

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

PLANNING BOARD AGENDA

**FEBRUARY 12, 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. NEW BUSINESS:
ORDINANCE NO. 2024-01, GRADING AND DRAINAGE PLAN
AMENDING ORDINANCE 17-14.6**

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

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

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

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

XI. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, MARCH 11, 2024 AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

ORDINANCE 2024-01

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

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

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

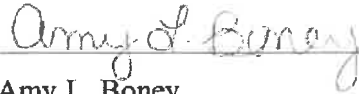
- A. In the case of any soil disruption on a lot, re-grading shall not cause stormwater runoff onto adjacent properties.
- B. The utilization of new retaining walls as part of lot grading is prohibited.
- C. No alteration of an existing elevation of land shall be permitted without the approval of the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

D. Basements

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

Adopted on First Reading

Dated: February 6, 2024



Amy L. Boney

Acting Borough Clerk

Adopted on Second Reading

Dated: _____

Amy L. Boney

Acting Borough Clerk

Approval by the Mayor on This ____ Day Of _____, 2024

Kevin G. Higgins, Mayor



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.", written over a light blue horizontal line.

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)

<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
<input type="checkbox"/> Other *If other, please describe: <u>cabana with outdoor kitchen</u>		
<u>Water Line:</u> Existing _____ New _____ Upgraded _____		
<u>Sewer-Line:</u> 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~~

[Handwritten Signature]

John P. Rowe, Zoning Officer

2/27/23
Date

U

Block 19 Land Desc 4X100 110X100 Net Taxable 839,200
 Lot 7 Bldg Desc 1.5SF1G Exemption Code 107,500
 Qual Add'l lots 0.255 Class 2 Zone R-60 Value 946,700
 Acct# Sewer: YES
 Water: YES
 Gas: YES
 Topography: LEVEL
 Road: GRAVEL

DESCRIPTION

ONE FAMILY TWO STORY COLONIAL STUCCO
 GABLE ASPHALT SHINGLE
 CONCRETE POOR 16
 Mod: Avg: Old: 2
 Mod: Avg: Old: 1
 Tot: 7 Bed: 3 Bth: 2
 Room Count: 1930
 Year Built: 92
 Eff Age (Years): 2057
 Livable Area:

SITE INFORMATION

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

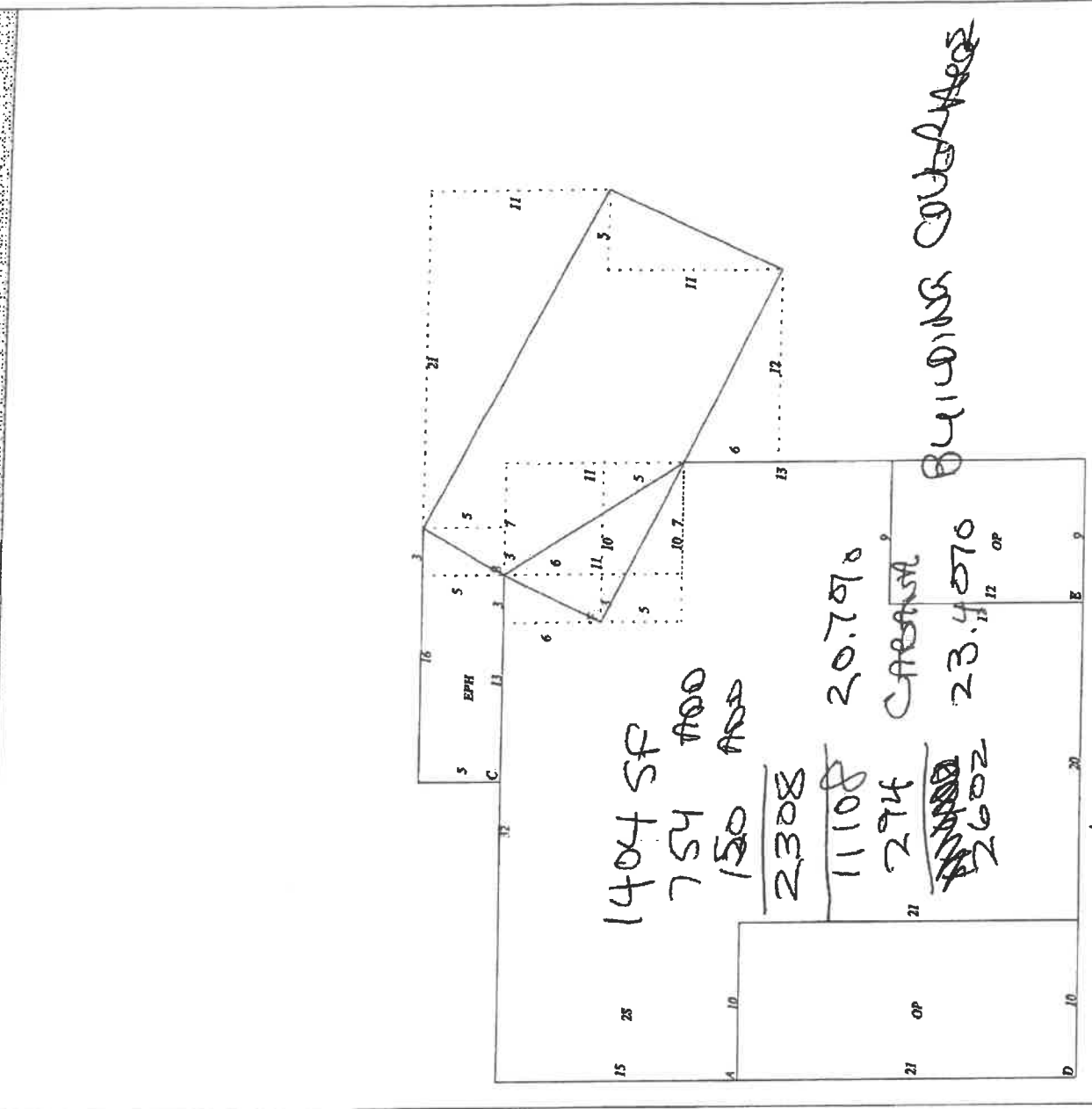
BUILDING INFORMATION

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: 16
 Bath: 3
 Kitchen: 7
 Room Count: 7
 Year Built: 1930
 Eff Age (Years): 92
 Livable Area: 2057

