ADDITION TO EXIST. DWELLING

FROONLIAN RESIDENCE

316 SEVENTEENTH AVE, LAKE CO., OHIO 44129

NEW MIDDLETOWN COUNTY, LOT 91 BLOCK 1

MAEVE Architecture LLC

P.O. BOX 485
Middletown, OH 44881
(419) 931-2444
m@maeve.com

DATE: 08/11/2016

SCALE: AS SHOWN

REVISIONS:

NO.	DATE	NOTES

CONSULTANTS:

DRAWING AND PROPOSED SIZE ELEVATIONS

SHEET NUMBER: 4 OF 4

Z-103

ZONING CHART

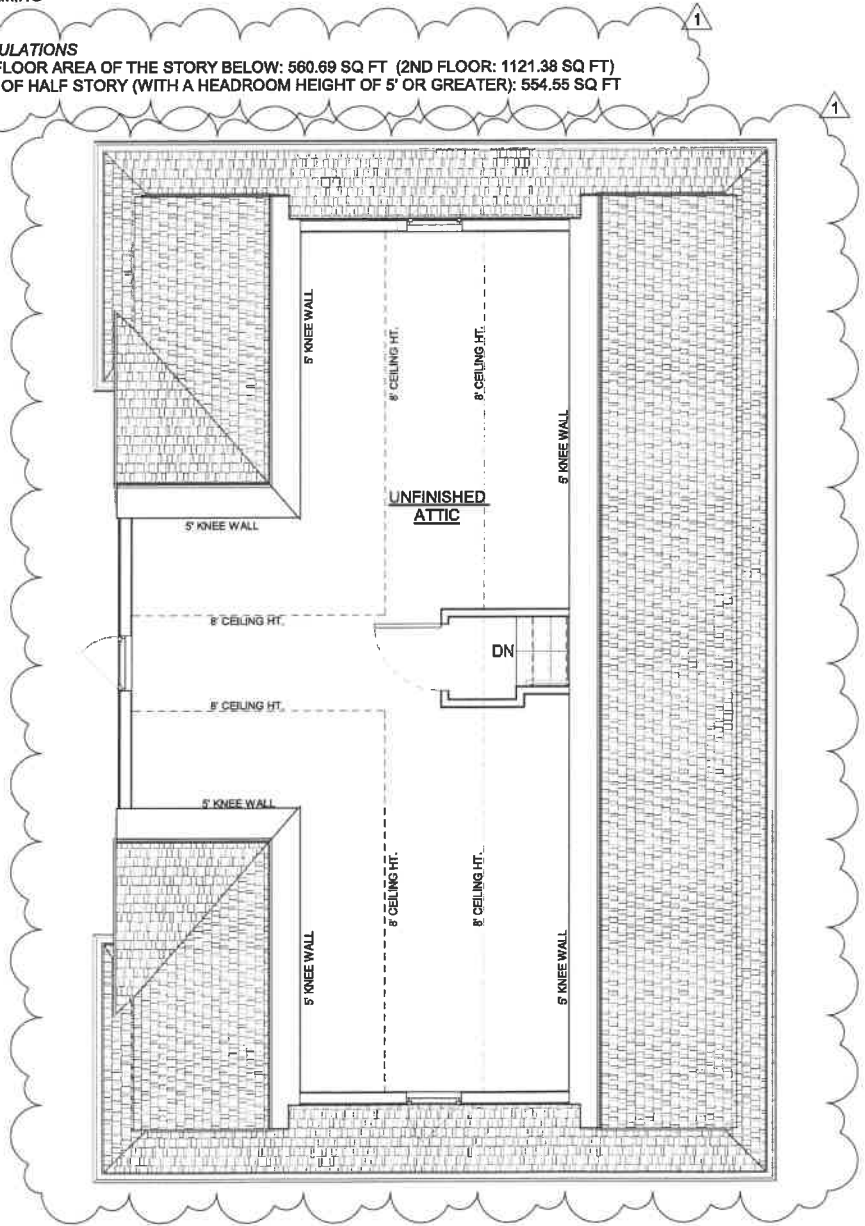
LAKE COMO, NEW JERSEY
R40 - RESIDENTIAL, SINGLE-FAMILY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT DIMENSIONS (PRINCIPAL BUILDING)			
MIN. LOT AREA	4,000 S.F.	4,000 S.F.	N/C
MIN. LOT FRONTAGE	40 FT	40 FT	
MIN. LOT WIDTH	40 FT	40 FT	N/C
MIN. LOT DEPTH	100 FT	100 FT	N/C
MIN. YARD SETBACKS (PRINCIPAL BUILDING)			
FRONT YARD	20 FT	29.9 FT	26.9 FT
FRONT OPEN PORCH (1ST FLOOR)	12 FT	21.6 FT	18.6 FT
FRONT OPEN PORCH (2ND FLOOR)	20 FT	NONE	20.7 FT
REAR YARD	10 FT	29.2 FT	22.7 FT
SIDE YARD	3 FT EA.	8.8 FT/2.7 FT*	3'-0"
MIN. YARD SETBACKS (ACCESSORY BUILDING)			
REAR YARD	3 FT	2.6 FT*	N/C
POOL	5 FT	-	5 FT
MAX. LOT COVERAGE			
MAX. BUILDING AREA COVERAGE	40%	32.7%	38.8%
TOTAL IMPERVIOUS AREA COVERAGE	60%	54.0%	60%
FRONT YARD IMPERV. COVERAGE	50%	36.7%	33.5%
MAX. BUILDING HEIGHT			
ALL OTHER ROOFS	2.5 STORIES /35 FT	1 STORY /19'-10 1/2"	2.5 STORIES /33 FT
OFF STREET PARKING SPACES/ BEDROOMS	(2) 9FT X 19FT/ (4 BEDS)	(1) 8.8FT X 19FT* (2) BEDS	(2) 8.8FT X 19 FT/ (4) BEDS

