

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

PLANNING BOARD AGENDA

OCTOBER 18, 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 VIRTUAL MEETING WILL ALSO BE POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**** FLAG SALUTE ****

III. ROLL CALL

IV. MEMORIALIZATION OF RESOLUTION:

PETROSINO, STEPHEN
312 - 18TH AVENUE
BLK - 2 LOT - 10

V. MEMORIALIZATION OF RESOLUTION:

KAREN TWO REALTY, LLC AKA DISCOUNT WINE AND LIQUOR
508 - 18TH AVENUE
BLK - 12 LOT - 23

VI. INFORMAL APPLICATION:

HAMMER, LOIS & MICHAEL
2112 MARGERUM AVENUE
BLK - 34 LOT - 14

VII. INFORMAL APPLICATION:

TARATUSKI, MICHAEL
1741 BELMONT AVENUE
BLK - 25 LOT - 9

VIII. PLANNING & ZONING DISCUSSIONS

COTTAGE FOOD PERMIT RECOMMENDATION TO MAYOR & COUNCIL

REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA
(WILL UPDATE AS NEEDED)

IX. FUTURE MEETING DISCUSSIONS

STONES IN DRIVEWAYS, GRADING PLAN

X. MINUTES TO BE APPROVED

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

XI. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, NOVEMBER 8, 2021, 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/u/kdizbniQSc](https://us06web.zoom.us/j/7326813232?pwd=OWZzYlINM3dmZEVNMVY5QlQzb2FYQT09)

**APPLICANT: STEPHEN PETROSINO
APPLICATION NO. 2021-07
BLOCK 2, LOT 10
PROPERTY: 312 18TH AVENUE**

LAKE COMO PLANNING BOARD

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

WHEREAS, Stephen Petrosino, Applicant, is the owner of property located at 312 18th Avenue, Block 2, Lot 10, in the Borough of Lake Como, County of Monmouth, and State of New Jersey, hereinafter referred to as the Applicant, and has filed an application with the Planning Board; and the Applicant is proceeding pro se; and

WHEREAS, the property in question is located in the Borough's R-40 residential zone; and

WHEREAS, a virtual hearing was conducted on September 13th, 2021, having been adjourned from the August 16, 2021, meeting date; and

WHEREAS, the Applicant has compiled with all notice requirements mandated by the statutes of the State of New Jersey; and

WHEREAS, the Board has jurisdiction hear, consider, and determine the application at issue; and

WHEREAS, the application with architectural drawings was introduced into evidence; and

WHEREAS, the Board, having given due consideration to the exhibits moved into evidence, does hereby make the following findings of fact and conclusions of law:

1. The property is located in the R-40 residential zone of the Borough and the existing single-family home is a permitted use. The Applicant is requesting one variance and the use will remain a single-family home.
2. Steve Petrosino and Mark Fessler testified on behalf of the Applicant. Mr. Petrosino's testimony was that he and his family had moved into the house and restored it a number of years ago. However, as his family grew, so did the desire to make it a year-round residence, leaving the house much too small. The proposal is to raise the existing first story and build a new first story. Mr. Fessler, a licensed architect in the State of New Jersey, testified as to the design of the new second story and how consideration was given to make the new home attractive and consistent with the neighborhood, and to maintain the improvements already made to the first

floor. The only variance requested is a front yard setback of 13.08 feet where 15.92 feet is required. The setback on the proposed new home would be greater than the setback of the houses on both sides of Mr. Petrosino's, but still not completely conforming.

3. No members of the public testified as to the application.
4. The Board finds that the Applicant has made a sufficient case for the granting of a front yard setback. The proposed new structure was consistent with the neighborhood and non-conforming use. The current house is attractive, although small, and the Applicant testified that it is undersized for his family. The adding of a new first floor and the elevation of the existing first floor to make it a second floor will not be intrusive to the neighborhood or detrimental to the Zoning Plan of the Borough or the neighborhood.

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

1. Based on the aforementioned findings of fact, the Board concludes that the granting of the variance requested by the Applicant for a front yard setback will not impair the intent and purpose of the Borough Zoning Plan, subject to any conditions set forth in this resolution.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Lake Como that the following variance is hereby granted subject to the following conditions:

- A. Front yard setback of 13.08 feet where 15.92 feet is required.

All relief not expressly granted by the Board hearing is hereby denied. All approvals granted here are subject to the following conditions:

1. Subject to the development here at issue being undertaken in accordance with the testimony presented at the September 13th, 2021, virtual Lake Como Planning Board meeting, and the plan submitted to and approved by the Board at that meeting. Said plan must be consistent with the proposals and representations made at the public hearing. Any deviance from said proposal shall be returned to the Board to review.
2. All construction and development on the site will be consistent with the plans, renderings, and testimony presented at the public hearing, and subject to any and all conditions set forth at the public meeting whether or not included in this resolution.
3. Subject to the Applicants complying with any and all federal, state, county, local laws, rules and regulations affecting or pertaining to the development and use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects this approval, any condition attached hereto or otherwise

requires any changes to the plans herein approved, this matter shall be brought back before the Board for review of any such action and the Board shall have to the right to modify this approval and/or conditions attached hereto as a result of any such actions.

THEREFORE, the application for variance relief for ethe front yard setback is hereby granted.

RESOLUTION: 2021-07

MOVED BY:

SECONDED BY:

ADOPTED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSTAIN:

The above resolution was approved by the Planning Board of the Borough of Lake Como at its Regular meeting on the ____ day of _____, 2021. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. **2021-07**.

CHAIRMAN, JOSEPH CAVALUZZI

**APPLICANT: KARAN TWO REALTY
ATTORNEY: JOHN SARTO, ESQ.
APPLICATION NO. 2021-08
BLOCK 12, LOT 23
PROPERTY: 508 18TH AVE.**

LAKE COMO PLANNING BOARD

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

WHEREAS, Karan Two Realty, Applicant, is the owner of property located at 508 18th Avenue, Block 12, Lot 23, in the Borough of Lake Como, County of Monmouth, and State of New Jersey, hereinafter referred to as the Applicant, and they have filed an application with the Planning Board of the Borough of Lake Como, hereinafter referred to as the Board, for preliminary and final site plan approval and design waivers to permit renovations to a two-story building currently housing a liquor store, which is a non-conforming use in the Borough's R-40 residential zone and said application requires a use variance, a minimum lot depth variance, minimum front yard setback variance, minimum front yard setback from White Street variance, minimum rear yard setback variance, and a maximum building coverage variance, all of which are pre-existing, although the minimum front yard setback to White Street is changing from 3.3 to 7.7 feet where 20 feet is required; and

WHEREAS, A virtual public hearing was held on September 13, 2021, and all notice requirements were satisfied by the Applicant and the Board has jurisdiction here to consider and determine the application at issue; and

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

1. The property in question is located in the R 40 residential zone of the Borough. The property in question is an existing two-story, mixed-use building. The first floor is occupied by a discount liquor store commercial use. The second floor is an apartment. The Applicant proposes to continue the existing non-conforming commercial use on the first floor and keep the apartment on the second floor. The application proposes renovations and façade improvements to improve the aesthetics and condition of the structure and to replace aged and dated materials. As part of the application, the existing signage will be removed and replaced with a new, less obtrusive sign, and the entrances to the building will be improved;
2. Testimony was presented by the architect Daniel M. Condatore, New Jersey license number 21AI10798000, 619 Lake Avenue, Third Floor, Asbury Park, New Jersey. Mr. Condatore's testimony was that the Applicant proposed a new recessed front entry and steps, a new exterior entry platform and steps, adding an exterior ramp to

the east side of the building, rebuilding the existing exterior stairs, improving access to the second-floor apartment, and a redesign of the exterior façade with new siding, windows, railings, signage, and other detailing;

3. Mike Palmere, White Street, offered testimony. He testified that the garbage bin is used to store cardboard, that the discussion of the handicapped parking space would put the handicapped parking space in front of his property, and that he would be blocked by delivery trucks that use the side entrance. He questioned how close the building was to his property line, and questioned the location of windows at the rear of the property.

