

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

PLANNING BOARD AGENDA

**SEPTEMBER 13, 2021
REGULAR MEETING ~ VIRTUAL**

**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 ASBURY PARK PRESS ON JANUARY 29, 2021, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A COPY OF SAID NOTICE HAS BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE MEETING WILL ALSO BE POSTED ON THE BULLETIN BOARD AT BOROUGH HALL AND POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**** FLAG SALUTE ****

III. ROLL CALL

**IV. APPRECIATION CERTIFICATE
BEVERLY FIERRO**

**V. COMMUNICATIONS
MANDATORY TRAINING CLASS -FALL 2021 NJ PLANNING OFFICIALS (NJPO)**

**VI. CONTINUED FORMAL VARIANCE APPLICATION
ROME, ELAN S, TRUSTEE OF THE ELAN ROME LIVING TRUST
(CONTRACTOR CHRIS MOTT BUILDERS)
407 17TH AVENUE
BLK - 6 LOT - 36**

**VII. VARIANCE APPLICATION:
PETROSINO, STEPHEN
312 - 18TH AVENUE
BLK - 2 LOT - 10**

**VIII. PRELIMINARY & FINAL SITE PLAN WITH USE & BULK VARIANCE
KAREN TWO REALTY, LLC AKA DISCOUNT WINE AND LIQUOR
508 - 18TH AVENUE
BLK - 12 LOT - 23**

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

**X. FUTURE MEETING DISCUSSIONS
STONES IN DRIVEWAYS, GRADING PLAN**

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

XII. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON 3RD MONDAY, OCTOBER 18, 2021, (DUE TO COLUMBUS DAY) AT 7:00 PM. * TO BE ANNOUNCED WHETHER MEETING WILL BE VIRTUAL OR HELD IN PERSON. ALL MEETINGS ARE OPEN TO THE PUBLIC.

SEE ZOOM INVITATION BELOW

Join Zoom Meeting

<https://us06web.zoom.us/j/7326813232?pwd=OWZzYlINM3dmZEVNMVY5QlQzb2FYQT09>

Meeting ID: 732 681 3232

Passcode: 611090

One tap mobile

+16465588656,,7326813232#,,,,*611090# US (New York)

+13017158592,,7326813232#,,,,*611090# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 732 681 3232

Passcode: 611090

Find your local number: <https://us06web.zoom.us/j/kdizbniQSc>

CERTIFICATE OF APPRECIATION

PRESENTED TO

BEVERLY FIERRO

BY

THE BOROUGH OF LAKE COMO PLANNING BOARD

On this 13th day of September, 2021, The Planning Board of the Borough of Lake Como would like to thank you for your dedication and the valuable contributions you made to our community while serving on the Board. We wish you good health and happiness in all your future endeavors. No one can give a community a richer gift than a generous part of a precious lifetime. Please accept our heartfelt wishes for continued good health and happiness in life.

Mayor Kevin G. Higgins

Chairman Joseph Cavaluzzi

Fwd: Last 3 Mandatory Classes for 2021

1 message

Mekosh, Louise <lmekosh@boro.lake-como.nj.us>
To: "Graham, Viveca" <VGRAHAM@boro.lake-como.nj.us>

Thu, Sep 9, 2021 at 1:44 PM

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

From: **New Jersey Planning Officials** <New_Jersey_Planning_Officials@mail.vresp.com>
Date: Thu, Sep 9, 2021 at 1:36 PM
Subject: Last 3 Mandatory Classes for 2021
To: <lmekosh@boro.lake-como.nj.us>



[Click to view this email in a browser](#)



2021 NJPO Fall Classes

- 1) September 18th
8:30 AM to 1:30 PM (Saturday)

- 2) September 29th
5:30 PM to 10:30 PM (Wednesday)

- 3) October 24th
9:30 AM to 2:30 PM (Sunday)

REGISTRATION FORM

New Jersey Planning Officials
www.NJPO.org
31 Mountain Blvd. Suite I
Warren, New Jersey 07059

**ALL CLASSES
ARE VIRTUAL!**

There are NO
mandatory classes at
the NJLM conference.
These are the last three
classes of 2021.

(908)412-9592



If you no longer wish to receive these emails, please reply to this message with "Unsubscribe" in the subject line or simply click on the following link: [Unsubscribe](#)

New Jersey Planning Officials
31 Mountain Blvd, Suite I
Warren, New Jersey 07059
US



[Read the VerticalResponse marketing policy.](#)

--
Louise A. Mekosh
Borough Clerk/Administrator/CMFO
Borough of Lake Como
1740 Main Street
Lake Como, NJ 07719
Phone#732-681-3232, ext. 202

The Borough of Lake Como no longer is using a Post Office Box. When using the United States Postal System, please begin using the following mailing address:

Borough of Lake Como
1740 Main Street
Lake Como, NJ 07719



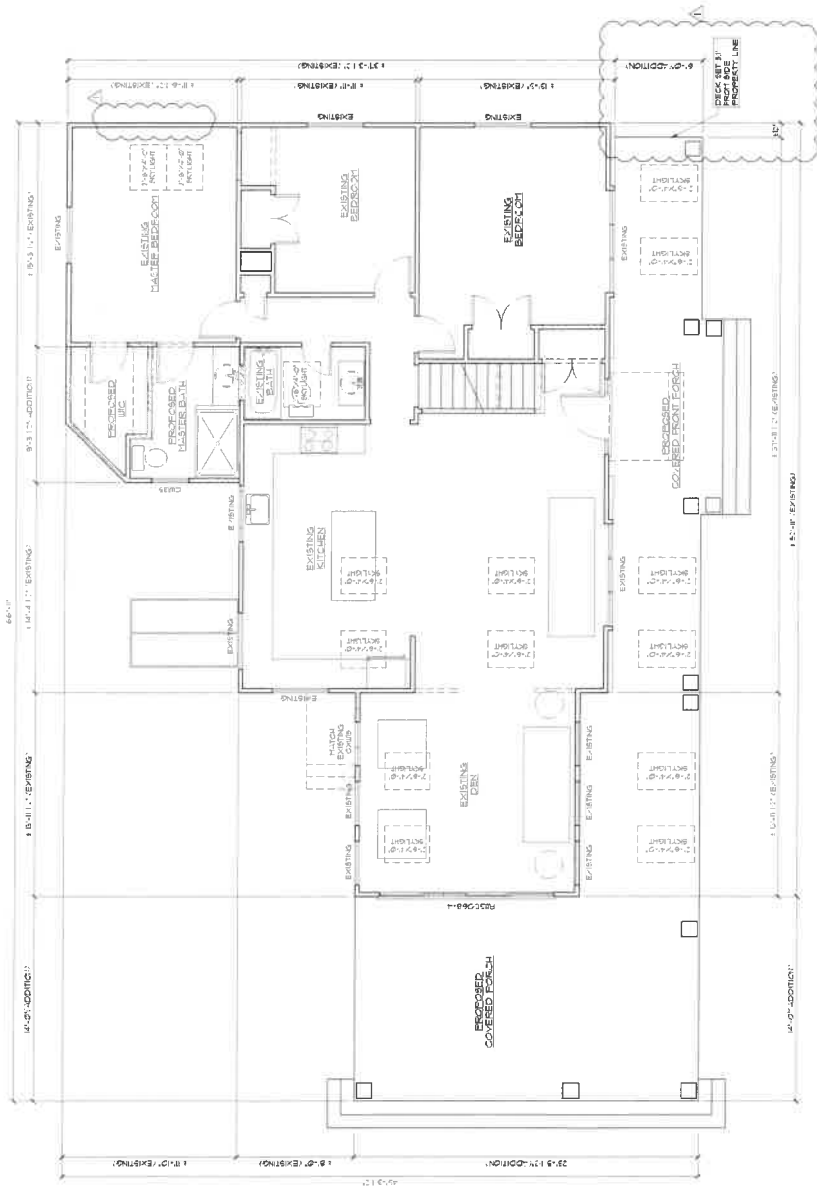
ANTHONY M. CONDORIS ARCHITECT
 20 BIRMGHAM AVENUE, SUITE 200, NEW BRUNSWICK, NJ 07102
 TEL: 908.486.1234 FAX: 908.486.1235
 WWW.ANTHONYMCONDORIS.COM

REVISIONS	DATE
1.00	10/13/20
2.00	10/13/20
3.00	10/13/20
4.00	10/13/20
5.00	10/13/20
6.00	10/13/20
7.00	10/13/20
8.00	10/13/20
9.00	10/13/20
10.00	10/13/20

WALKER RESIDENCE
 401 SEVENTH AVENUE
 LAKE COHO, NEW JERSEY
 BLOCK 6 LOT 26

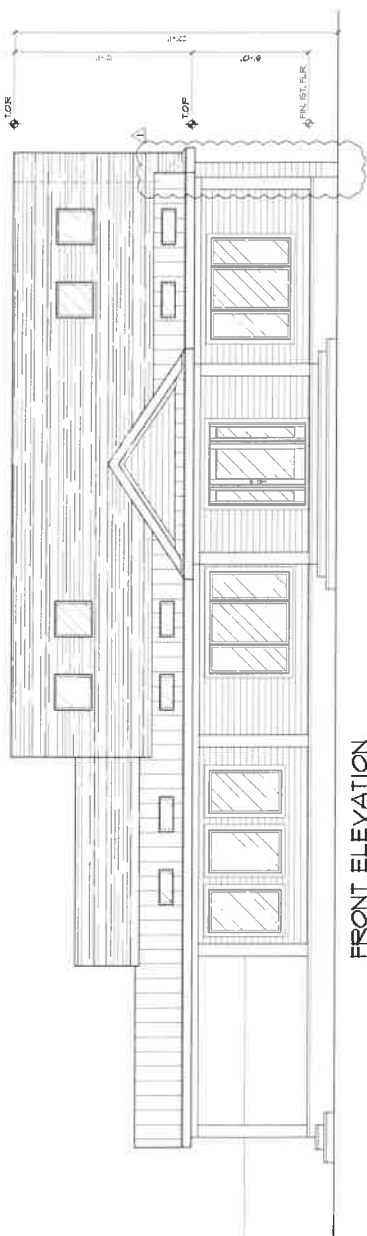
DATE: 10/13/20
 DRAWN BY: JM
 CLIENT: WALKER RESIDENCE

NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION



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

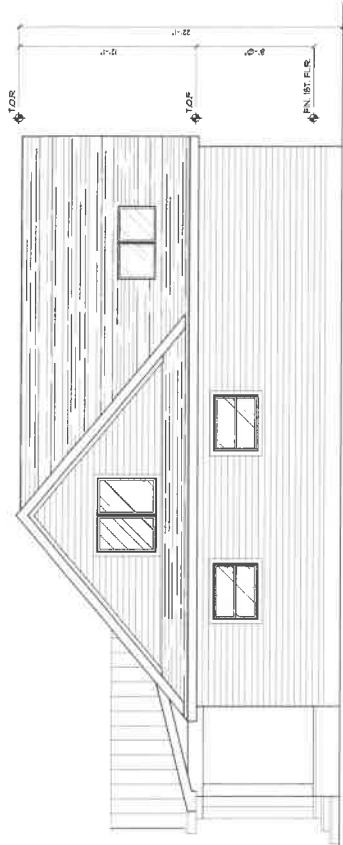
NOTES: ALL DIMENSIONS UNLESS OTHERWISE NOTED.
ALL FINISHES TO BE AS SHOWN ON SHEET 2-1.



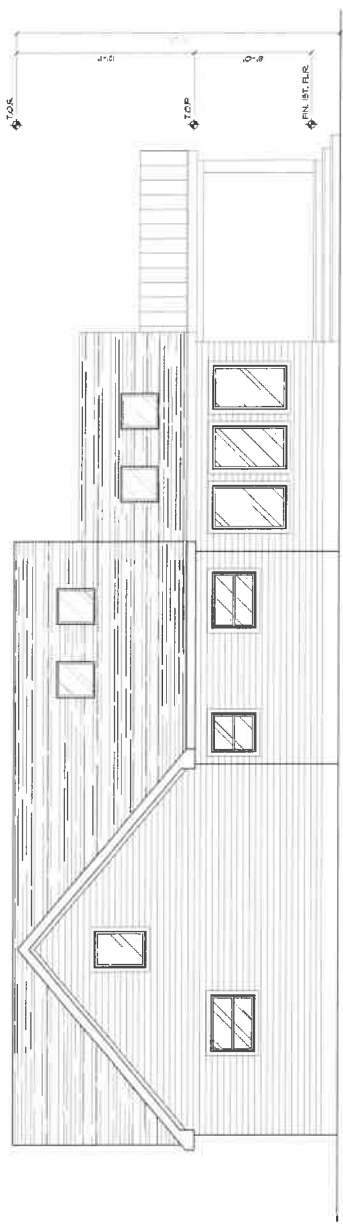
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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

July 28, 2021

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
312 18th Avenue (Petrosino)
Block 2, Lot 10
H2M Project No. LKCP 2105**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes the following documents:

- Architectural Plans, including site plan information (nine sheets) prepared by Mark A. Fessler, R.A., dated June 18, 2021; and
- Various other support documents.