* EXISTING NON-CONFORMING
N/C - NO CHANGE

HALF-STORY AREA CALCULATIONS

50% OF THE ENCLOSED FLOOR AREA OF THE STORY BELOW: 560.69 SQ FT (2ND FLOOR: 1121.38 SQ FT)
ENCLOSED FLOOR AREA OF HALF STORY (WITH A HEADROOM HEIGHT OF 5' OR GREATER): 554.55 SQ FT



MAEVE Architecture, LLC
P.O. BOX 405 MANASQUAN, NJ 08736
(e) caroline@maeve-arch.com

ALTERATION & ADDITION
PROJECT NO.: 25015

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

HALF STORY (ATTIC)
Scale As indicated
Date 06.05.26
Z-105



architects + engineers

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

| ENGINEERING NJ #24GA28019100

May 27, 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
Froonjian Variance Application
318 17th Avenue
Block 1, Lot 9
H2M Project No. LKCP 2602**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes an Alteration and Addition Plan (4 sheets) prepared by Caroline Grieco, R.A., dated April 13, 2026, Boundary and Topographic Survey prepared by Andrzej Namyslak, P.L.S., dated August 8, 2025; 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.

General

The property in question is located on the northern side of 17th Avenue, approximately 275 feet west of the intersection with New Bedford Road. This location is within the Borough's Residential Zone 40 (R-40). The property is of rectangular shape and currently contains a 1-story frame dwelling with covered front porch, a shed, concrete driveway, and rear patios. The Applicant proposes to construct multiple additions, including a second floor and half story addition to the existing dwelling, a rear 1-story addition, and an addition in the front of the dwelling. The Applicant further proposes to construct a new pool, a driveway expansion, paver walkways, boardwalk patio, and exterior shower. The existing lot and proposed lot are conforming; however, the existing dwelling and proposed dwelling are non-conforming for the zone.

Land Use/Site Planning Issues

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

1. Code Section 17-9.1 sets forth the development criteria for the R-40 Zone. My review of these criteria in conjunction with the proposed plan identified the following non-conformities:

- o Side Yard Setback (east) – 3 feet minimum, 2.7 feet existing, **2.7 feet proposed**;
- o Building Height – 35 feet maximum, 19.88 feet existing, **35.05 feet proposed**
- o Acc. Side Yard Setback (shed) – 3 feet minimum, **2.2 feet existing/proposed**;
- o Acc. Rear Yard Setback (shed) – 3 feet minimum, **2.6 feet existing/proposed**; and
- o Number of Stories – 2.5 stories maximum allowable, **3 stories proposed**.

The existing non-conformities cited above are provided for the Board's information, however, the items **bolded** above will require variance relief through this application.

The Building Height is bolded above, as the curb grade utilized is not the curb grade at the midpoint of the site. The interpolated curb grade at the center of the property is elevation 13.14.

Also, there is no indication that the non-conforming location of the shed was created legally. Accordingly, the Board should elicit testimony regarding the origins of the shed and consider exploring how it could be made to be conforming or consider the proper variance relief.

Lastly, the enclosed floor area of the half-story cannot exceed 50% of the enclosed floor area of the story below, per the Borough Code. The proposed attic/half-story exceeds the 50% maximum in its proposed arrangement. The exceedance of the 50% maximum constitutes a variance condition as it is a proposed third story by definition.

2. Code Section 17-10.7 and the Zoning definitions section of the ordinance identify the requisite size of off-street parking spaces at 9 feet by 19 feet and further establishes the number of off-street spaces for residential homes based on bedroom count. The proposed plans depict 2 off-street spaces with the dimensions of 8.8 feet by 19 feet. Accordingly, these are not recognized as conforming parking spaces and variance relief will be required for the proposed diminutive space size.

Also, the original Zoning denial for this property identified the parking space requirement of 3 off-street spaces for five (5) bedrooms. Per Borough Code Section 17-10.7, three (3) spaces are required for 5-6 bedrooms. The architectural plans now depict a total of four (4) bedrooms in the proposed dwelling, with a den located amongst the bedrooms on the proposed second floor and a walk-up attic space. There is nothing preventing the den and/or the attic from being converted into a bedroom post-approval, which would technically avoid the Borough parking requirements cited above. The Board should elicit testimony to ensure a suitable mechanism is set forth as a condition of any approval such that the dwelling does not exceed the total of four (4) bedrooms as established in the application documents and via testimony.

3. Ordinance 2024-1 establishes grading and drainage requirements for non-Major Developments throughout the Borough. There is no grading depicted on the proposed site plan and the plan should be revised to depict the elevations across the property and indicate the stormwater flows to ensure there will be no stormwater impacts to neighboring properties. The Board should condition any approval on the successful review and approval of a Grading and Drainage Plan by the Municipal Engineer.

Also, there are a number of call-outs on the architectural plans identifying "pervious landscaping". However, these terms are not defined. The Board should elicit testimony regarding what this treatment may be to ensure it is in keeping with the ordinance and good engineering practice.

4. The site visit revealed the curbs and sidewalk along the subject property frontage are in disrepair. The Board should condition any approval on the replacement of such improvements.

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: Harry and Renee Froonjian, Applicant (via email)
Jeffrey Beekman, Esq., Applicant's Attorney (via email)
Robert Witek, Esq., Board Attorney (via email)
Caroline Grieco, RA, Applicant's Architect (via email)