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

1. The Applicant is seeking the variance relief due to the pre-existing non-conforming use of the property. The two-story structure is currently used as a liquor store on the first floor and an apartment on the second floor. A change of use is not requested. The R-40 zone does not permit the commercial use, thus requiring a use variance approval from this Board. The other variances requested, minimum front yard setback of 7.7 feet to a new portion of the roof for 3.3 feet is existing and 20 feet is required, minimum rear yard setback of 5.5 feet to a new portion of the roof, and no on-site parking where none currently exists.
2. The Applicant is seeking the variance relief to improve and modernize an existing structure and use. Testimony was presented that the building's use as a commercial enterprise has been in existence for at least the last forty years. The proposed renovation will improve the aesthetics of the building, potentially improve access for handicapped patrons, improve the signage by getting rid of a blade sign, and otherwise modernizing the structure. The need for the variances is based on the prior non-conforming use and configuration of the property.
 - A. Use variance;
 - B. Minimum lot depth variance;
 - C. Minimum front yard setback variance;
 - D. Minimum front yard setback from White Street;
 - E. Minimum rear yard setback variance;
 - F. Maximum building coverage variance although the minimum front yard setback to White Street is changing from 3.3 feet to 7.7 feet where 20 feet is required.

The granting of the variance requested will not be disruptive to the Master Plan of the Borough or have a negative impact on the zone or the neighborhood.

BE IT FURTHER RESOLVED by the Planning Board of Lake Como that the variance requests are hereby granted subject to the following conditions:

- A. All construction and development on this site will be consistent with the plans, renderings, and testimony presented at the public hearings and submitted, and any and all conditions set forth at the public meeting whether or not included in this resolution.
- B. Subject to the Applicant complying with any and all federal, state, county, and local laws, rules and regulations affecting or pertaining to the development and use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects this approval, any condition attached hereto, or otherwise requires any changes to the plans herein approved, this matter should be brought back before the Board for review of any such action and the Board has the right to modify this approval and or the conditions attached to as a result of any such actions.
- C. The front steps of the building shall be redesigned to be flush with the front of the façade.
- D. The Applicant will not be required to apply to the Borough for the creation of a handicapped parking space on White Street.
- E. The Applicant will be responsible for and shall submit designs, if necessary, for the sidewalk surrounding the property. The Applicant will also submit plans for pavers in the driveway on the west side of the building for the approval of the Board Engineer.
- F. All trash will be stored inside the building unless not approved by the Fire Marshal, in which case the Applicant must construct garbage bins on the exterior of the property, subject to the approval of the Board Engineer.

THEREFORE, the application for renovations to an existing non-conforming building is hereby granted.

RESOLUTION: 2021-08

MOVED BY:

SECONDED BY:

ADOPTED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSTAIN:

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the _____ day of _____, 2021. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2021-08.

CHAIRMAN, JOSEPH CAVALUZZI

ZONING

Ck# 100 \$ 70⁰⁰ Rec'd by VHH Date 8-13-21 Permit # 21-64

* 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: 2112 Margerum Ave
Block: 34 Lot: 14 Zone: _____

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

3. Applicant's Name*: Michael & Lois Hammer

Address: 7 John Street, Fairfield, NJ

Phone Number: 973-980-5268, 973-980-5266 (07004)

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

4. Owner's Name: _____

Address: Same

Phone Number: _____

5. Type of Proposal: (please check)

<input type="checkbox"/> New Home	<input checked="" type="checkbox"/> Alteration to Existing Home: 1 - 1 1/2 Story	<input checked="" 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: _____		
Water Line: Existing <input checked="" type="checkbox"/>	New _____	Upgraded _____
Sewer Line: Existing <input checked="" type="checkbox"/>	New _____	Upgraded _____

Dimension of New Building/Addition: _____ x _____ Height of New Building/Addition: 31 feet
Area of New Building/Addition: 390 sq. ft. Number and Types of Rooms: 3 Bedrooms
1 Kitchen 1 Living Rm 2 1/2 Baths, 1 Study

* 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:

1st Floor Addition Right side 32'-6" x 3' + 12' x 3' front = 133.6 sqft


2nd Floor - Remove existing walls + roof, existing 642.6 sqft (26 x 15)

+ expand 2nd floor w/ additions to approx. 34.6' x 26' = 899 sqft minus 642.6 equals 256.6' of additional living space

***SEE PLAN IN MAP DRAWER**

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

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

Signature of Applicant 

Date 7/16/2021

Office Use Only

REVISED PLOT PLAN REC'D 8/20/21

Zoning Reviewer: MARK FESSLER

Date: 8/20/2021

Application Complete: Yes No


Approved: _____ Rejected: * AS NOTED

Planning/Variance Board action needed: Yes ** No _____

Proposed Work Needs Construction Permits: Yes _____ No _____

Mercantile License Needed? Yes _____ No _____

Notes: * BASED ON THE REVISED "PLOT PLAN" DATED 8/20/21
THE PROPOSED ADDITIONS & ALTERATIONS TO THE PROPERTY CONFORM TO ALL ZONING REQUIREMENTS,
** BUT, THE EXISTING HOUSE DOES NOT CONFORM TO THE REQUIRED SIDE & REAR YARD SETBACKS (BUT ALL NEW WORK DOES) AND THE PROPERTY IS AN UNDERSIZED LOT. AND IT IS UP TO THE PLANNING BOARD IF THEY WISH TO HEAR THIS APPLICATION AS AN "INFORMAL" APPLICATION OR IF THEY WANT THE APPLICANTS TO FILE A "FORMAL" APPLICATION, FOR THESE "GRANDFATHERED" CONDITIONS.


8/20/21



Borough of Lake Como

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

Kevin G. Higgins
Mayor

INFORMAL
PLANNING BOARD APPLICATION

Louise A. Mekosh
Borough Clerk/Administrator

For Municipal Use Only

Application No. 21-INF
Received by Clerk: 8-27-21
Fees Collected: 125.00 CR 1808
Hearing Date: _____
Resolution Adopted by Board: _____
() Granted () Denied

=====

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

- Applicant(s) Name & Address: Michael & Lois Hammer
2112 Margerum Ave.
Lake Como, NJ
Telephone No. _____
- If the applicant is being represented by an attorney, please state name, address, and telephone no. _____

- Applicant is:
Corporation _____
Partnership _____
Individual 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

1.

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

6. Application is a request for the following:

- Preliminary Site Plan
- Final Site Plan
- Joint Preliminary and Final Site Plan
- Minor Subdivision (3 or less lots)
- Preliminary Subdivision
- Final Subdivision
- Joint Preliminary and Final Subdivision
- Variance requests - please specify _____ including Bulk or Use Variances _____

Informal Hearing

7. Give brief description of application: MINOR
ADDITIONS WITHIN SETBACKS, add additional
PARKING SPOT, BRINGING UP TO CODE 2 PARKING SPOTS

8. Street Address of Property: 2112 MARGERUM AVE.
Block: 34 Lot(s): 14 **Must be Current Blk/Lot

9. Use of Property: Existing Residential single family
Zone R-40 Proposed same

Lot Area: 3547' Building Area: 31.46%

10. Map Information: Map Dated 8/3/21
Prepared by E2 management Charles Stewart
Map Entitled Plot Plan

11. Additional comments by applicant which may be relevant to hearing: ADDITIONS + PARKING all meet
and are within setbacks, existing house already has
Double Dormer 2nd floor which I would construct on 18' ceiling property
built 2nd floor making the house aesthetically pleasing + more of a
I certify that the statements and information comfortable house
contained in this application are true. for my family.