Based on my review of these submitted documents, at this time I find that this application is **incomplete** for the lack of the following:

- A recent property survey signed and sealed by a licensed land surveyor that depicts property boundaries, existing structures and site features, structure setbacks and topographic information to confirm proposed building height calculations and site drainage aspects.

I trust this report is suitable for your purposes. I will await submission of this information before proceeding with further review of this application. 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: Stephen Petrosino., Applicant
Adam Schneider, Esq., Board Attorney

Alan Hilla, PE
Lake Como Planning Board

August 16,2021

RE: Additions & Alterations to Petrosino Residence
312 Eighteenth Ave., Lake Como, NJ

Alan-

It has come to my attention that you have some questions regarding the site drainage and building height for the above project. To my knowledge, the Borough has never required grading plans be submitted for planning board variance applications for minor residential additions & alterations, relying on the enforcement of our existing ordinance which requires that no run-off water be allowed to flow onto the adjoining neighbor's property. There have been no formal complaints by any of the neighbors regarding any run-off water from this property, nor has the owner of the property received any verbal complaints.

However, in an effort to ease any concerns, I have inspected the property to check out the existing conditions and how they would be affected by this proposed project. I do not profess to be a surveyor or engineer, but my architectural measurements were made as accurately as possible, with my limited resources.

Assigning the existing street curb height at the centerline of the property an elevation height of 0'-0", the existing finish floor of the house is at approx. +3'-0". The existing finish grade at the Northeast (rear) corner of the house is approx. +2'-0", and the Southwest (front) corner has a grade elevation of approx. +1'-0". Which gives the existing concrete driveway (which is basically level from side to side, with just a slight indentation running down the middle) about a 12" slope running from the back of the house to the front porch and then continuing to slope down to the street. The roof rainwater leader on this side of the house is at the front corner and drains directly toward Eighteenth Ave. Similarly, the existing grade at the Northwest (rear) corner of the house slopes from approx. +2'-0" to +1'-0" at the Southwest (front) corner. The roof rainwater leaders on the West side of the house are at both of the corners, and drain onto the existing concrete walkway which slopes toward the front lawn. There is also an evergreen hedge between the walkway and the property line as well as a solid curbing running along the property line which assures that non of the run-off water reaches the neighbor's property.

The proposed alterations will set the first floor height at approx. +4'-6" above the existing street curb height. The only proposed changes to the drainage is that the existing concrete walkway along the West side the house will be completely removed and replaced with landscaping stones & plantings. In addition, approx. 250 sq.ft. of existing concrete and approx. 300 sq.ft. of existing paver bricks are to be removed from the rear yard of the property and replaced with landscaping stones & plantings, which will only increase the pervious ground absorption. In total the proposed project reduces the impervious lot coverage from a non-conforming 68.5% to a conforming 59.9%.

Regarding the building height, the drawings note the height as 35'-0" maximum, which is the maximum height allowed for a 40ft. wide lot in the R-40 zone. Not having the exact curb height and finish floor height information, I noted on the drawings that the proposed height would not exceed the 35'-0" maximum allowed. based on my above listed elevation heights & the slope of the existing roof, the height of the proposed structure will most likely end up being between 33



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

September 7, 2021

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
312 18th Avenue (Petrosino)
Block 2, Lot 10
H2M Project No. LKCP 2105**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes the following documents:

- Architectural Plans, including site plan information (nine sheets) prepared by Mark A. Fessler, R.A., dated June 18, 2021;
- Survey prepared by Paul K. Lynch, PLS dated July 28, 2021; and
- Various other support documents.

Based on my review of these submitted documents, I find that this application is substantially complete and may be scheduled for a public hearing. Based on my review of the submitted documents with the Borough Zoning Ordinance, a site visit, and good engineering practice, I offer the following comments for your use through the public hearing process.

General

The property in question is located on northern side of 18th Avenue between New Bedford Road and B Street. This location is within the Borough's Single-Family Residential District R-40. The property currently hosts a 1 - story frame dwelling, with concrete driveway, paver patio, and an uncharacterized rear structure. The Applicant proposes raise the existing dwelling . The existing lot, and the existing and proposed uses and structure 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. The first item that should be addressed by the Board is a discrepancy between the original application documents and the newly supplied survey. The Lynch survey identifies the rear structure as a frame dwelling, and my site visit confirmed that that rear structure does not appear to be a garage. The Board should elicit testimony regarding the use and floor plan of the rear structure. In the event that structure is a dwelling unit, then the multiple dwellings would be considered a non-conforming use, and the proposed addition would be an expansion of a non-conforming use (d(2)). If it is not a dwelling unit, then the Board should consider conditions such that such a structure could not be converted to a dwelling unit.

2. Code Section 17-9.1D 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:

- Lot Area – 4,000 sq. ft. required, 3,535.4 sq. ft. existing;
- Lot Depth – 100 feet required, 88.80 feet existing;
- Front Setback – 15.92 feet required, 13.08 feet existing (to single story), **13.08 feet proposed (to second story)**;
- Building Coverage – 35% maximum allowable, 35% existing, **38.1% proposed**;

The existing non-conformities provided above are for the Board's information only. Variances will be required for those non-conformities identified above in **bold type**.

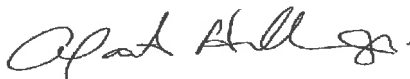
It should be noted that the Architectural plans identify the rear structure as a "garage", and the presence of a garage on a non-conforming lot matters with regard to allowable Building Coverage (35% vs. 40%). However, I do not believe the rear structure qualifies as a garage given the limits on access for vehicular parking. The Board should elicit testimony regarding this issue to determine if variance relief is required in this case.

Also, I don't understand the impervious coverage representations on the plan set. The schedule identifies an existing condition of 68.5% impervious (where 60% is the maximum allowable), and a proposed impervious cover condition of 59.9%, yet it is not clear what is changing to create the conforming condition. The Board should elicit testimony regarding this issue as well as the type and construction detail of the pavers to ensure these items qualify for the impervious reduction the Applicant is applying.

Lastly, the Applicant's plans provide no topographic information to (1) confirm the proposed building height calculation and (2) to confirm that there will be no stormwater runoff issues with the neighboring properties. The Architectural plan lists a proposed building height of 2-stories at 31 feet, while the elevation view on the Architectural plans graphically depicts a ridge height to 35 feet and 2-1/2-stories. As the Applicant is requesting variance relief for a parameter that is exacerbated by building height, the Board should elicit testimony regarding the intended building height and consider conditioning any approval on an exact building height, not a range. Regarding the grading and drainage of the site, the Board should elicit testimony regarding existing and proposed drainage patterns to ensure no impacts to the neighbors, and consider requiring the Applicant to memorialize such features on future revised plans.

I trust this report is suitable for your purposes. I will await submission of this information before proceeding with further review of this application. 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: Stephen Petrosino., Applicant
Adam Schneider, Esq., Board Attorney

BOROUGH OF LAKE COMO, MONMOUTH COUNTY, STATE OF NEW JERSEY

ORDINANCE NO. 2021-963

**ORDINANCE OF THE BOROUGH OF LAKE COMO
AMENDING SECTION 17-9.1(e)1 OF THE BOROUGH CODE**

WHEREAS, the Planning Board of the Borough of Lake Como has advised the Borough Council that clarification of the Borough Code's Lot Coverage Ordinance is necessary; and

WHEREAS, the Borough Council of the Borough of Lake Como believes it to be in the public interest to amend the relevant code section;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Lake Como that § 17-9.1(e)1 of the Borough Code of the Borough of Lake Como be amended to read:

17-9.1(e)1 Maximum Lot Coverage.

Building area coverage shall be limited to a maximum of 40% of the total lot area for buildings, including the principal building, accessory buildings and decks. ~~Building area coverage shall be 35% on undersized lots or 40% with a garage.~~

KEVIN G. HIGGINS, Mayor

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Lake Como Borough Council held on _____. Said Ordinance will again be read and considered for final passage at a meeting of the Lake Como Borough Council to be held at 7:00 p.m. on _____ at 1740 Main Street, Lake Como, New Jersey 07719. At said time and place, all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.

LOUISE A. MEKOSH, Borough Clerk

MAYORAL APPROVAL

APPROVAL BY THE MAYOR ON THIS ____
DAY OF _____, 2021

KEVIN G. HIGGINS, Mayor

ZONING

Ck# 179 \$ 70 Rec'd by Aloney Date 5-19-21 Permit # 21-45

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

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

1. **Address of Property:** 312 - 18th Ave.

Block: 2 **Lot:** 10 **Zone:** _____

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

3. **Applicant's Name*:** Stephen Petrosino

Address: 312-18 Ave Lake Como, NJ

Phone Number: 917-440-2060

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

4. **Owner's Name:** Stephen Petrosino

Address: 312-18th Ave. Lake Como, NJ

Phone Number: 917-440-2060

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

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

_____ **Pool:** Above Ground _____ In-Ground _____

_____ **Shed** _____ **Fence** _____ **Deck** _____ **Other** *If other, please describe: _____

Water Line: Existing New _____ Upgraded _____

Sewer Line: Existing New _____ Upgraded _____

Dimension of New Building/Addition: _____ x _____ **Height of New Building/Addition:** 31'
Area of New Building/Addition: 1346 sq. ft. **Number and Types of Rooms:** 3 bedrooms

* 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: Raise existing 1.5 story home to add basement and new first floor to achieve 2.5 story home

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

1. 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]
Signature of Applicant

05/18/2021
Date

Office Use Only

Zoning Reviewer: TED Bianchi Date: 6/3/21

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: PROPOSED APPLICATION DOES NOT CONFORM TO REQUIRED FRONT YARD SETBACK AND WILL REQUIRE A FRONT YARD VARIANCE.



Graham, Viveca <vgraham@boro.lake-como.nj.us>

312 - 18th Ave., Zoning Review

1 message

Mark Fessler <markfesslerarchitect@gmail.com>

To: tedbianchi@gmail.com

Cc: "Graham, Viveca" <vgraham@boro.lake-como.nj.us>

Tue, Jun 1, 2021 at 1:32 PM

Ted-

The Petition application at the above address really needs to go to the Planning Board for a front yard setback. The existing house does not meet the average front yard setback for the block and while they are raising the house up and physically adding a conforming first floor, the raised 'second' floor will not meet the required setback and will need a variance.....Mark

W





Borough of Lake Como

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

Kevin G. Higgins
Mayor

FORMAL
PLANNING BOARD APPLICATION

Louise A. Mekosh
Borough Clerk/Administrator

For Municipal Use Only

Application No. 2021 -
Received by Clerk: 7-6-21
Fees Collected: K 300 / App / 250² 64 OK #181
Hearing Date: 8-4-21
Resolution Adpoted by Board: _____
() Granted () Denied

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

- Applicant(s) Name & Address: Stephen Petrosino
40 Symore Drive
Convent Station, NJ 07960
Telephone No. _____
- If the applicant is being represented by an attorney, please state name, address, and telephone no. N/A
- Applicant is:
Corporation _____
Partnership _____
Individual _____
Other _____

NOTE: If applicant 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

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

N/A

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 - please specify _____
including Bulk or Use Variances _____
front yard set back
- Informal Hearing

7. Give brief description of application: raise home
add new basement and first floor, convert first floor
into new second floor.