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

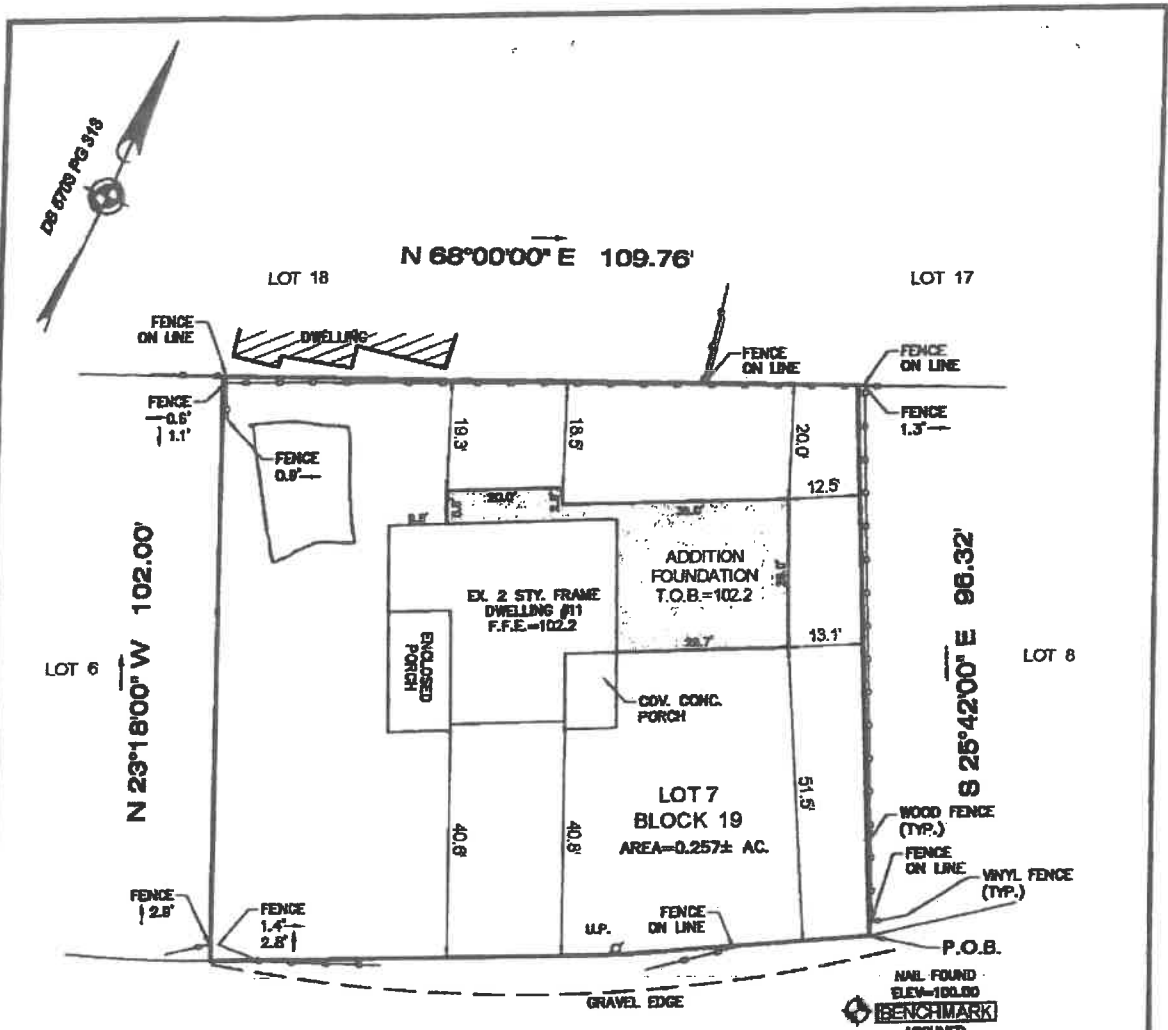
SALE DATE 00/00/00
 SALE PRICE 0

SKETCH



Scale: 10

02/27/23



□ - location of proposed cabana

PREPARED FOR: JOHN PLEVITIS
 NOTE:
 ALL ELEVATIONS ARE IN ASSUMED DATUM.

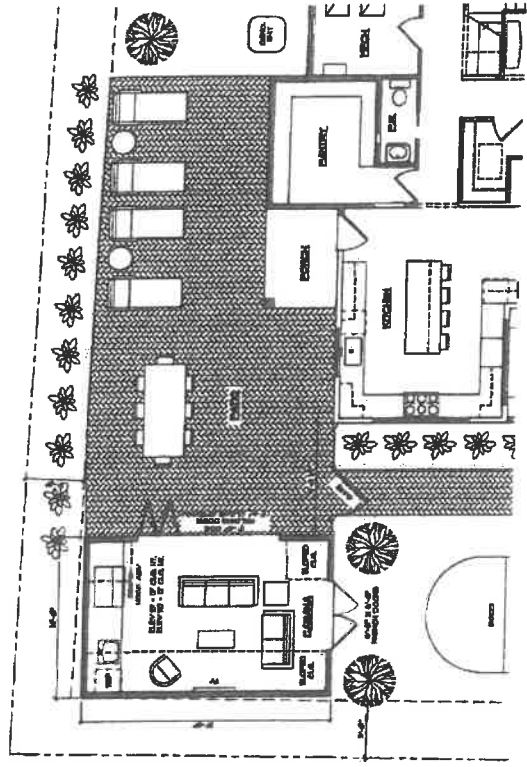
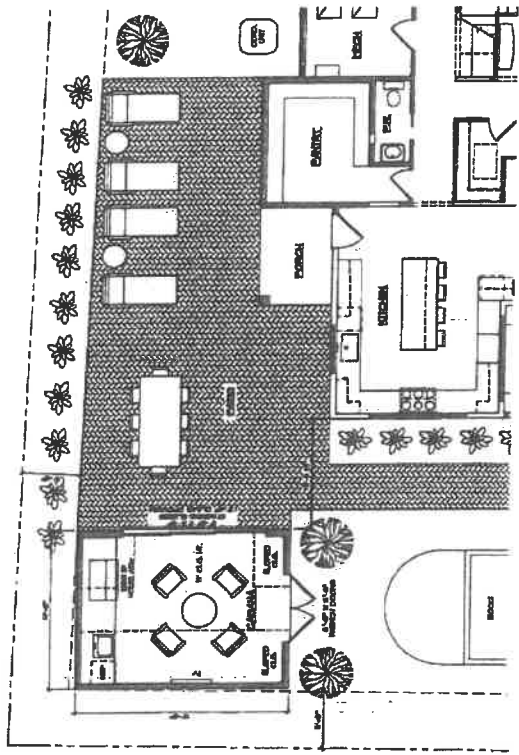
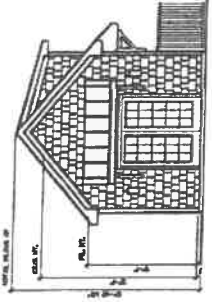
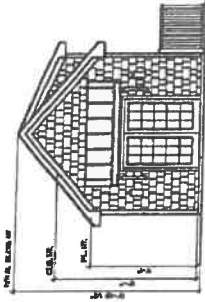
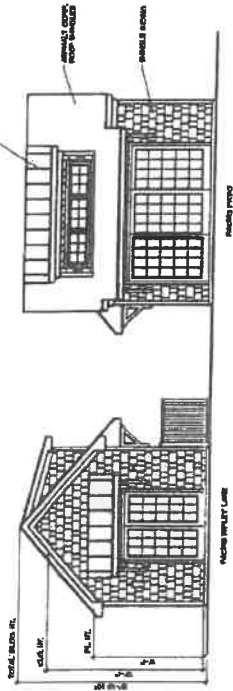
IMPORTANT NOTES, PLEASE REVIEW:
 • I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/7/22 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 • THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENVIRONMENTAL UTILITIES, SERVICES LINES OR CONDUITS, BELINES, OR EARTHMAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TRAILWAYS, BUREAU OF LAND MANAGEMENT, OR OTHER PUBLIC AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
 • OFFSET BENCHMARKS FROM SURVEYORS TO PROPERTY LINES SHOWN HEREIN ARE NOT TO BE USED TO RECONSTRUCT PROPERTY LINES.
 • THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT THEREIN HEREIN WAS OBTAINED FROM A TITLE REPORT PROVIDED BY THE TITLE ENDORSEMENT REVENUE BUREAU.
 • PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (S.L.A.C. 12-60-5.100)