8/27/21
Date

[Signature]
Applicant/Agent

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

PAUL K. LYNCH
LAND SURVEYORS
P.O. BOX 1453
WALL, NEW JERSEY 07719
PHONE (732) 681-4035
EMAIL- pklynchs @ gmail.com

*** SURVEYORS REPORT 53042134-14 ***

April 30, 2021

Michael & Lois Hammer
2112 Margerum Avenue
Lake Como, N.J. 07719

Dear Mr. & Mrs. Hammer:

In regard to front setbacks on the east side of Margerum Ave. Tax map block 34 Lake Como Borough, N.J. the following measurements have been taken:

Lot 13	2114 Margerum Ave.	4.76'	dwelling foundation
Lot 15	745 Twenty First Ave.	4.3'	porch base roof over

If you have any questions or clarifications please call my office.

Sincerely yours,



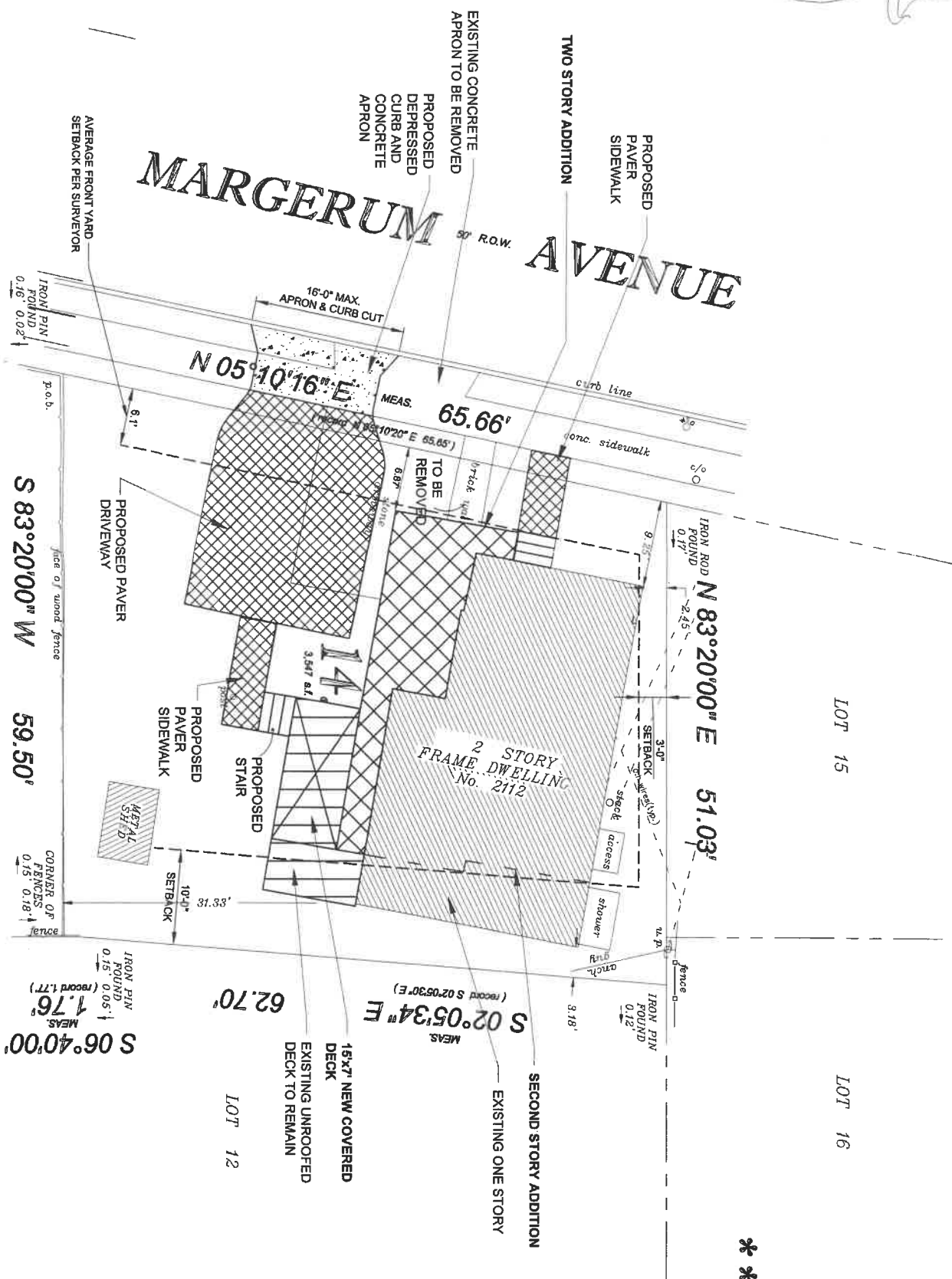
Paul K. Lynch LS



19051 Middletown Ocean Regional Realtors



19051 Middletown Ocean Regional Realtors



MARGERUM AVENUE

S 83° 20' 00" W 59.50'

S 06° 40' 00" MEAS. 1.76'

LOT 12

S 02° 05' 34" E MEAS. 62.70'

EXISTING ONE STORY SECOND STORY ADDITION

15x7' NEW COVERED DECK EXISTING UNROOFED DECK TO REMAIN

PROPOSED PAVEMENT SIDEWALK PROPOSED STAIR

2 STORY FRAME DWELLING No. 2112

PROPOSED PAVEMENT SIDEWALK TWO STORY ADDITION

EXISTING CONCRETE APRON TO BE REMOVED PROPOSED DEPRESSED CURB AND CONCRETE APRON

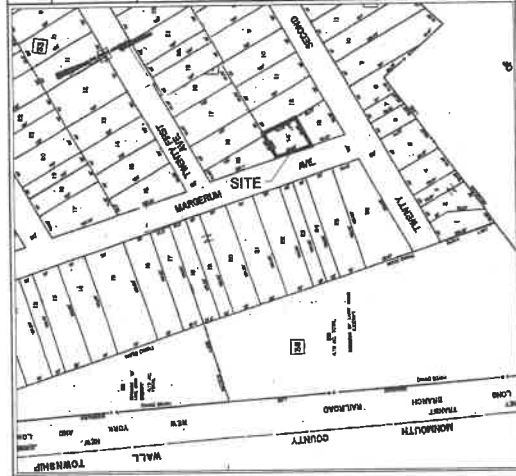
LOT 15

LOT 16

*** BLO

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
1	8/20/21	REVISE DRIVEWAY AND IMPERVIOUS CALCULATION	PIN	CS



N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

**VALLEY PARK PROFESSIONAL CENTER
2517 RT 35, BUILDING 1, STE. 201
MANASQUAN, NJ 08736
PHONE: (973) 299-5200
FAX: (973) 299-5059
WWW.E2PM.COM**



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION, SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

VALLEY PARK PROFESSIONAL CENTER
2517 RT 35, BUILDING I, STE. 201
MANASQUAN, NJ 08736
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPURTENANT. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION


CHARLES J. STEWART, P.E., PLS N.J. NO. 24GB35884
LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR

BLOCK 34, LOT 14
2112 MARGERUM AVENUE
LAKE COMO, NEW JERSEY

IMPERVIOUS COVER CALCULATION

ED DWELLING	1,116 S.F.
ED PAVER DRIVEWAY	413 S.F. (50%) 206.5 S.F.
ED PAVER SIDEWALKS	82 S.F. (50%) 41 S.F.
SHED	44 S.F. (50%) 22 S.F.
	1,655 S.F.