8. Street Address of Property: 312-18 Ave Lake Como, NJ
Block: 2 Lot(s): 10 ****Must be Current Blk/Lot**

9. Use of Property: Existing single family 1.5 story
Zone R40 Proposed single family 2.5

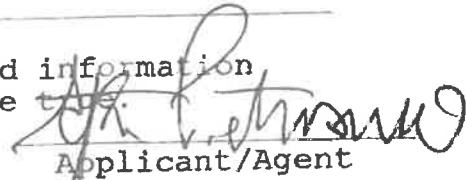
Lot Area: 3535.4 sq.ft. Building Area: 1346 sq.ft.

10. Map Information: Map Dated _____
Prepared by _____
Map Entitled _____

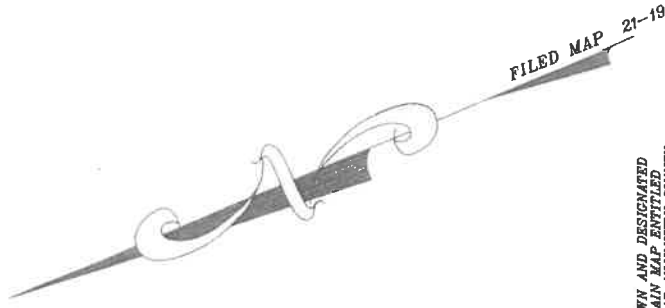
11. Additional comments by applicant which may be relevant to hearing: _____

I certify that the statements and information contained in this application are true.

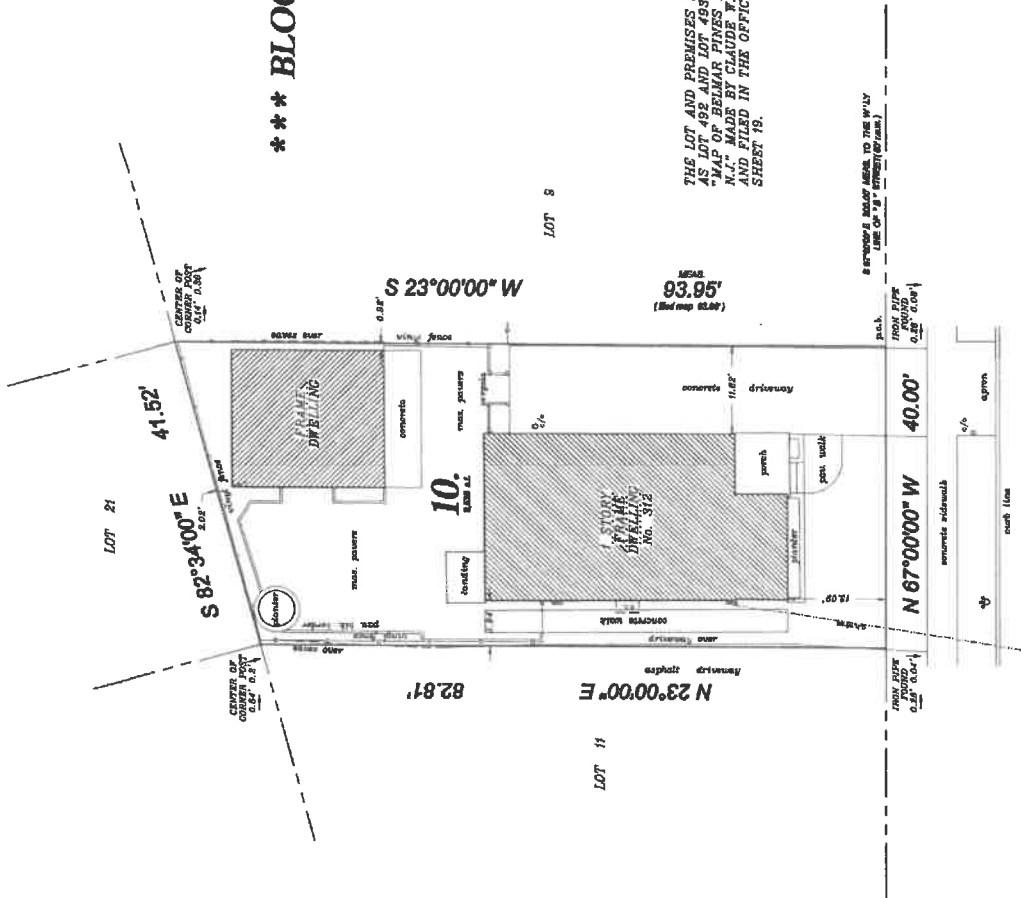
6/21/21
Date


Applicant/Agent

I authorize the applicant to submit this application and process for approval.



*** BLOCK 2 ***



THE LOT AND PREMISES SURVEYED AND SHOWN HEREON IS KNOWN AND DESIGNATED AS LOT 492 AND LOT 493 AS SAID LOTS ARE SHOWN ON A CERTAIN MAP ENTITLED "MAP OF BELMAR PINES BRADLEY EST. WALL TOWNSHIP - BELMAR MONMOUTH COUNTY, N.J." MADE BY CLAUDE W. BIRDSELL SURVEYOR BELMAR, N.J. DATED OCTOBER 20, 1921 AND FILED IN THE OFFICE OF THE COUNTY CLERK ON AUGUST 22, 1922 IN CASE 21 SHEET 19.

SURVEY OF LANDS
FOR
STEPHEN PETROSINO

SITUATE IN THE BOROUGH OF LAKE COMO, MONMOUTH COUNTY, NEW JERSEY KNOWN AND DESIGNATED AS LOT 10 BLOCK 2 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF LAKE COMO, MONMOUTH COUNTY, NEW JERSEY

PAUL K. LYNCH
LAND SURVEYOR, BOUNDARY CONSULTANT
P.O. BOX 178 WALL LAKE DRIVE BELMAR, NEW JERSEY 07718

NEW JERSEY PROFESSIONAL LAND SURVEYOR
LICENSE NO. 30068

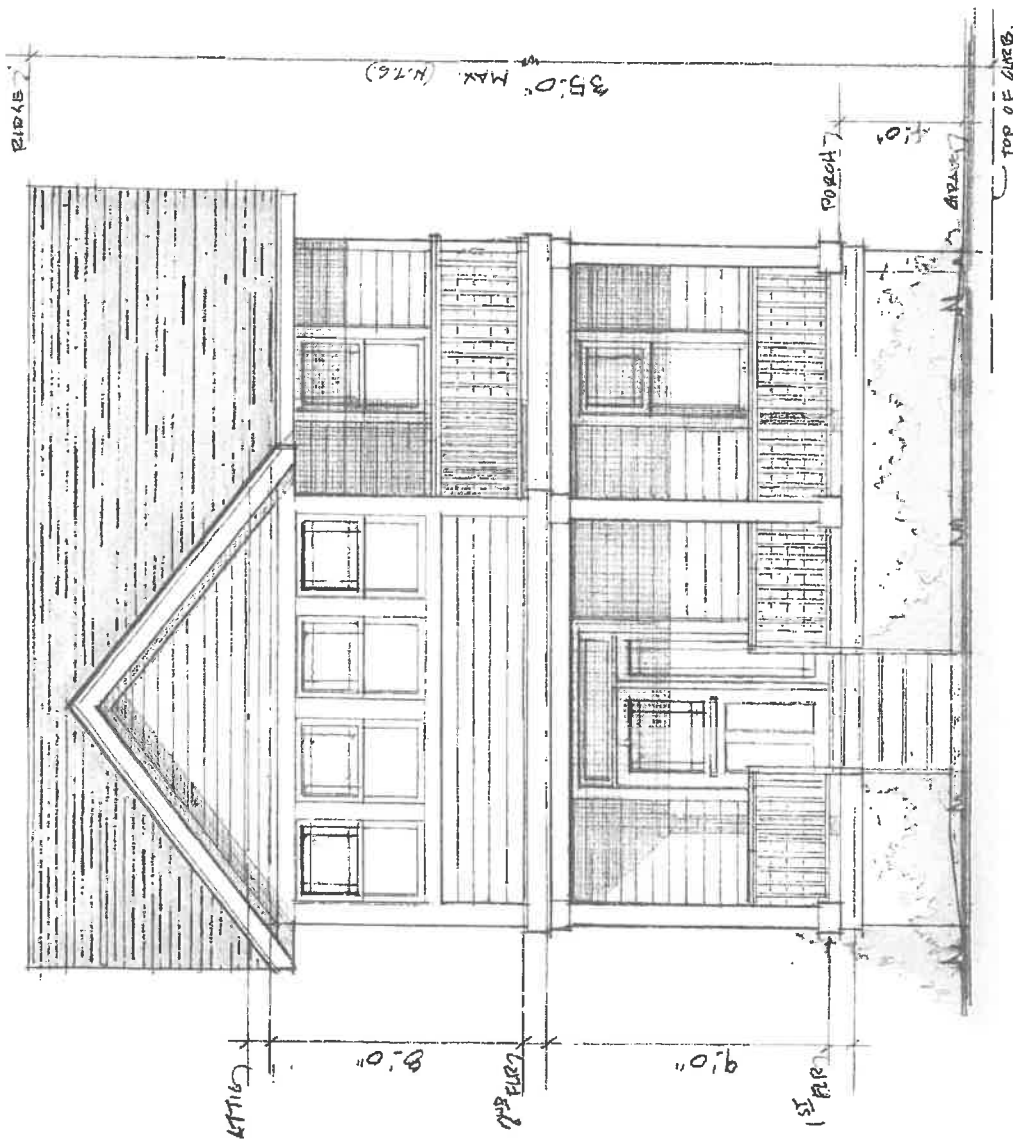
Date: 7-29-21
Scale: 1" = 10'
File: 111082
Drawing: 08/03

EIGHTEENTH AVENUE



THIS SURVEY WAS MADE BY MEASUREMENTS AND CALCULATIONS AND NOT BY SURVEYING INSTRUMENTS. THEREFORE, THE BOUNDARIES AND DISTANCES SHOWN ON THIS SURVEY ARE NOT GUARANTEED.

NO CLAIMS FOR RIGHTS OR INTERESTS IN THE SURVEYED LANDS OR PREMISES WERE MADE BY ME OR MY ASSISTANT AT THE TIME OF THE SURVEY AND NO CLAIMS FOR RIGHTS OR INTERESTS IN THE SURVEYED LANDS OR PREMISES WERE MADE BY ME OR MY ASSISTANT AT THE TIME OF THE SURVEY AND NO CLAIMS FOR RIGHTS OR INTERESTS IN THE SURVEYED LANDS OR PREMISES WERE MADE BY ME OR MY ASSISTANT AT THE TIME OF THE SURVEY.



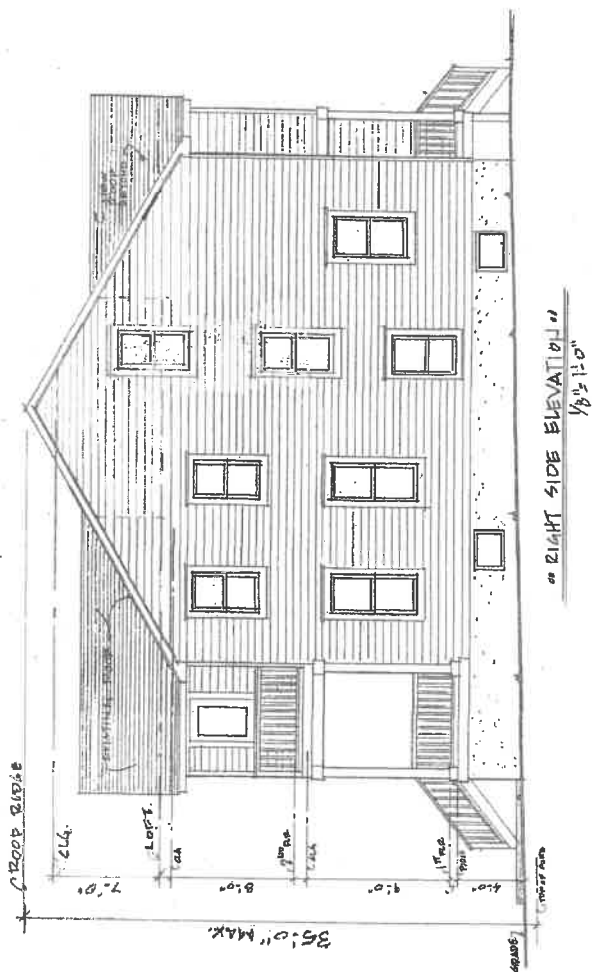
FRONT ELEVATION
1/4" = 1'-0"