DB 5703 PG 313

CERTIFICATE OF AUTHORIZATION: 240A222900 		P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-8680 FAX: 732-270-8681 www.morganengineering.com		FOUNDATION AS-BUILT SURVEY	
		DAVID J. VON STEENBURG PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 34500		LOT 7 BLOCK 19 BOROUGH OF LAKE COMO COUNTY OF MONMOUTH NEW JERSEY	
Date: 11-20-22	Drawn By: DMP	Date: 11/7/22	Job #: 222-00783	CAD File #: PND	Sheet #: 1 of 1

CC

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





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:	8/1/23
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

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

Unlimited Home Improvements
659 Spinal Drive
Brick NJ 08724

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

N/A

3. 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.

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

Owner Lessee Contractor

5. 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: 7A Lot: 7

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 Land's 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 VHY 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: JPP

Date: 12/4/24

Application Complete: Yes No

Approved: _____ Rejected: _____

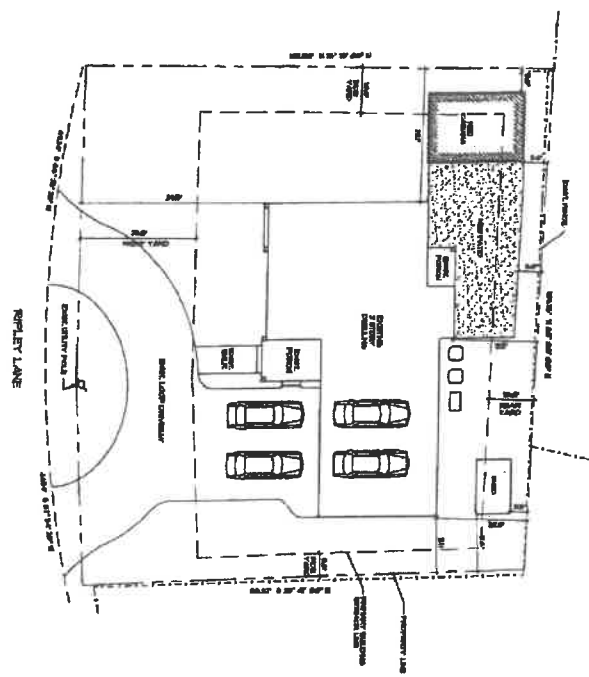
Planning/Variance Board action needed: Yes _____ No

Proposed Work Needs Construction Permits: Yes _____ No

Mercantile License Needed? Yes _____ No

Notes:

APPROVED PER PLAN DATE 12/26/23



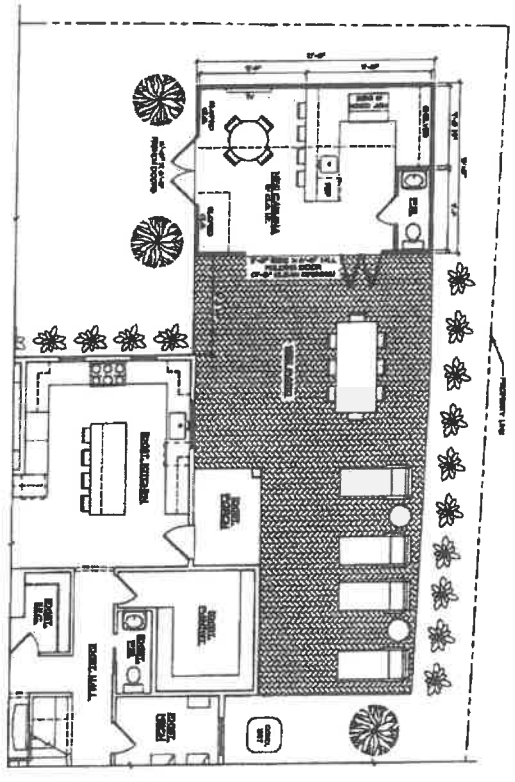
1 SITE PLAN
SCALE 1/4"=1'-0"

NOTE: THIS PLAN IS BASED ON THE CITY OF LANDER'S ZONING ORDINANCE. THE LANDER CITY ZONING ORDINANCE IS THE GOVERNING DOCUMENT FOR THIS PROJECT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE DESIGNER'S LIABILITY.

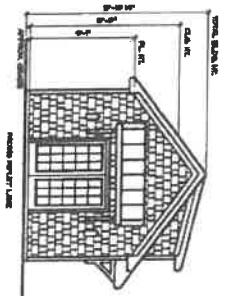
BULK REQUIREMENTS			
REQUIREMENT	REQUIREMENT	PROPOSED	COMMENTS
MIN. LOT AREA	4,000 SQ. FT.	4,000 SQ. FT.	
MIN. LOT FRONTAGE	40 FT.	40 FT.	
MIN. LOT DEPTH	40 FT.	40 FT.	
MIN. FRONT YARD SETBACK	10 FT.	10 FT.	
MIN. SIDE YARD SETBACK	5 FT.	5 FT.	
MIN. REAR YARD SETBACK	10 FT.	10 FT.	
MIN. FRONT PORCH DEPTH	4 FT.	4 FT.	
MIN. FRONT PORCH WIDTH	4 FT.	4 FT.	
MIN. FRONT PORCH SETBACK	3 FT.	3 FT.	
MIN. FRONT PORCH HEIGHT	6 FT.	6 FT.	
MIN. FRONT PORCH FINISH	CONCRETE	CONCRETE	
MIN. FRONT PORCH FLOOR FINISH	CONCRETE	CONCRETE	
MIN. FRONT PORCH ROOF FINISH	ASPH/FLY	ASPH/FLY	

LEGEND

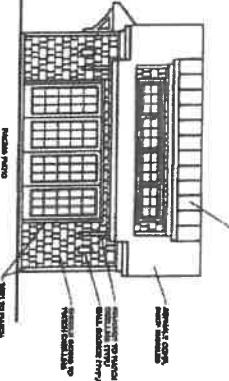
- LINE OF TYP. ABOVE
- BOUNDARY WALLS (W/DO)
- NEW SIDE AND REAR WALLS (W/DO)
- NEW SIDE AND REAR WALLS (W/DO)
- EXISTING SIDE AND REAR WALLS



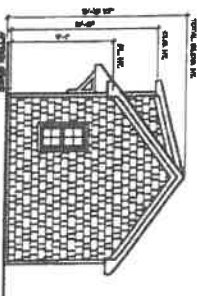
2 CABANA FLOOR PLAN W/ PARTIAL DWELLING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



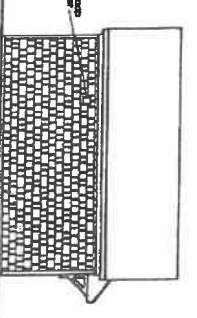
3 FRONT ELEVATION
SCALE 1/4"=1'-0"



4 RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



5 REAR ELEVATION
SCALE 1/4"=1'-0"



6 LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"