DRAWING TITLE

PLOT PLAN

CHECKED BY: CS

DRAWN BY: PINN

SCALE: AS SHOWN

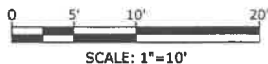
SHEET NO: 1 OF 1

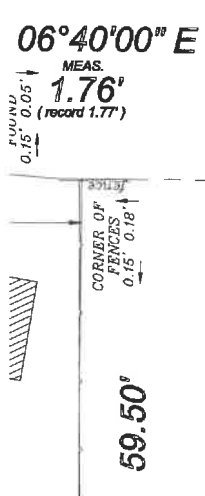
PROJECT #: P-21-81

FIRST ISSUE: 08/3/2021

DRAWING NO.

FIG-1





R-40 ZONE (SINGLE FAMILY RESIDENTIAL)

PRINCIPLE BUILDING		MINIMUM REQUIREMENTS	
LOT AREA	REQUIRED 4,000 SQ. FT.	PROPOSED	3547. FT.*
LOT FRONTAGE	40 FT.		65.66 FT.
LOT WIDTH	40 FT.		65.66 FT.
LOT DEPTH	100 FT.		51.03 FT.*
YARD SETBACKS			
FRONT (PREVAILING)	6.10 FT.		6.87 FT.
REAR	10 FT.		3.18 FT.*
SIDE	3 FT. (EACH)		2.45 FT.*
MAX. BLDG. COVERAGE	35%		31.46%
MAX. LOT COVERAGE	60%		47%

* - INDICATES PRE-EXISTING NON-CONFORMING CONDITION

SURVEY REFERENCE:

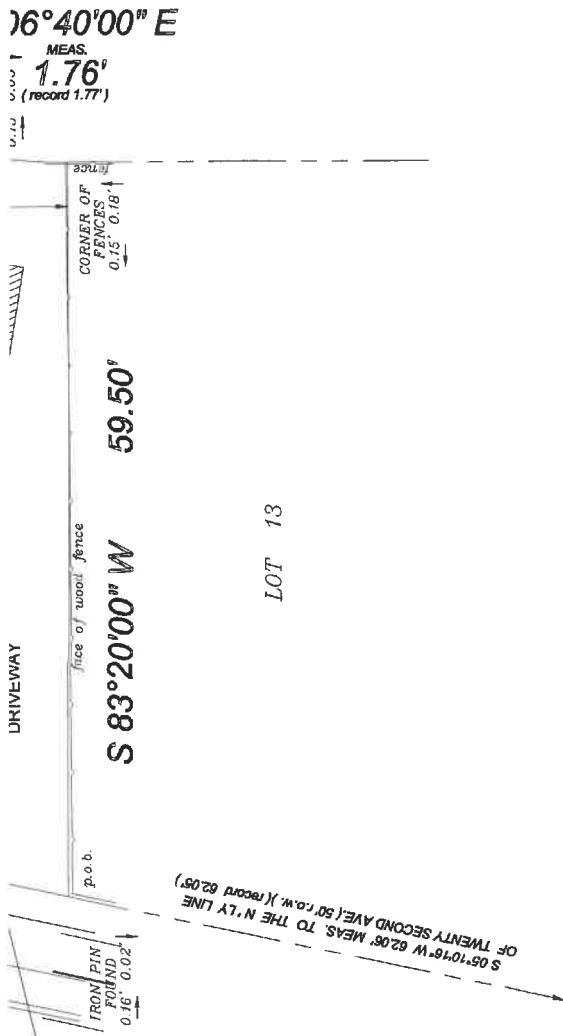
SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH, P.L.S.

PREVAILING SETBACK CALCULATION

LOT 13 - 2114 MARGERUM AVE	4.76' DWELLING FOUNDATION
LOT 15 - 745 TWENTY FIRST AVE	4.3' PORCH BASE ROOF OVER
9.25' (LOT 14)	
4.75' (LOT 13)	
4.30' (LOT 15)	
18.31/3 = 6.10'	
SETBACK INFORMATION PROVIDED BY PAUL K. LYNCH, P.L.S.	

IMPERVIOUS COVER

PROPOSED DWELLING
PROPOSED PAVER DRIVEWAY
PROPOSED PAVER SIDEWALKS
METAL SHED
TOTAL



AVERAGE FRONT YARD
SETBACK PER SURVEYOR

DRIVEWAY

IRON PIN FOUND
0.16' 0.02'

P.O.B.

S 06°10'18" W 62.08' MEAS. TO THE N. LY LINE
OF TWENTY SECOND AVE. (50' r.o.w.) (record 82.05')

LOT 13

MEAS.
1.76'
(record 1.77')

CORNER OF
FENCES
0.15' 0.18'

59.50'

S 83°20'00" W

FACE OF WOOD FENCE

16°40'00" E

R-40 ZONE (SINGLE FAMILY RESIDENT)

PRINCIPLE BUILDING	MI
LOT AREA	4,000 SQ. FT.
LOT FRONTAGE	40 FT.
LOT WIDTH	40 FT.
LOT DEPTH	100 FT.
YARD SETBACKS	
FRONT (PREVAILING)	6.10 FT.
REAR	10 FT.
SIDE	3 FT. (EACH)
MAX. BLDG. COVERAGE	35%
MAX. LOT COVERAGE	60%

* - INDICATES PRE-EXISTING NON-CONFORMING CONDITION

SURVEY REFERENCE:

SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY P

General Notes:

Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject premises: easements, other than possible easements which were visible at the time of making of this survey, building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; to subject premises are not necessarily shown.

All Buildings, surfaces and subsurface improvements on and/or adjacent to subject premises are not necessarily shown.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or generally title evidence.

No attempt has been made as part of this boundary survey to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding lines, utilities or facilities, please contact the appropriate agencies.

RECORD EASEMENTS WHICH MAY AFFECT THE PREMISES SURVEYED AND WHICH ARE IDENTIFIED BY A TITLE SEARCH ARE NOT SHOWN HEREON.

ANY OBJECT BENEATH AND NOT VISIBLE ON THE SURFACE OF THE EARTH OF THE LOT AND PREMISES SURVEYED AND SHOWN HEREON HAS NOT BEEN LOCATED.

THIS LOT AND PREMISES SURVEYED AND SHOWN HEREON IS KNOWN AND DESIGNATED AS THE PROPOSED NORTHERLY LOT AS SHOWN ON A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY IN THE BOROUGH OF SOUTH BELMAR MONMOUTH COUNTY, NEW JERSEY, K.A. LOTS 86 & 87 AND PLOT BEHIND SULLY CORPORAION SOUTH BELMAR N.J. DATED THRU MAY 2, 1979 AND RECORDED IN THE OFFICE OF THE COUNTY CLERK IN DEED BOOK 4428 PAGE 687.

THESE PLANS AND SPECIFICATIONS ARE PREPARED AND PUBLISHED UNDER THE AUTHORITY OF THE ARCHITECT. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY CHANGES OR MODIFICATIONS SHALL BE MADE BY THE ARCHITECT'S WRITTEN INSTRUMENTS.