Petrosino Residence
312 - 18th Ave., Lake Como, NJ

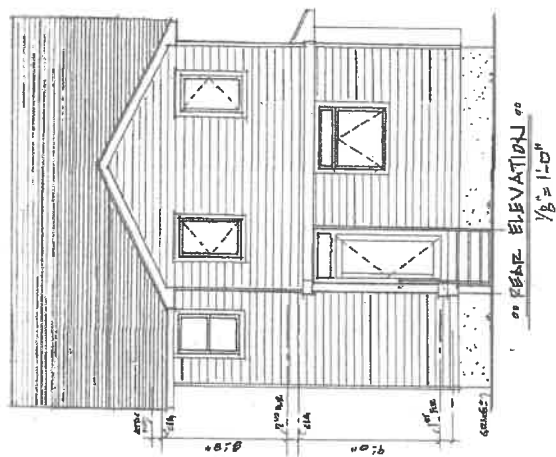
Mark A. Fessler, Architect
Lic. # NJ-21A000659100
20, Box 448, Spring Lake, NJ 07762
732-701-3770

Zone: R40	Required	Existing	Proposed
Lot Area	4000 sq.ft.	3535.4 sq.ft.*	3535.4 sq.ft.*
Lot Frontage	40 ft.	40 ft.	40 ft.
Lot Depth	100 ft.	88.86 ft.**	88.86 ft.**
Front Yard Setback	15.92 ft. (average)	13.08 ft.**	13.08 ft.**
Side Yard Setback	3 ft.	5.7 ft.	4.7 ft.
Rear Yard Setback	10 ft.	30 ft.	27 ft.±
Building Height	2 1/2 story/20 ft.±	1 story/20 ft.±	2 story/31 ft. ±
Building Coverage	40%	35% (1237 sq.ft.)	38.1% (1346 sq.ft.)
Impervious Coverage	60%	68.5% (2422 sq.ft.)*	65.9% (2120 sq.ft.)
Parking	2	2	2
Front Landscape Area	50% Min.	55.7% (1943 sq.ft.)	53.6% (1842 sq.ft.)

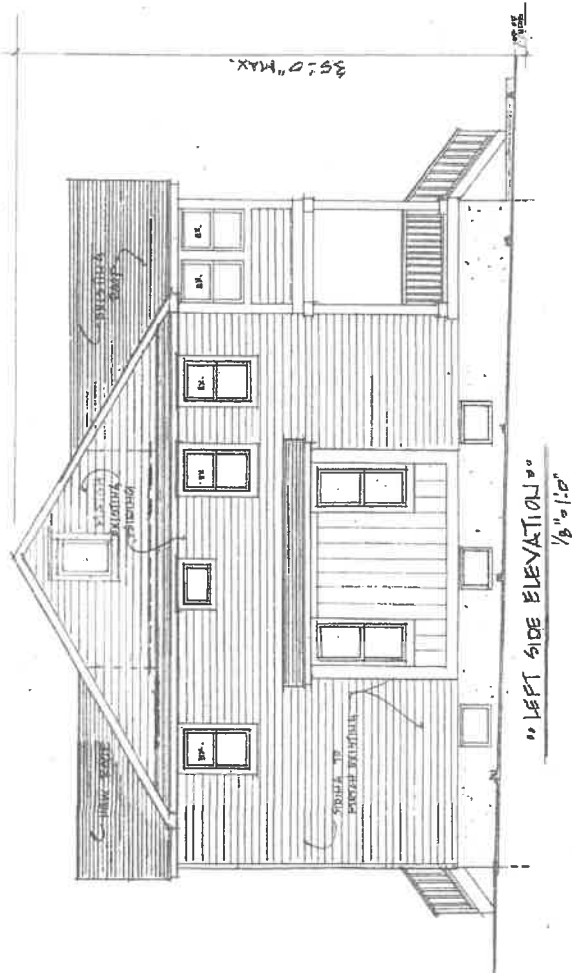
* = Existing Non-conforming conditions ** = Variance for related addition



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



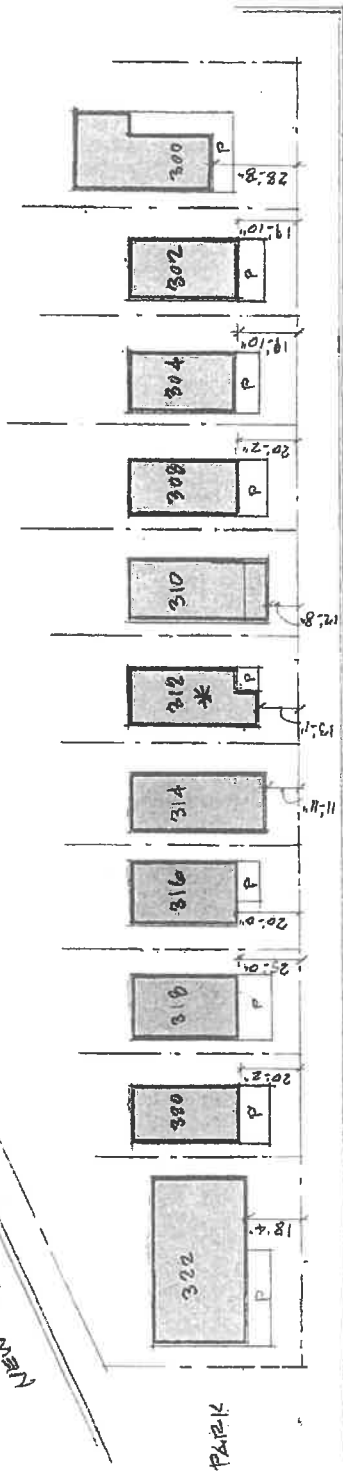
LEFT SIDE ELEVATION
1/8" = 1'-0"

Petrosino Residence

312 - 18th Ave., Lake Como, NJ

Mark A. Fessler, Architect
Lic. # NJ-21A100659100
P.O. Box 448 Spring Lake, NJ 07762
732 - 701 - 3770

NEW BEDROOM



15' 8"

EIGHTH AVE.

HOUSE NUMBER	ACTUAL SETBACK	CALCULATION SETBACK
322	18'-4"	18'-4"
320	20'-2"	20'-0"
318	20'-0"	20'-0"
316	20'-0"	20'-0"
314	11'-11"	11'-11"
312 *	13'-1"	13'-1"
310	12'-8"	12'-8"
308	20'-2"	20'-0"
304	19'-10"	19'-10"
302	19'-10"	19'-10"
300	20'-8"	20'-0"
TOTAL	175'-8"	175'-8" ÷ 11 = 15'-11" AVERAGE FRONT YARD SETBACK OF BLOCK

11 HOUSES

Petrosino Residence
312 - 18th Ave., Lake Como, NJ

Mark A. Fessler, Architect
Lic. # NJ-21A00659100
PO. Box 448, Spring Lake, NJ 07762
732-701-3770


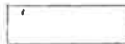


PROPERTY AREA ————— 3535.4 SQ.FT.

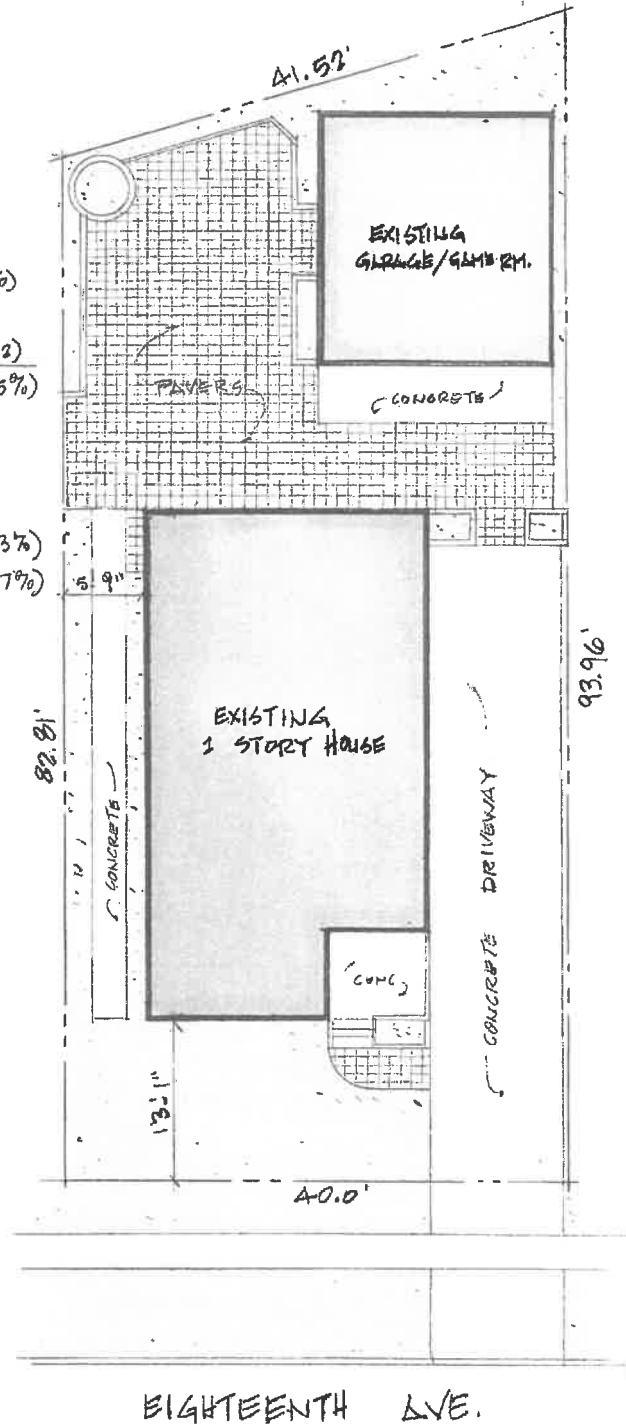
COVERAGE:

BUILDING AREA ————— 1237 SQ.FT. (35%)
CONCRETE AREA ————— 818 SQ.FT.
PAVER AREA ————— 367 SQ.FT. (10.4%)
TOTAL IMPERVIOUS AREA — 2422 SQ.FT. (68.5%)

FRONT YARD AREA ————— 636.8 SQ.FT.
PAVED AREA ————— 282 SQ.FT. (44.3%)
LANDSCAPE AREA ————— 354.8 SQ.FT. (55.7%)

LEGEND

-  — BUILDING AREA
-  — CONCRETE AREA
-  — PAVIR AREA
-  — LANDSCAPE AREA



00 EXISTING PLOT PLAN 00
1" = 10'-0"

Petrosino Residence
312 - 18th Ave., Lake Como, NJ

Mark A. Fessler, Architect
Lic. # NJ-21A100659100
PO. Box 448 Spring Lake, NJ 07762
732 - 701 - 3770

PROPERTY AREA ————— 3535.4 SQ. FT.

COVERAGE:

BUILDING AREA ————— 1346 SQ. FT. (38.1%)

CONCRETE AREA ————— 561 SQ. FT.