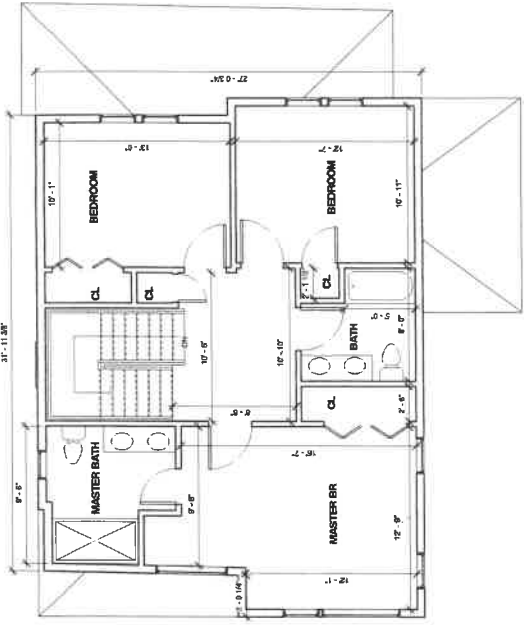
REV	DESCRIPTION	DATE

JCA GROUP
 JOSE CARMALO ARCHITECTURAL GROUP, P.C.
 171 Main Street, Suite 301
 Hackensack, N.J.
 07601
 P: 201.261.1201
 F: 201.228.1209
 E: email@jcaortho.com
 W: www.jcaortho.com

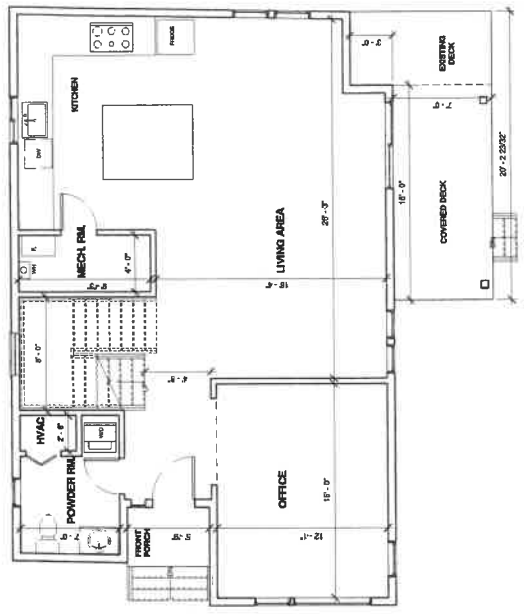
PROPOSED SINGLE FAMILY ADDITION
 LOCATION
 2115 MARGERUM AVE
 BELLEVILLE, NJ
 OWNER
 MIKE HAMMER
 DRAWING
 PROPOSED FLOOR PLANS

DATE: 7/18/2021
 BY: JCD PROJECT #: 2021.06
 DRAWING #: **A100** OF 1

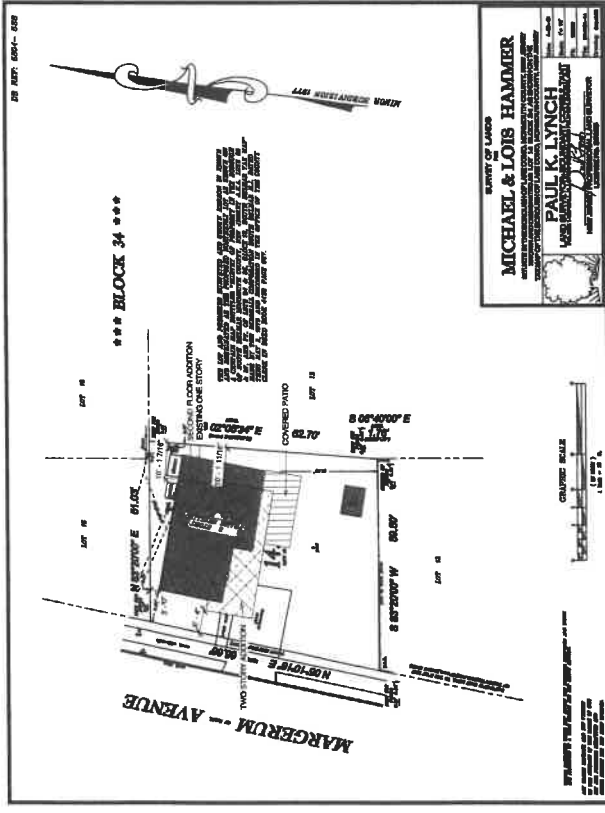
JOHN L. CARMALLO, P.L.A.
 2115 MARGERUM AVE
 BELLEVILLE, NJ 07003
 (908) 261-1201
 www.jlca.com



(3) PROPOSED SECOND FLOOR
 1/4" = 1'-0"



(1) PROPOSED FIRST FLOOR
 1/4" = 1'-0"



(3) SCHEMATIC SITE PLAN
 1/16" = 1'-0"

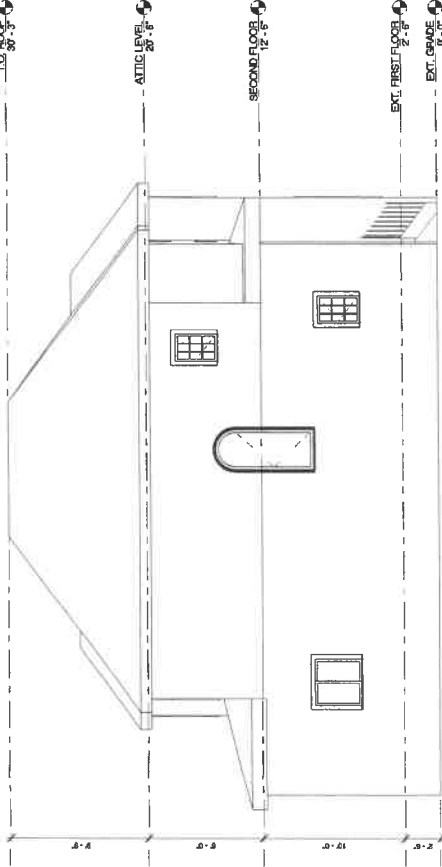
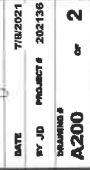
THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE PLANS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JCA GROUP IS STRICTLY PROHIBITED. JCA GROUP SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR CONFLICTS IN ANY REUSE OF THESE PLANS OR SPECIFICATIONS. THESE PLANS AND SPECIFICATIONS SHALL BE VOID IF ANY PART IS ALTERED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

REV.	DESCRIPTION	DATE

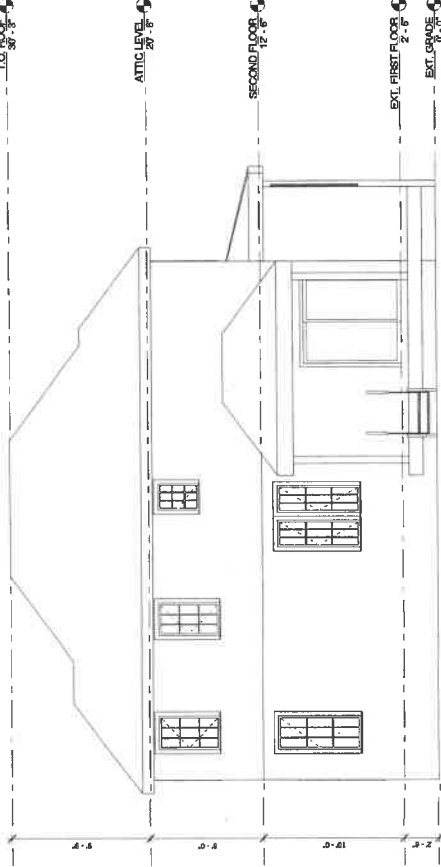
JCA group
 JCA GROUP ARCHITECTURE GROUP, P.C.
 171 Main Street, Suite 301
 Hackensack,
 NJ
 07601
 T. 201.678.1201
 F. 201.678.1209
 E. email@jcainfo.com
 W. www.jcainfo.com

PROPOSED SINGLE FAMILY ADDITION
 LOCATION
 5115 HANOVER AVE
 BELLEVILLE, NJ
 OWNER
 WELLS BANKERS
 DRAWING
 ELEVATIONS
 JAMES L. CARROLL, P.E., N.J. 02120140
 NY 1