PAVER AREA ————— 213 SQ. FT. (426 ± 2)


TOTAL IMPERVIOUS AREA — 2120 SQ. FT. (59.9%)


FRONT YARD AREA —————


PAVED AREA ————— 294 SQ. FT. (46.2%)


LANDSCAPE AREA ————— 342.8 SQ. FT. (53.8%)

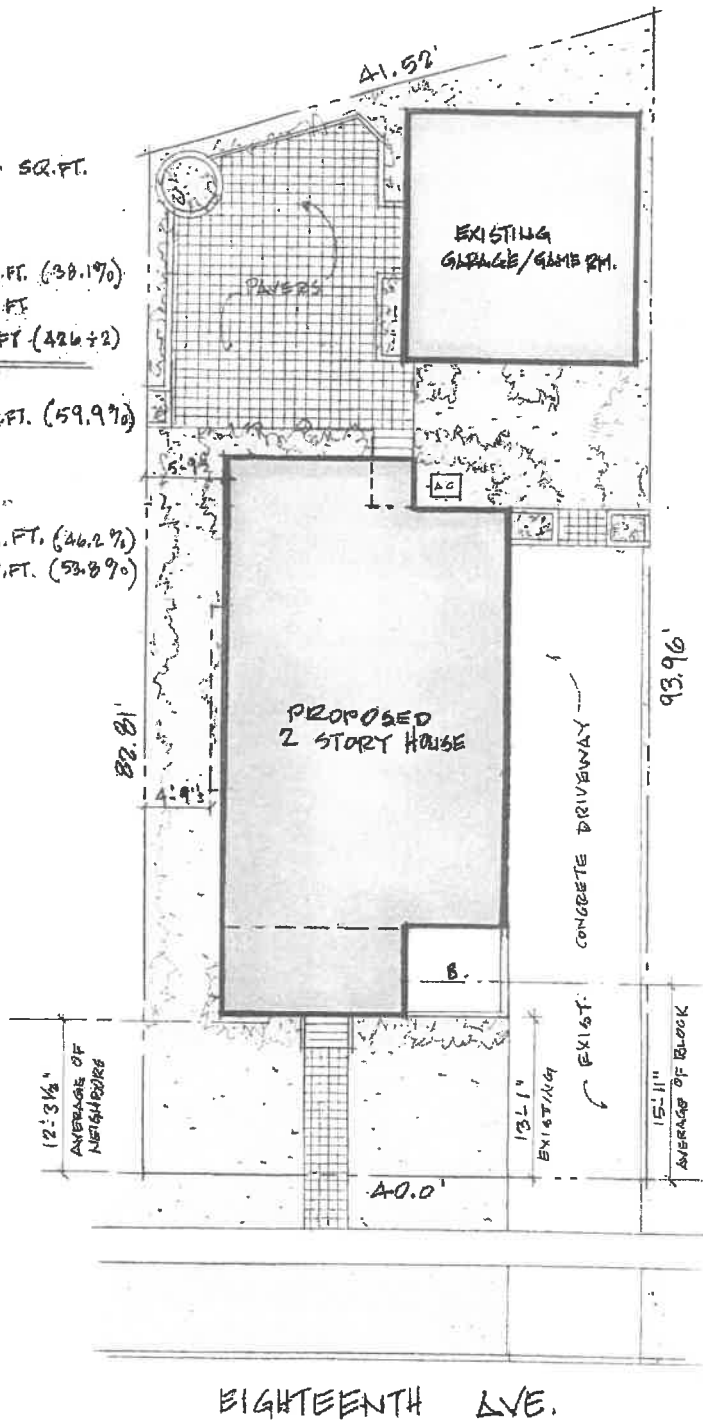
LEGEND

 — BUILDING AREA

 — CONCRETE AREA

 — PAVER AREA

 — LANDSCAPE AREA

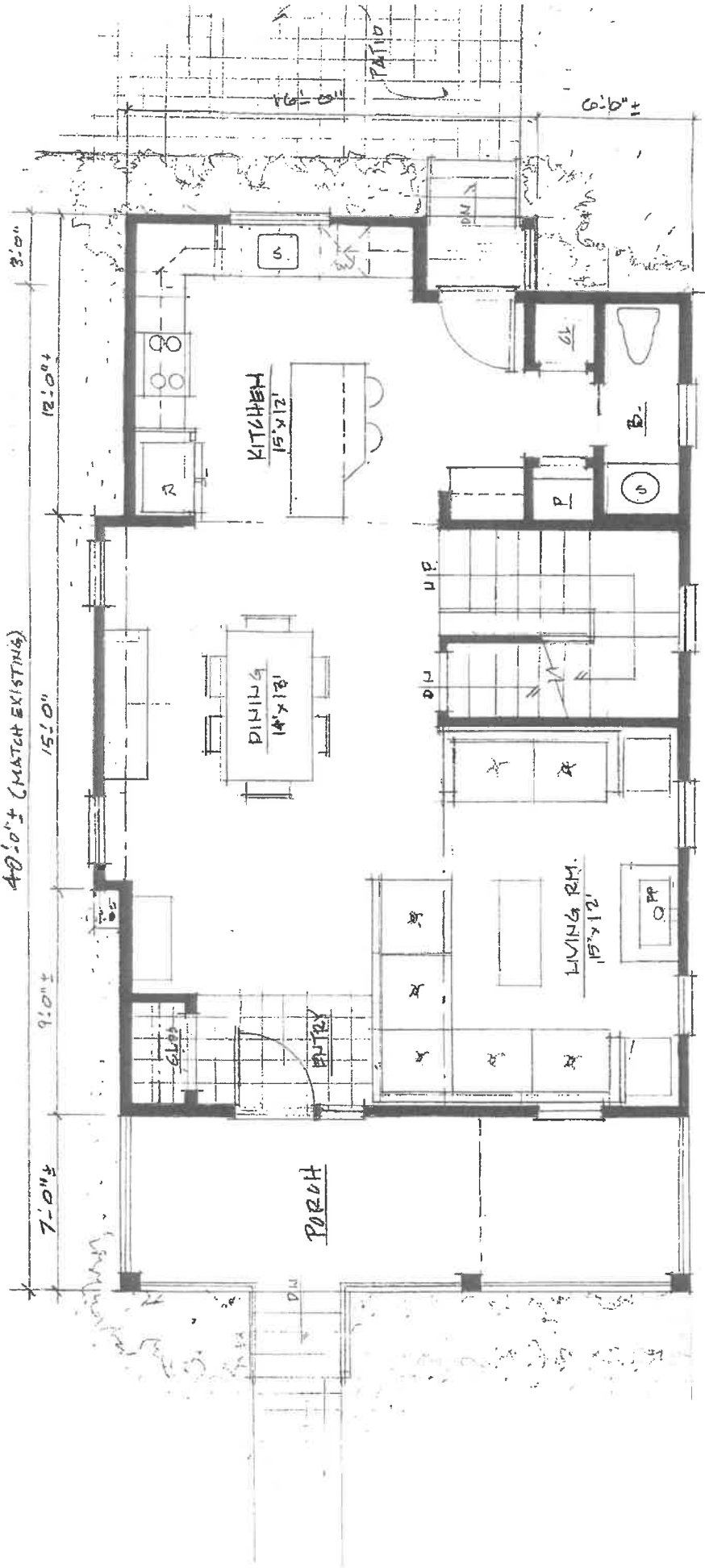


00 PROPOSED PLOT PLAN 00

1" = 10' 0"

Petrosino Residence
312 - 18th Ave., Lake Como, NJ

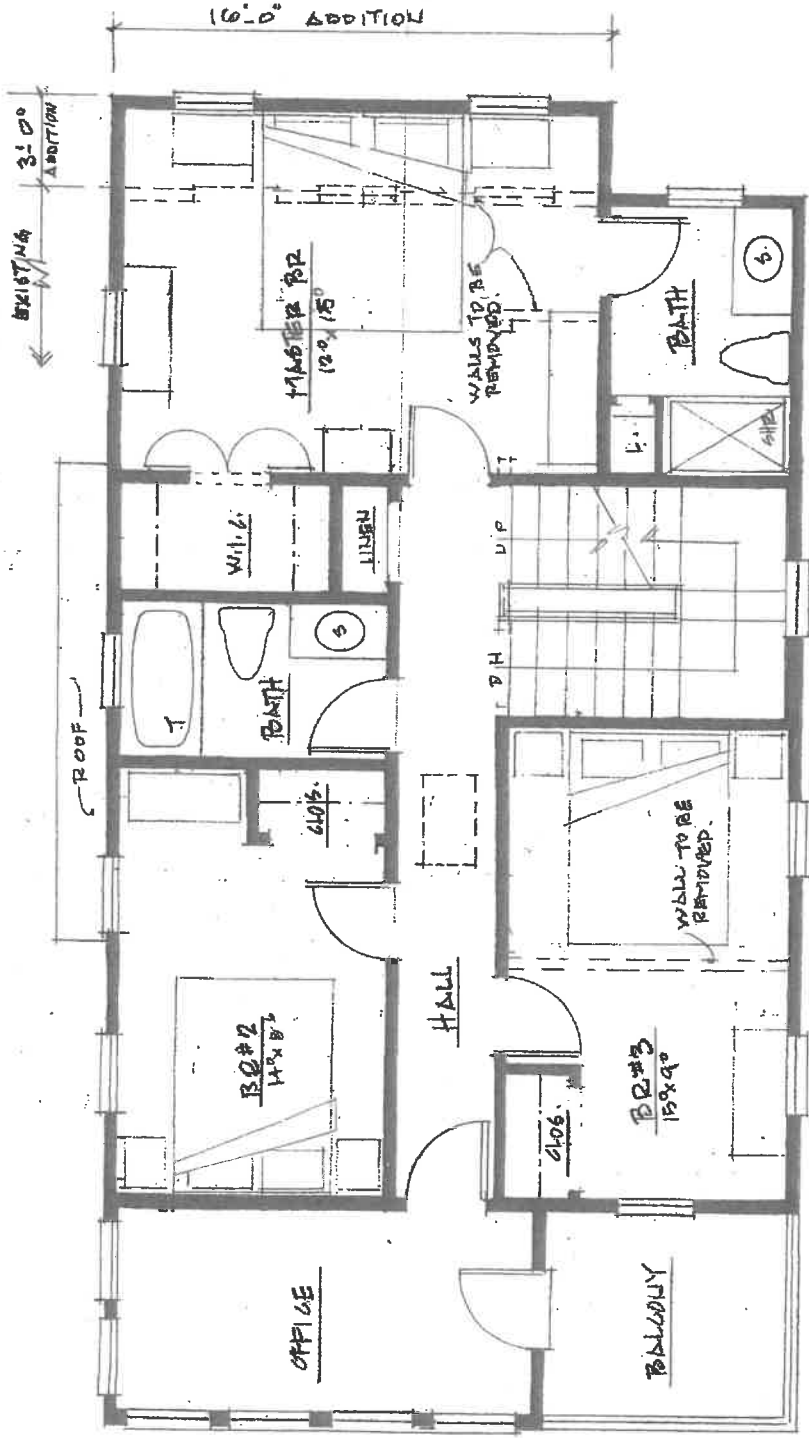
Mark A. Fessler, Architect
Lic. # NJ-21A100659100
P.O. Box 448, Spring Lake, NJ 07762
732 - 701 - 3770



00 FIRST FLOOR PLAN⁰⁰
 1/4" = 1'-0"

Petrosino Residence
 312 - 18th Ave., Lake Como, NJ

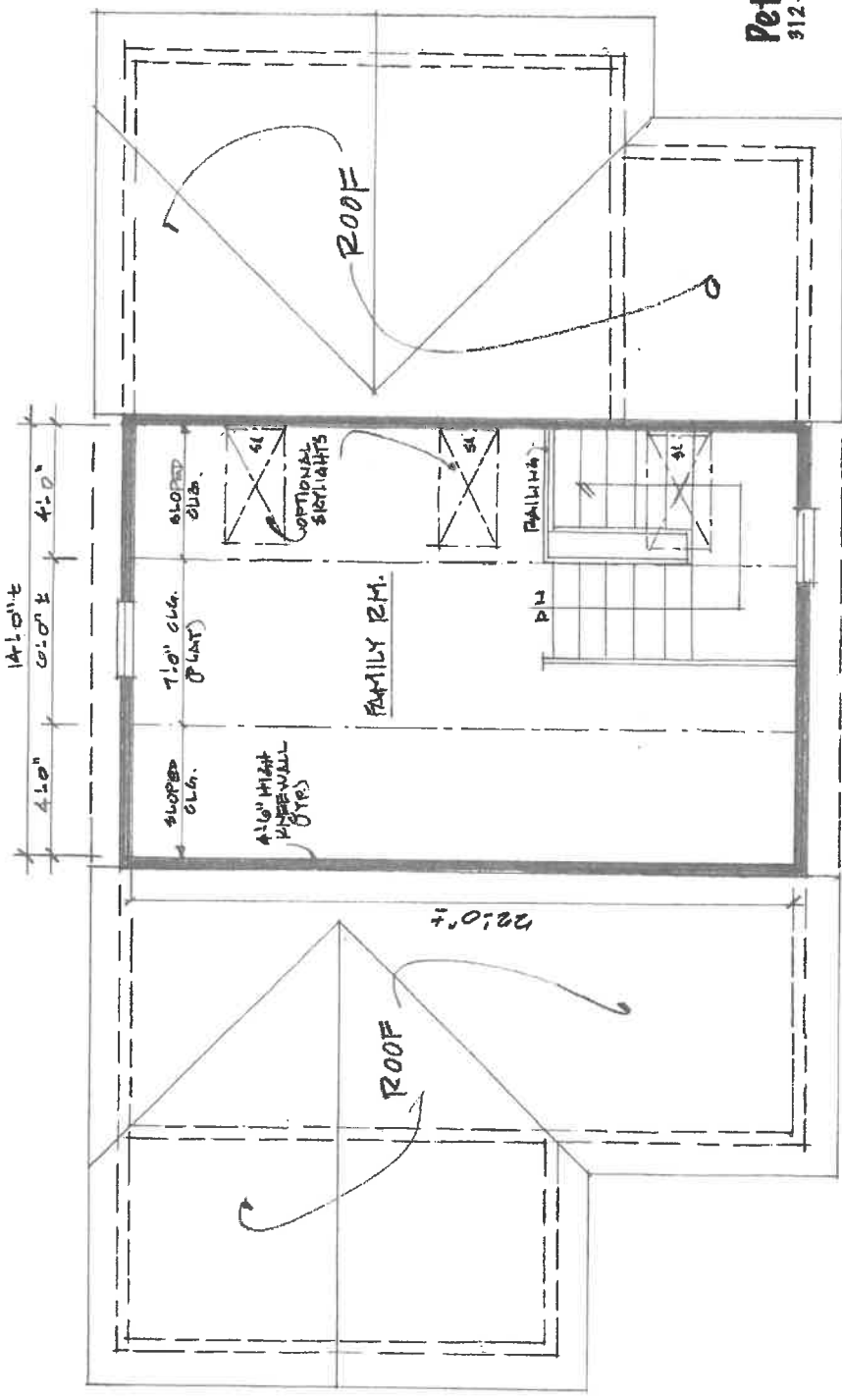
Mark A. Fessler, Architect
 Lic. # NJ21A00659100
 70, Box 448, Spring Lake, NJ 07762
 732 - 701 - 3770