DATE: 7/18/2021
 PROJECT # 202136
 DRAWING #
A200 of **2**



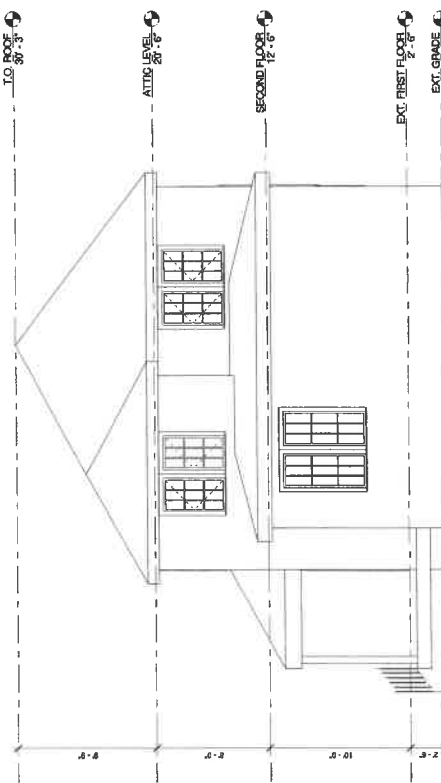
(2) LEFT ELEVATION
 1/4" = 1'-0"



(3) RIGHT ELEVATION
 1/4" = 1'-0"



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



(1) BACK ELEVATION
 1/4" = 1'-0"

ZONING

ck# Cash \$ 70 Rec'd by AB Date 6-24-21 Permit # 21-54

* 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:** 1741 Belmont Ave
Block: 25 **Lot:** 8 **Zone:** _____

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

3. **Applicant's Name*:** Michael + Rachel Taratuski

Address: Same

Phone Number: 732-749-4748

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

4. **Owner's Name:** _____

Address: _____

Phone Number: _____

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 checked="" type="checkbox"/> Deck
*If other, please describe: <u>Remove existing shed + driveway, Build attached garage + mudroom w/ bedroom + m. bath above</u> <u>2 - New parking spaces on Belmont Ave</u>		
Water Line: Existing _____ New _____ Upgraded _____		
Sewer Line: Existing _____ New _____ Upgraded _____		

Dimension of New Building/Addition: 4' x 10' **Height of New Building/Addition:** 18'

Area of New Building/Addition: _____ **sq. ft. Number and Types of Rooms:** Garage, mudroom w/ bedroom and m. bath room

* 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:

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.

Michael Frantke
Signature of Applicant

5/28/21
Date

Office Use Only

Zoning Reviewer: J.P. Rowe

Date: 9/22/21

Application Complete: Yes No

Approved: _____ Rejected: _____

Planning/Variance Board action needed: Yes ~~No~~

UNDERSIZED LOT
(CAN FORMAL)

Proposed Work Needs Construction Permits: Yes No

Mercantile License Needed? Yes _____ No

Notes:

SEE ATTACHED

Approved
Denied
Received
J.P. Rowe
John P. Rowe, Zoning Officer
9/22/21
Date

1741 Belmont Ave Permit Zoning #21-54

Owner proposes to remove the existing shed and driveway. Further, they will build an attached garage and mudroom addition with bedroom and bath above.

The existing lot is undersized (50' X 48" corner lot) and will require an Informal Appearance before the Borough Planning Board. In addition, the Euclid Ave front yard setback is only 16' where 20'. A Formal Planning Board Hearing would be required unless a report submitted by a design professional showing the 8.5' setback meets the average front yard setback for the block.

The proposed house will have 3 bedrooms requiring 2 parking spaces. The proposed garage will be only 16' deep so 2- 9'X 19' outside spaces are proposed. The new driveway apron cannot exceed 16' maximum allowed. The new sidewalks, apron and curb cut proposed on Belmont Ave. must conform to Lake Como Engineering Standards (Copy attached)

The existing shed, driveway, apron and curb cut on Euclid Ave must be removed and replaced with approved sidewalk and curb.

A Construction permit is required.

A Road Opening Permit is required for the curb/apron work..

Care must be taken to insure that run-off water does not flow onto neighboring property



Borough of Lake Como

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

Kevin G. Higgins
Mayor

INFORMAL
PLANNING BOARD APPLICATION

Louise A. Mekosh
Borough Clerk/Administrator

For Municipal Use Only

Application No. 21-Inf
Received by Clerk: 10-13-21
Fees Collected: \$125.00 OK #1125
Hearing Date: _____
Resolution Adopted by Board: _____
() Granted () Denied

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

- Applicant(s) Name & Address Michael Tarataski
1741 Belmont Ave Lake Como
Telephone No. 732-749-4748
- If the applicant is being represented by an attorney, please state name, address, and telephone no. _____

- Applicant is:
Corporation _____
Partnership _____
Individual 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

1.

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

6. Application is a request for the following:

- Preliminary Site Plan
- Final Site Plan
- Joint Preliminary and Final Site Plan
- Minor Subdivision (3 or less lots)
- Preliminary Subdivision
- Final Subdivision
- Joint Preliminary and Final Subdivision
- Variance requests - please specify _____
including Bulk or Use Variances _____

Informal Hearing

7. Give brief description of application: Look for
approvals for addition to existing home.

8. Street Address of Property: 1741 Belmont Ave
Block: 26 Lot(s): 9 ****Must be Current Blk/Lot**

9. Use of Property: private Existing 718 sq
Zone _____ Proposed Addition 237 sq

Lot Area: 50x48' = 2,400 sq Building Area: _____

10. Map Information: _____ Map Dated _____
Prepared by Dominick Venditto
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.

10/7
Date

[Signature]
Applicant/Agent

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

EDWARDS SURVEYING
PROFESSIONAL LAND SURVEYORS
4 FOREST AVENUE
MANASQUAN, NJ 08736

GEORGE W. EDWARDS, P.L.S. (1935-2021)
N.J. Lic. No: 24GS01900200

STEVEN M. EDWARDS, P.L.S.
N.J. Lic. No: 24GS04323700

POINT PLEASANT: 732-892-4010 - MANASQUAN: 732-223-0735 - EMAIL: edwards.surveying@yahoo.com

October 12, 2021
Job No.: 2021-035

Average setbacks on Block 25, along the northerly side of Euclid Avenue of the Borough of Lake Como, County of Monmouth, New Jersey