00 SECOND FLOOR PLAN 00
 1/4" = 1'-0"

Petrosino Residence
 312 - 18th Ave., Lakewood, NJ

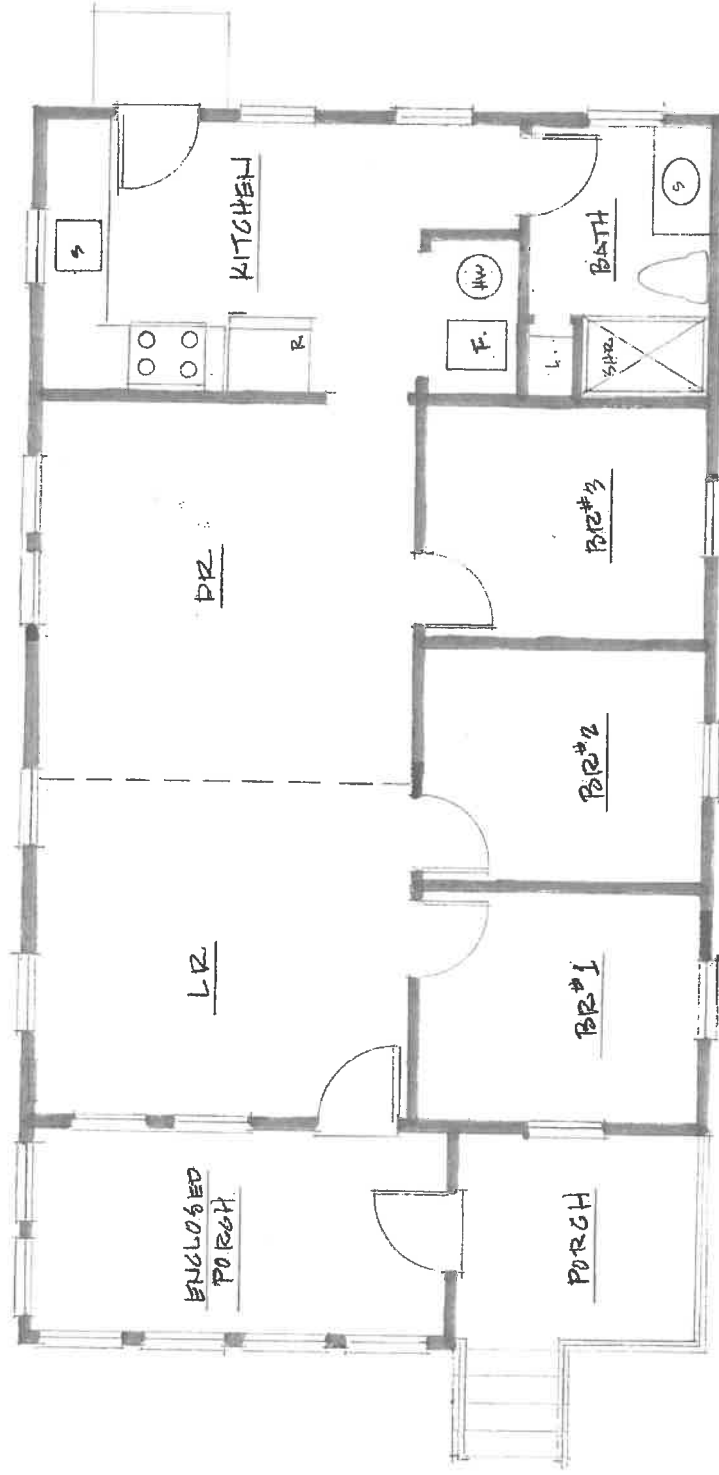
Mark A. Fessler Architect
 Lic. # NJ-21A00859100
 P.O. Box 448, Spring Lake, NJ 07762
 732-701-3770



Petrosino Residence
 312 - 18th Ave., Lake Como, NJ

00 LOFT PLAN 00
 1/4" = 1'-0"

Mark A. Fessler, Architect
 Lic. # NJ-21A100659100
 P.O. Box 448, Spring Lake, NJ 07762
 732-701-3770



EXISTING FLOOR PLAN
 1/4" = 1'-0"

Petrosino Residence
 312 - 18th Ave., Lake Como, NJ

Mark A. Fessler Architect
 Lic. # NJ-21A00659100
 P.O. Box 448, Spring Lake, NJ 07762
 792 - 701 - 3770



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

July 6, 2021

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
508 18th Avenue (Karan Two Realty)
Block 12, Lot 23
H2M Project No. LKCP 2104**

Dear Chairman and Board Members:

I am in receipt of an Application package for the referenced project. The package includes the following documents:

- Architectural Plans, including site plan information (eight sheets) prepared by Daniel M. Condatore, R.A., dated April 26, 2021;
- Various other support documents.

Based on my review of these submitted documents, I find that this application is substantially complete and may be scheduled for a public hearing. Based on my review of the submitted documents with the Borough Zoning Ordinance, a site visit, and good engineering practice, I offer the following comments for your use through the public hearing process.

General

The property in question is located on northwest corner of 18th Avenue at White Street. This location is within the Borough's Single-Family Residential District R-40. The property currently hosts a 2-story frame commercial building, with retail use on the ground floor and a residential unit on the second floor. The Applicant proposes renovations and facade improvements throughout the structure. The existing lot, and the existing and proposed uses and structure 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(a) establishes the permitted uses in the R-40 Zone. A mixed use of retail sales with residential above is not among those listed as permitted, so the compendium of uses both existing and proposed is non-conforming. Furthermore, Code Section 17-10.6 prohibits the structural modification or expansion of non-conforming uses. It appears that the roof modifications at the rear of the retail space would be considered a structural expansion of that space. Accordingly, a Use Variance (d(2)) will be required.
2. Code Section 17-19.1(d) 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:

- Minimum Lot Depth – 100 feet required, 83.33 feet existing and proposed;
- Minimum Front Yard Setback (18th Avenue) – 20 feet required, 4.7 feet existing/proposed;
- Minimum Front Yard Setback (White Street) – 20 feet required, 3.3 feet existing, **7.7 feet proposed (to new roof section)**;
- Minimum Rear Yard Setback – 10 feet required, 5.5 feet existing, **5.5 feet proposed (to new roof section)**; and
- Maximum Building Coverage – 40% maximum allowable, 53% existing/proposed;

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

3. The application does not include a topographic and boundary survey. The Applicant should be required to submit a current survey prepared by a NJ Licensed Professional Land Surveyor.
4. The Plot Plan provided on the Architectural is not to scale. The Applicant should be required to provide a Plot Plan prepared by a NJ Licensed Professional Engineer.
5. The Architectural Plan do not indicate a trash collection area and enclosure. This needs to be shown on the new Plot Plan, along with appropriate screening.
6. Section 17-10.7 entitled Off-Street Parking, requires one (1) space for every 100 square feet of retail floor area and two (2) spaces for the residential use. Based on the information provided, this site requires twenty-two (22) off street parking spaces. The site provides no off-street parking. Accordingly, a variance will be required for this existing/proposed non-conformity.

In addition, per ADA guidelines this site also requires one (1) dedicated handicap parking space. We suggest that the existing curb cut on White Street be eliminated, and a van accessible dedicated parking space be added at this location, adjacent to the new ADA ramp and entrance. Of course, as this recommendation impacts the right-of-way of White Street, such an accommodation would have to be coordinated with the Borough Administration.

7. The photo supplied with the application shows the existing AC unit at the rear of the building, adjacent to the sidewalk. The current plat plan does not indicate the location of a new AC unit or any associated screening. The location needs to be depicted on the new Plot Plan (noted above in Item #3). The existing location appears to be in conflict with the new ADA ramp.
8. The Architectural Plans show two (2) new asphalt driveway tire strips, but does not supply any detail of their width, material, or thickness. This information needs to be added to the new Plot Plan.
9. The Architectural Plans do not indicate the type of restoration proposed for the non-building/sidewalk areas. This information should also be added to the new Plot Plan to confirm the impervious coverage calculations.
10. The architectural elevation on Sheet A201 indicates proposed façade mounted signage, but is generic in nature. The Board should condition any approval on the Applicant provide signage that is conforming with the ordinance via a proper Zoning Permit.
11. The curb and sidewalk fronting this property are in fair to poor condition. The Board should consider requiring full replacement of these elements as a condition of any approval.

508 18th Avenue
July 6, 2021
Page 3 of 3



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.'.

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

cc: Karan Two Realty, LLC., Applicants
Adam Schneider, Esq., Board Attorney
John Sarto, Esq., Applicant's Attorney

GIORDANO, HALLERAN & CIESLA, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WWW.GHCLAW.COM

JOHN A. SARTO, ESQ.
SHAREHOLDER
JSARTO@GHCLAW.COM
DIRECT DIAL: (732) 219-5496

Please Reply To:
125 HALF MILE ROAD
SUITE 300
RED BANK, NJ 07701
(732) 741-3900
FAX: (732) 224-6599

May 19, 2021

Client/Matter No. 23020-0001

VIA HAND DELIVERY & EMAIL: vgraham@boro.lake-como.nj.us

Viveca Graham, Planning Board Secretary
Borough of Lake Como
1740 Main Street
Lake Como, New Jersey 07719

**Re: Karan Two Realty, LLC (“Applicant”)
Preliminary and Final Site Plan Approval & Design Waiver
508 Eighteenth Avenue, Block 12, Lot 23, Lake Como, NJ (“Property”)**

Dear Ms. Graham:

This firm represents Karan Two Realty, LLC, in connection with an application seeking Preliminary and Final Site Plan Approval & Design Waiver from the Lake Como Planning Board (the “Board”), to permit partial demolition, renovations and improvements to the existing two-story structure located at 508 Eighteenth Avenue, at the northwest corner of Eighteenth Avenue and White Street. The Property is approximately 4,170 s.f. in area, and within the Borough’s Residential R-40 Zone.

The ground floor is occupied by the “Discount Liquors” commercial use and the second floor is used as an apartment. Applicant proposes to continue the pre-existing nonconforming commercial use on the ground floor and residential on the second floor. The proposed renovations and façade improvements will significantly enhance the appearance of the structure and replace aged and dated materials. The existing sign will be removed and replaced with a new sign above the entrance. In addition to Preliminary and Final Site Plan Approval, Applicant seeks Design Waiver relief from the Borough’s Ordinance Section 17-10.6 to allow structural alterations to an existing non-conforming structure.