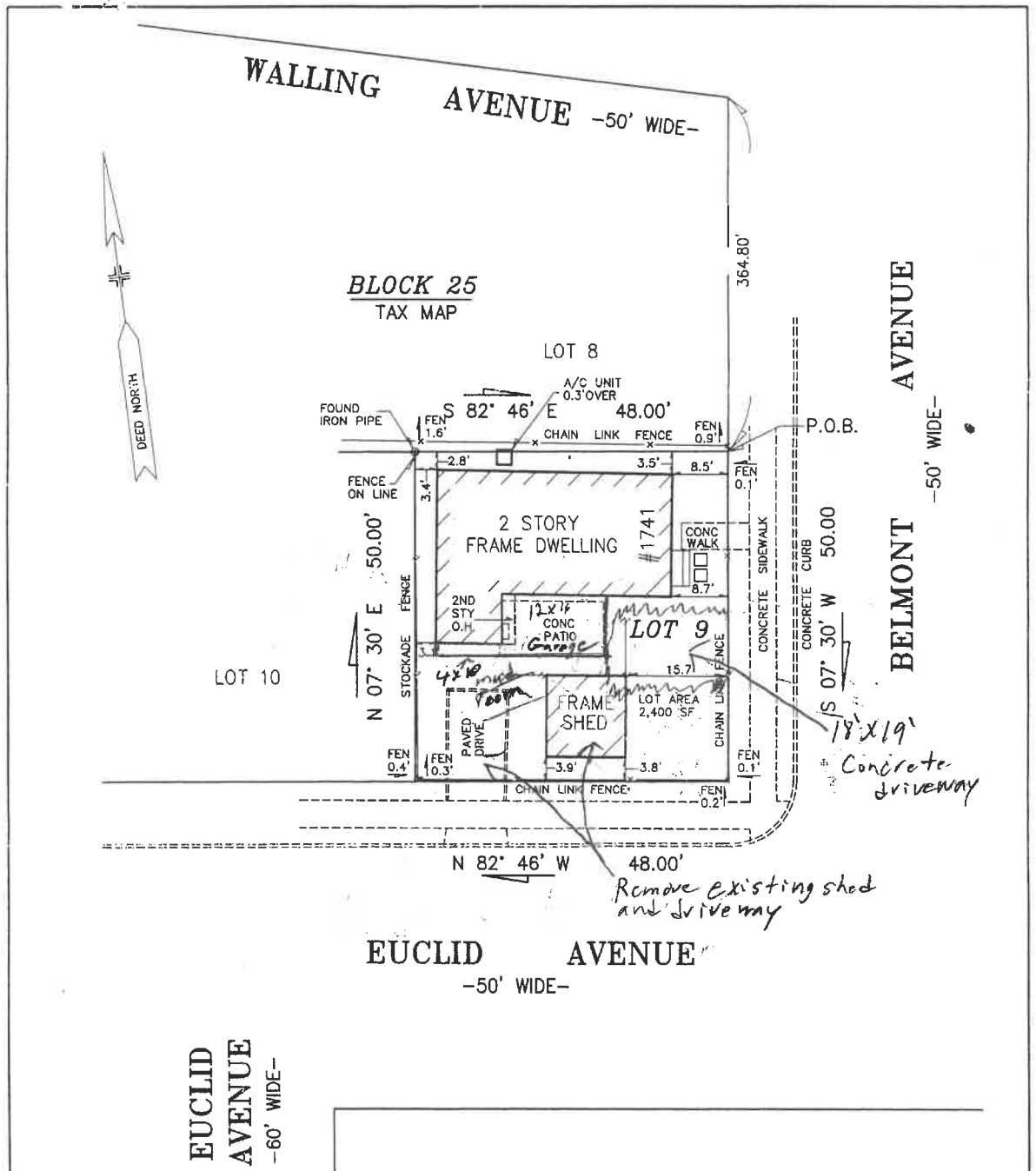
Block 25
Lots 9, 10 & 11

Lot 9: 21.0
Lot 10: 7.7
Lot 11: 6.1'

Minimum Setback: 6.1
Maximum Setback: 21.0
Average Setback: 11.6'



Steven M. Edwards, PLS
Professional Land Surveyor
New Jersey License No.: 24GS04323700



- NOTES:
- 1) THIS SURVEY IS A REPRESENTATION OF CONDITIONS EXISTING ON THE PROPERTY EXCEPT SUCH EASEMENTS AND ENCROACHMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR NOT VISIBLE ON THE SURFACE OF THE LAND OR IN DOCUMENTATION SUPPLIED AT THE TIME OF THE SURVEY.
 - 2) THIS SURVEY IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF DELINEATED PROPERTY BY NAMED PURCHASER.
 - 3) NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, CONSTRUCTION, OR ANY OTHER PERSON NOT NAMED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
 - 4) A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c14 (C45:8-36.3) AND N.J.A.C. 13:40-8.1(d).

CERTIFIED TO:

MICHAEL TARATUSKI AND RACHEL TARATUSKI,
HUSBAND AND WIFE;
WORLD SAVINGS, ITS SUCCESSORS AND/OR
ASSIGNEES;
LAFAYETTE GENERAL TITLE AGENCY, INC.
(LG-M41674);
DOUGLAS E. MOORE, ESQ.

REVISED TO: APRIL 27, 2009
APRIL 18, 2005
SCALE: 1"=20'
JOB 15166
FB121-104

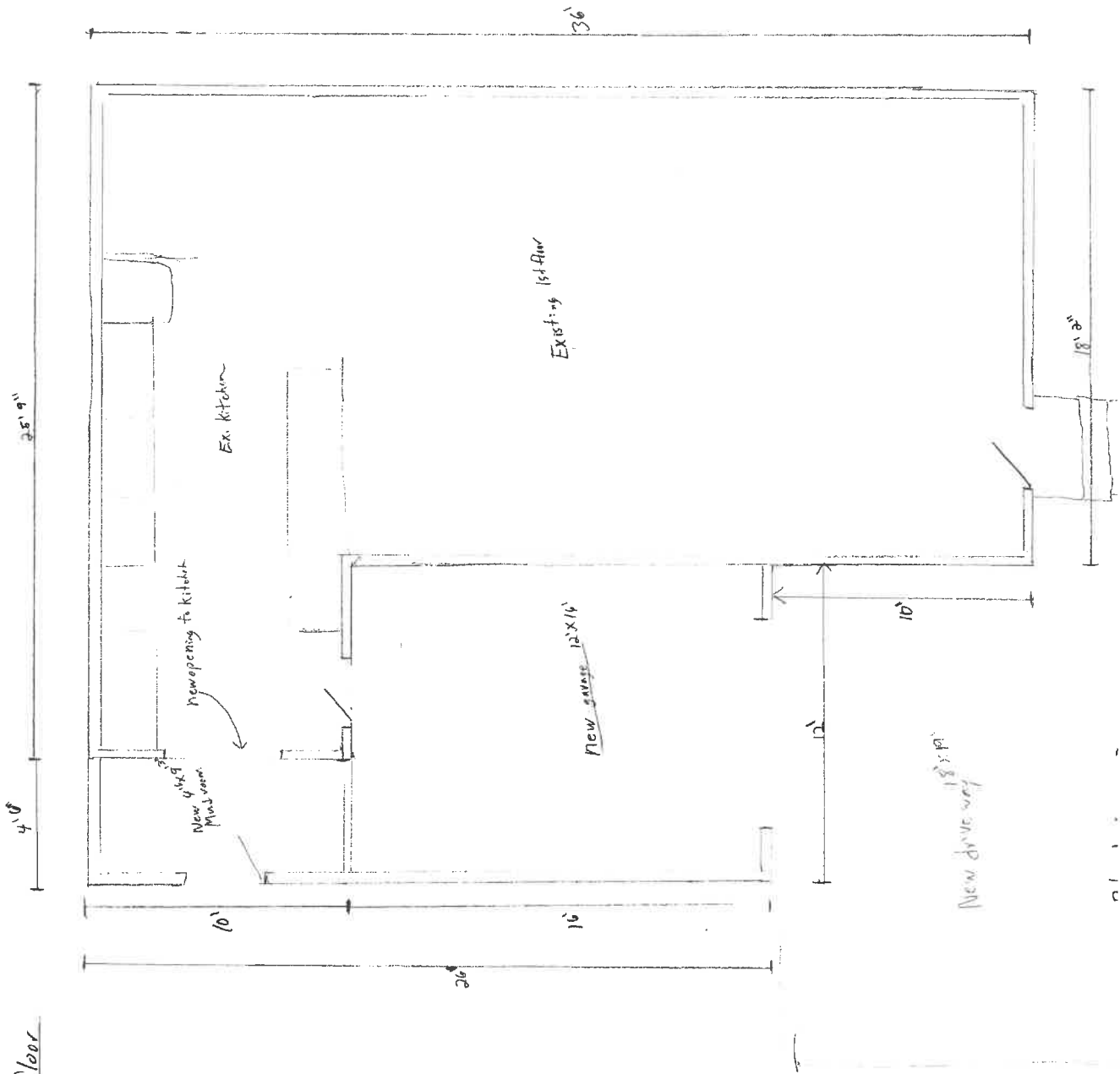
SURVEY OF
1741 BELMONT AVENUE
BOROUGH OF LAKE COMO
(FORMERLY BOROUGH OF SOUTH BELMAR)
MONMOUTH COUNTY, NEW JERSEY