Please find enclosed the following documents in support of this Application:

1. Fifteen (15) copies of the Lake Como Planning Board Application;
2. Fifteen (15) copies of the Lake Como Site Plan Checklist;

GIORDANO, HALLERAN & CIESLA
A Professional Corporation
ATTORNEYS-AT-LAW

Viveca Graham, Board Secretary
May 19, 2021
Page 2

3. Fifteen (15) sets of the Plan titled "Discount Liquor Store, Renovation to Existing Liquor Store," prepared by Daniel M. Condatore, RA, of MODE Architects, consisting of nine (9) sheets, and dated April 26, 2021;
4. Fifteen (15) copies of two photographs of the Property in its existing condition;
5. Fifteen (15) copies of the Zoning Denial received for the Property from the Borough of Lake Como, dated March 12, 2021;
6. Fifteen (15) copy of Certification of Taxes Paid from the Borough Tax Collector confirming the subject Property's taxes are current; and
7. Fifteen (15) certified list of 200 ft. Property Owners from Borough Tax Assessor.

Please review the documents and provide us with the applicable application fee and escrow fee and we will promptly file the same along with a Form W-9. We request that the Application be placed on the earliest possible Board agenda upon being declared administratively complete. If you require any additional information please let me know.

Thank you.

Very truly yours,



JOHN A. SARTO, ESQ.

JAS
Enclosures

via email w/ encls. available by hyperlink

cc: Applicant
Dan Condatore, RA
Kristen J. Lyons, Esq.

Docs #5005383-v1

ZONING

Ck# 1006 \$ 70 Rec'd by Aboney Date 3-9 Permit # 2271

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

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

1. Address of Property: 508 18th ave

Block: 12 Lot: 1 & 2 Zone: R

2. Property Designation: Single Family Multi Family Commercial

3. Applicant's Name*: jason hanrahan

Address: 691 lake ave asbury park

Phone Number: 7328001958

*Applicant is: Owner Contractor Other^x
(If other, please describe) architect

4. Owner's Name: jimmy patel

Address: 508 18th ave

Phone Number: _____

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: alteration to existing commercial business

Water Line: Existing New Upgraded

Sewer Line: Existing New Upgraded

Dimension of New Building/Addition: 0 x 0 Height of New Building/Addition: 26'

Area of New Building/Addition: 0 sq. ft. Number and Types of Rooms: liquor store renovation

* 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:
we would like to renovate the existing building and address structural issues

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

3.3.21

Date

RECEIVED 3/9/21

Office Use Only

Zoning Reviewer:

MARK FESSLER

Date:

3/12/21

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:

* PER SECTION 17-10.6a(4) OF THE "LAKE COMO DEVELOPMENT REGULATIONS" WHICH STATES THAT:

"NO STRUCTURAL ALTERATIONS OR CHANGES SHALL BE MADE IN ANY BUILDING OR STRUCTURE CONTAINING A NON-CONFORMING USE."

* THEREFORE ALTERATIONS TO A NON-CONFORMING USE WOULD REQUIRE APPROVAL OF THE PLANNING BOARD.

* THE PROPOSED PROJECT INCLUDES: ENCLOSING THE EXISTING RECESSED ENTRY & STEPS; ADDING A NEW EXTERIOR ENTRY PLATFORM & STEPS. ADDING AN EXTERIOR RAMP TO THE EAST SIDE OF THE BUILDING; REBUILDING THE EXISTING EXTERIOR STAIR ACCESS TO THE 2ND FLOOR APARTMENT; REDESIGNING THE EXTERIOR FACADE WITH NEW SIDING, WINDOWS, RAILINGS, SIGNAGE, DETAILING, ETC.

Mark Fessler
3/12/21



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:	<u>21-</u>
Received By:	<u>VHJ</u>
Fees Collected:	<u>APP F</u>
Hearing Date:	<u>9-13-21</u>
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**
Karan Two Realty, LLC
508 Eighteenth Avenue, Lake Como, New Jersey 07719
(732) 224-6579
- If the applicant is being represented by an attorney, please state name, address & telephone number**
John A. Sarto, Esq. - Gloradano, Halleran & Ciesla
125 Half Mile Road, Red Bank, New Jersey 07701
JSarto@GHCLAW.COM (732) 219-5496
- Applicant is:**
 Corporation Partnership Individual Other Limited Liability Company
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
- If applicant is not Owner, please state name, address and telephone number of the owner:**
N/A

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
 - Waiver from Lake Como Land Use Ordinance § 17-10.6 "Nonconforming Buildings and Uses" to allow structural alterations to an existing non-conforming structure
- Informal Hearing

7. Give a brief description of application:

Renovations to the existing 2-story structure and surrounding property

8. Street Address of Property:

508 Eighteenth Avenue, Lake Como, New Jersey 07719
Block: 12 Lot: 23

9. Use of Property:

Existing: Liquor Store
 Zone: R-40
 Proposed: Same with Renovations
 Lot Area: 4,170 SF
 Building Area: 2,044 SF

10. Map Information:

Discount Liquor Store
 Map Dated: April 16, 2021
 Prepared By: MODE Architecture - Daniel M. Comdatore, RA
 Map Entitled: Renovation to Existing Liquor Store

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

Please see the attached cover letter

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

April 29, 2021

Pinal P Patel

Date

Applicant/Agent



Borough of Lake Como

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

SITE PLAN

COMPLETENESS CHECKLIST

This checklist is provided to applicants to assist in the determination of whether the application is complete, as required by N.J.S.A. 40:55D-10.3 of the Municipal Land Use Law. The applicant must complete this checklist and submit it at the time of the initial application.

APPLICATION # _____
APPLICANT NAME KAREN TWO REALTY
BLOCK AND LOT 12 L423

AFFIDAVIT OF COMPLETENESS

I, the undersigned affirm this application fully complies with all standards and requirements contained in the Municipal Land Use Law, N.J.S.A.40:55D-1 et. seq. and amendments thereto, the current Development Ordinance of the Borough of Lake Como and the Borough of Lake Como Checklist. I further affirm that all information contained herein as complete and accurate.

DANIEL M CONDATORE
Name (Print or Type)

[Signature]
Signature/Seal & License #

21A101790000

4/21/21
Date

Application Number

Borough of Lake Como

Application Number _____ Date: _____
 Applicant Name Karan Two Realty, LLC Received By: _____

SITE PLAN CHECKLIST- PART A

SUBMISSION OF DOCUMENTS

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

<u>C</u>	<u>N</u>	<u>N/A</u>	
<u>X</u>	—	—	1. Fifteen (15) copies of Application Form
<u>X</u>	—	—	2. Fifteen (15) set of site plan
—	—	<u>X</u>	3. Proof of submission to the Freehold Soil Conservation District
<u>X*</u>	—	—	4. Application Fee \$ _____
—	—	<u>X</u>	5. Storm Drainage and Detention Basin calculations
<u>X</u>	—	—	6. Certification of payment of property taxes
—	<u>X^</u>	—	7. Proof of submission to the Monmouth County Planning Board
—	<u>X^</u>	—	8. Notice and proof of service

C= Complete N= Incomplete N/A= Not Applicable

*= To be filed as directed by Board Secretary

^= To be completed upon approval of application/as a condition of approval. Temporary waiver requested.

Borough of Lake Como

Application Number

Date:

Applicant Name Karan Two Realty, LLC

Applicant seeks waivers of requirements below
where indicated by an "X"

Received By:

SITE PLAN CHECKLIST- PART B

PLAT REQUIREMENTS

1. General Requirements: The site plan shall be signed and sealed by an architect, professional engineer, land surveyor and/or professional planner licensed to practice in the State of New Jersey, provided however, that the sanitary sewer, water distribution and storm drainage plans and water and sewer treatment facility plans may only be signed and sealed by a professional engineer. In addition, the following must be submitted:

a. Site planes not be drawn at a scale smaller than one (1") inch equal fifty (50') feet nor larger than one (1") inch equals ten (10') feet.

b. The site plan shall be based on a monumented, current certified boundary survey, prepared in accordance with New Jersey Administrative Code 13:40-5.1, APreparation of Land Surveys@, dated September 1984 and as amended. The date of the survey and the name of the person who made the survey, shall be shown on the site plan.

2. Title Block: The title block shall appear on all sheets in conformance with N.J.S.A. 45:8-27 et. seq. (Map Filing Law) and included:

Borough of Lake Como

- a. Title to read ASite Plan@
 - b. Name of the development, if any.
 - c. Tax map sheet, block and lot number(s) of the site, as shown on the latest Borough Tax Map, the date of which shall be shown.
 - d. Date of original and all revisions
 - e. Names and addresses of owner an developer, so designated.
 - f. Name, signature, address and license number if the engineer, architect, land surveyor or planner who prepared the plan, and their embossed seal.
 - g. If the site plan contains more than one (1) sheet, each sheet shall be numbered and titled.
3. A schedule shall be placed on the site plan indicating:
- a. The area of the tract and site to be developed.
 - b. The floor area of the existing and proposed building(s).
 - c. The proposed use or uses and the floor area devoted to each use.
 - d. The zone district in which the site is located.
 - e. Proposed and required of street parking and holding spaces.
 - f. Provided and required lot dimensions and front, rear and side yard setbacks.
 - g. Square footage and percentages of the site developed and retained in unoccupied open space.
 - h. Floor area ratio
4. North arrow and written and graphic scale
5. The tops of the banks and boundaries of the floodway and flood hazard areas of all existing water courses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not

Borough of Lake Como

been determined, and/or such other information as may assist the Planning Board in the determination of floodway and flood hazard area limits.

~~X~~ 6. Paving and right-of-way widths of existing streets within two hundred (200') feet of the site.

7. The boundary, nature and extent of wooded areas, swamps, bogs and ponds within the site and within two hundred (200') feet thereof and delineation of all wetland soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corp of Engineers.

~~X~~ 8. Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature with the site and within two hundred (200') feet thereof.

9. All existing structures on the site and within two hundred (200') feet thereof, including their use, indicating those to be destroyed or removed and those to remain.

10. Location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear and side setbacks of all building and other pertinent improvements.

11. Existing and proposed public easements or right-of-way and the purposes thereof, including conservation easements.

~~X~~ 12. A grading plan showing existing and proposed grading contours at one (1') foot intervals throughout the tract, except if slopes exceed five (5%) percent, a two (2') foot interval may be used, and if they exceed (10%) percent, a five (5') foot interval is permissible. Datum shall be United States Coast and Geodetic Survey Datum (MSL=0) and source of datum and bench marks shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be drawn to clearly delineate proposed grading.

~~X~~ 13. On site drainage plan:

a. The drainage plan shall be presented in graphic form which shall clearly show the street and site layout and those items which are pertinent to drainage including existing and proposed contours as previously required.

b. The plan shall outline each area contributing to each inlet.

c. All proposed drainage shall be shown with pipe type and sizes, invert and grade

Borough of Lake Como

or rim elevations, grades and all direction of flow. The direction of flow of all surface waters and of all streams shall be shown.

d. The drainage shall be accompanied by complete drainage calculations made in accordance with the Soil Conservation Service method.

~~14~~ Off site drainage plan: The plan shall also be accompanied by an off site drainage plan prepared in accordance with the following standards:

a. The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.

b. The pertinent off site existing drainage shall be shown with elevations of inverts and grates to the nearest one tenth of a foot.

c. To the extent that information is available and may be obtained from the County of Borough Engineer, any existing plans for drainage improvements shall be shown.

d. In the event a temporary drainage system is proposed, full plans of that system shall be shown.

e. The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross sections at intervals not exceeding one hundred (100') feet shall be shown for all open channels.

~~15~~ If required by the Borough Engineer, center line profiles of streets bordering the site, internal roadways and major circulation aisles showing existing and final grades and slopes and pipe sizes, slope, type, inverts and grate or rim elevations of drainage and sanitary sewer facilities.

~~16~~ Soil Boring Logs: Unless the Township Engineer shall determine that a lesser number of boring logs are required or that some or all of the boring logs may be deferred to the final plan stage, the site plan shall be accompanied by a set of boring logs and soil analyses for borings made in accordance with the following requirements.

a. One boring not less than fifteen (15') feet below grade or twenty (20') feet

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minimum depth shall be made for every five (5) areas (or portion thereof) of land where the water table is found to be ten (10') feet or more below proposed or existing grade at all boring locations.

b. One additional boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten (10') feet below proposed or existing grade.

c. In addition to above, in those areas where the water table is found to be five (5') feet or less below existing or proposed grade, two additional borings per acres (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed.

d. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one tenth of a foot.

e. Based on the borings, the site plan shall clearly indicate all areas having a water table within two (2') feet of the existing surface of land, or within two (2') feet of proposed grade, or all areas within which two (2') feet or more of fill is contemplated or has previously been placed.

f. Certified soil tests as a basis for design standards for pavements, pipe, bedding, etc.

17. Zone boundaries and the tax map sheet, lot and block numbers and the names of owners of all properties within two hundred (200') feet of the site.

18. A key map at a scale of not less than one (1") inch equals one thousand (1000') feet, showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone boundary or municipal boundary which is within two hundred (200') feet of the site.

19. The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.

~~20.~~ The capacity of off street parking areas and the location and dimensions of all access drives aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights of way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or

Borough of Lake Como

convenience, and the estimated average number of passenger vehicles, single unit trucks or buses and semi-trailers that will enter the site each day.

21. Graphic depiction of the anticipated routes and details of the system of on site vehicular and pedestrian circulation

22. The location and size of proposed loading docks

~~OK~~ ~~23.~~ The location of curbs and sidewalks

~~24.~~ Cross sections showing the composition of pavement areas, curbs and sidewalks

~~25.~~ Exterior lighting plan, including the location, direction of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features.

~~26.~~ Landscaping and screening plan showing the location, type, spacing, and number of each type of tree or shrub and the location, type and size, spacing and number of each type of ground cover to be utilized and planning details for trees, shrubs, and or/ ground cover.

~~27.~~ Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.

28. Floor plans and building elevation drawings of any proposed structure or structures, or existing structures to be renovated.

29. Location of facilities for the handicapped, including parking spaces and ramps (where applicable), and including construction details for ramps for the handicapped.

~~30.~~ Sectionalization and staging plan: Developers of large uses such as shopping centers, multifamily dwellings, industrial parks or other such uses proposed to be developed in stages shall submit sectionalization and staging plan showing the following:

a. The anticipated date for commencing construction of each section or stage.

b. Plans for separate construction emergency access for the project in order to avoid occupancy conflict.

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31. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also indicate the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site and the provisions to be made for site maintenance.

~~32.~~ Traffic analysis report and recommendation from a qualified traffic engineer if requested by the Municipal agency or the Borough Engineer.

33. Such other information as the Municipal Agency and/or Engineer may request during site plan review.

Borough of Lake Como

Application Number _____

Applicant=s Name _____

FOR MUNICIPAL USE ONLY

Application submitted on: _____

Part A- Complete/Incomplete _____ Part B- Complete/Incomplete _____

Application reviewed and declared complete on: _____

Application reviewed and declared incomplete on: _____

Reason:

This application will be heard on: _____

Upon completeness certification, distribute as follows:

Board or Agency	Forwarded	Dated	Plans Report Received	Report
1. Borough Engineer			_____ _____ _____	
2. Fire Chief/ Prevention			_____ _____	

Borough of Lake Como

3. Zoning Officer

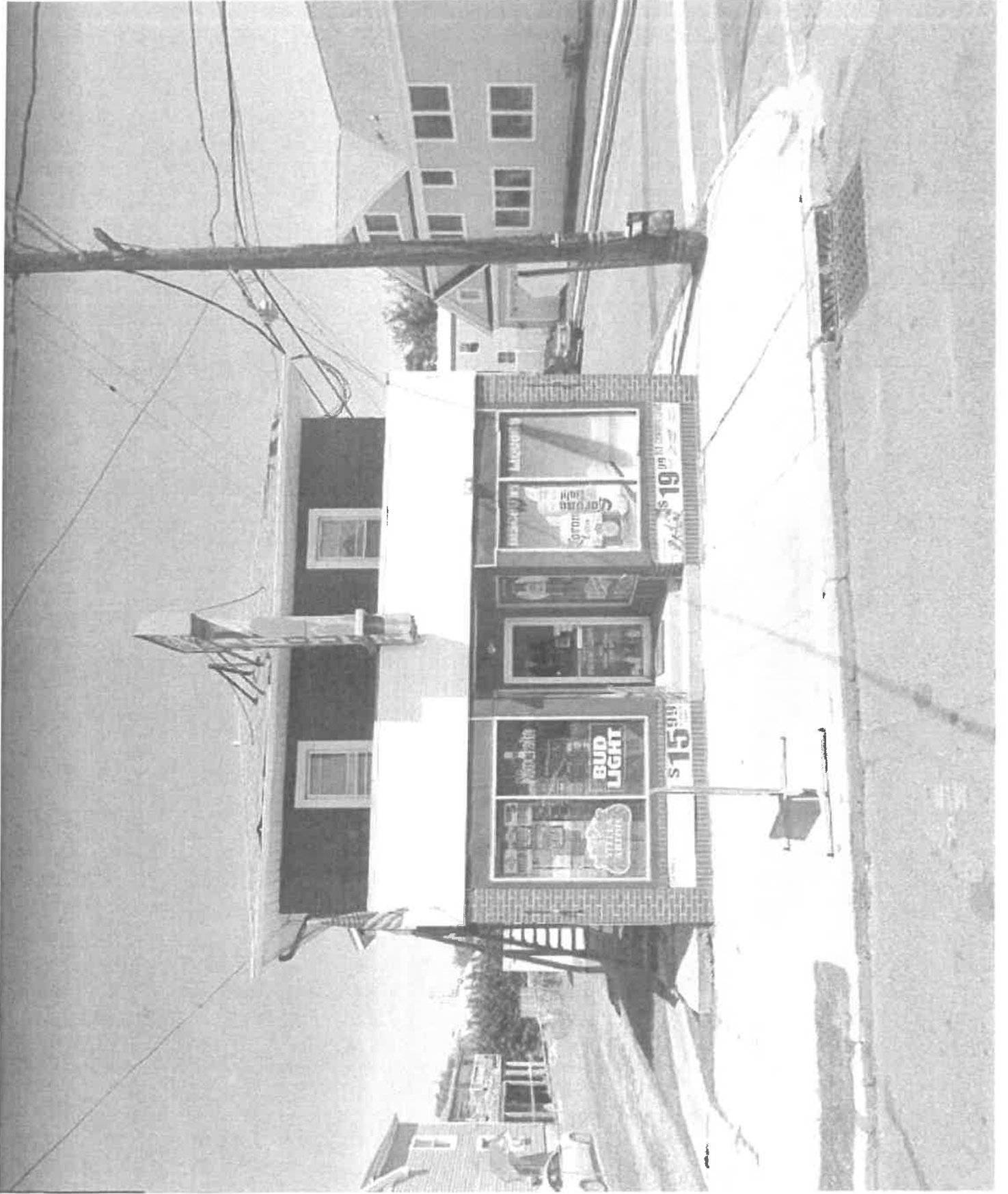
4. Tax Assessor

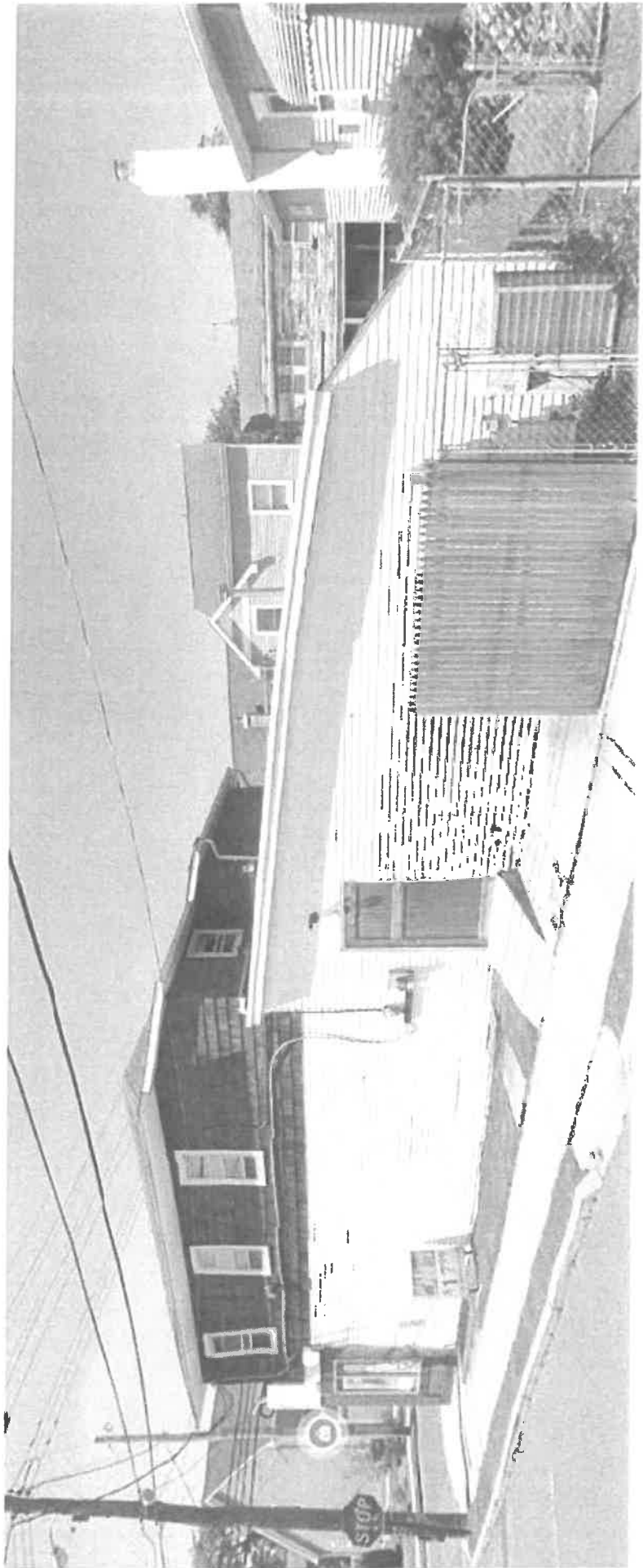
5. County Planning Board

6. Board of Health

7. Environmental Comm.

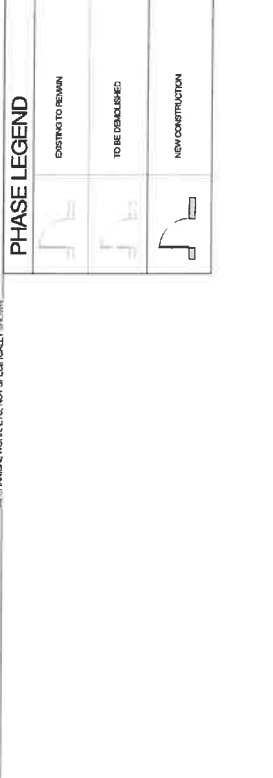
8. Police Dept.





GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL AGENCIES AND OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS FOR THE PROPOSED ALTERNATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS. ANY DISCREPANCIES OR DEVIATION IN THE EXISTING CONDITIONS THAT MAY HAVE AN ADVERSE EFFECT ON THE PROPOSED WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. THE CONTRACTOR SHALL INDICATE THE LOCATION OF ALL DISCREPANCIES ON THE DEMOLITION OPERATIONS AND THE REMOVAL OF EXISTING CONDITIONS SHALL BE PERFORMED PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
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6. THE STRUCTURAL INTEGRITY AND WEATHER RESISTANCE OF THE REMAINING STRUCTURE SHALL BE MAINTAINED THROUGHOUT THE DEMOLITION PROCESS WHERE APPLICABLE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS FOR THE PROPOSED ALTERNATION.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS. ANY DISCREPANCIES OR DEVIATION IN THE EXISTING CONDITIONS THAT MAY HAVE AN ADVERSE EFFECT ON THE PROPOSED WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. THE CONTRACTOR SHALL INDICATE THE LOCATION OF ALL DISCREPANCIES ON THE DEMOLITION OPERATIONS AND THE REMOVAL OF EXISTING CONDITIONS SHALL BE PERFORMED PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
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10. ALL EXISTING UTILITIES SERVICES TO BE REMOVED, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, AND PLUMBING SERVICES, SHALL BE IDENTIFIED AND MARKED PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS FOR THE PROPOSED ALTERNATION.
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17. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS FOR THE PROPOSED ALTERNATION.
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PHASE LEGEND

Key Value	Keynote Text
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KEYNOTE LEGEND

Key Value	Keynote Text
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1 DEMO AND FLOOR PLAN
1/4" = 1'-0"