DOMINICK J. VENDITTO, III

NJ LIC. PROFESSIONAL LAND SURVEYOR #30093
626 FERNWOOD TERRACE, LINDEN, NJ 07036
908-925-8828 FAX 908-925-8829

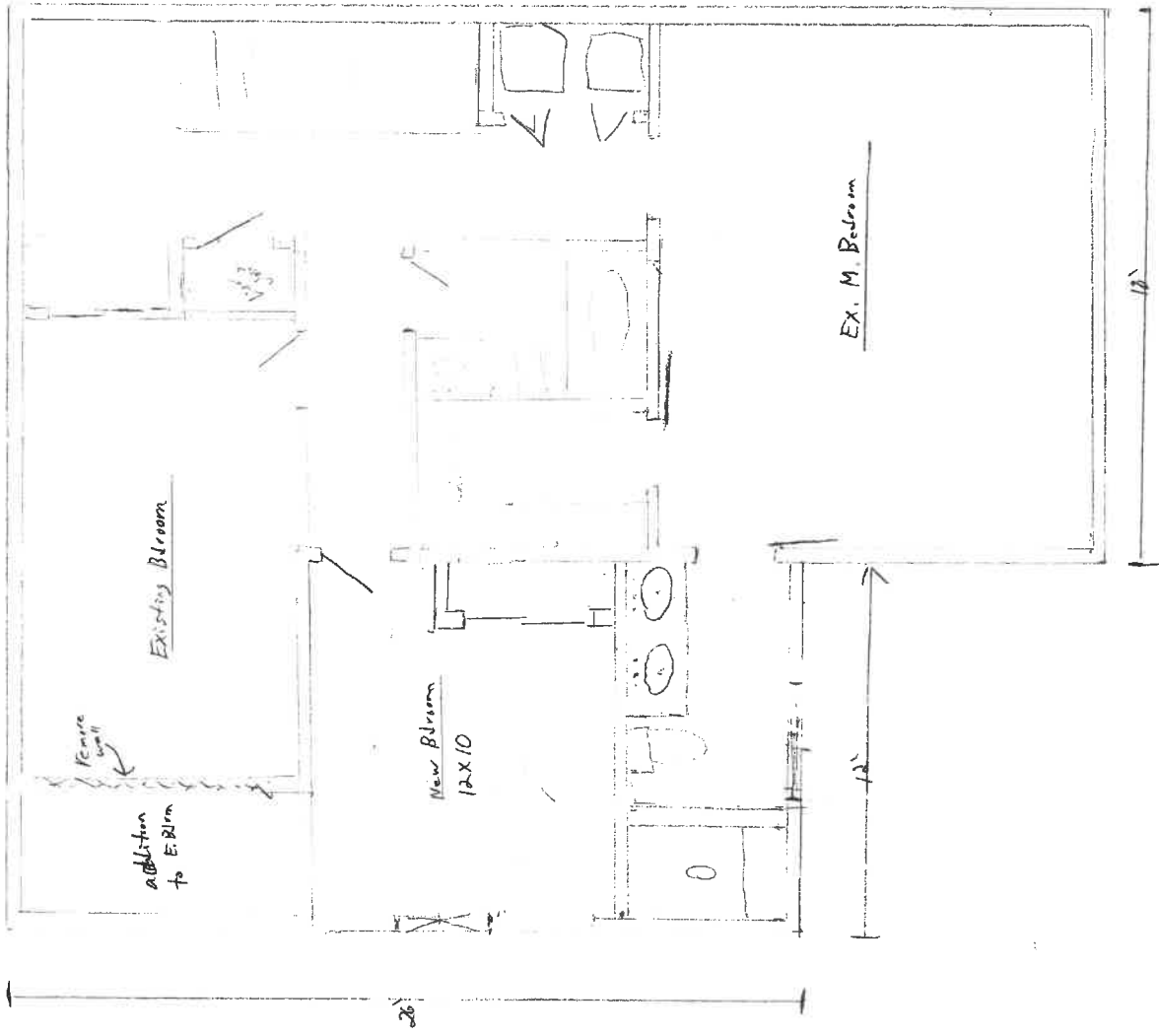
Taratski, Residence
1741 Belmont Ave
Lake Como NJ, 07719

First floor

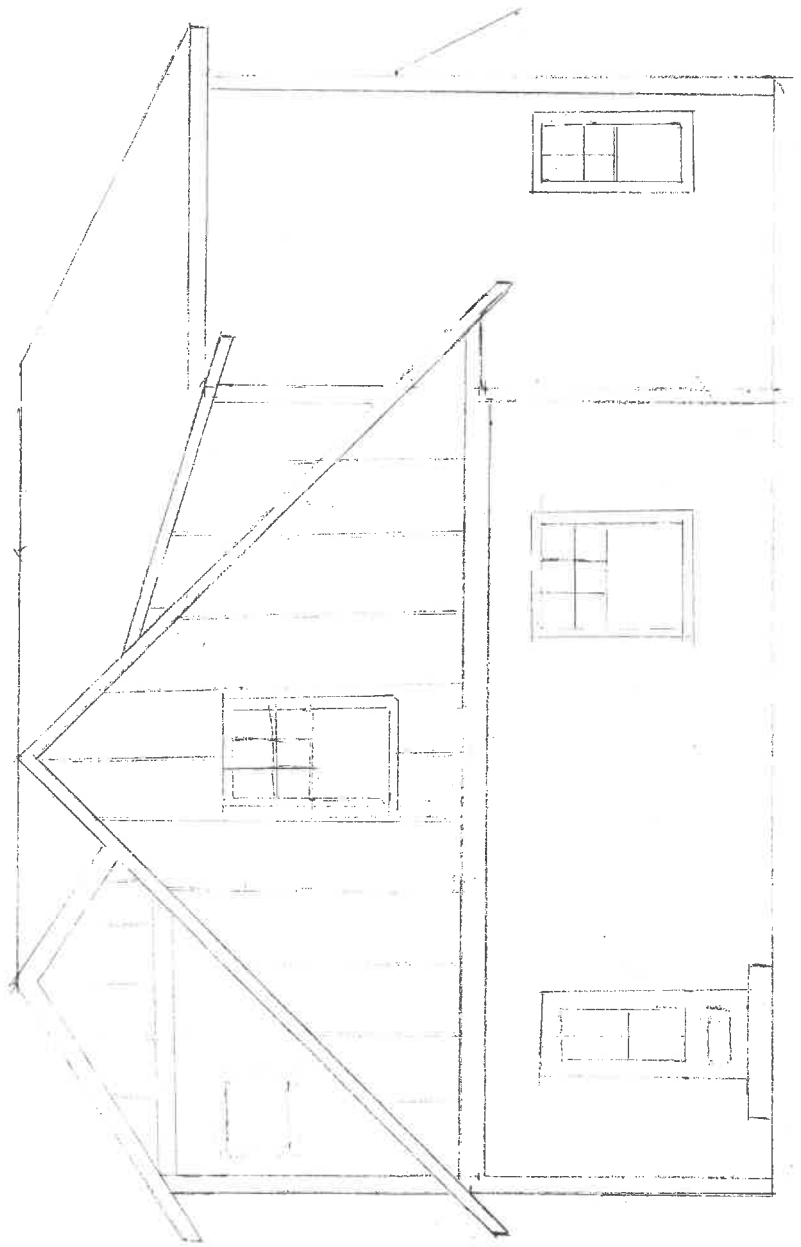


2nd floor

Tavatuski Residence
1741 Belmont Ave
Lake Como NJ, 07719

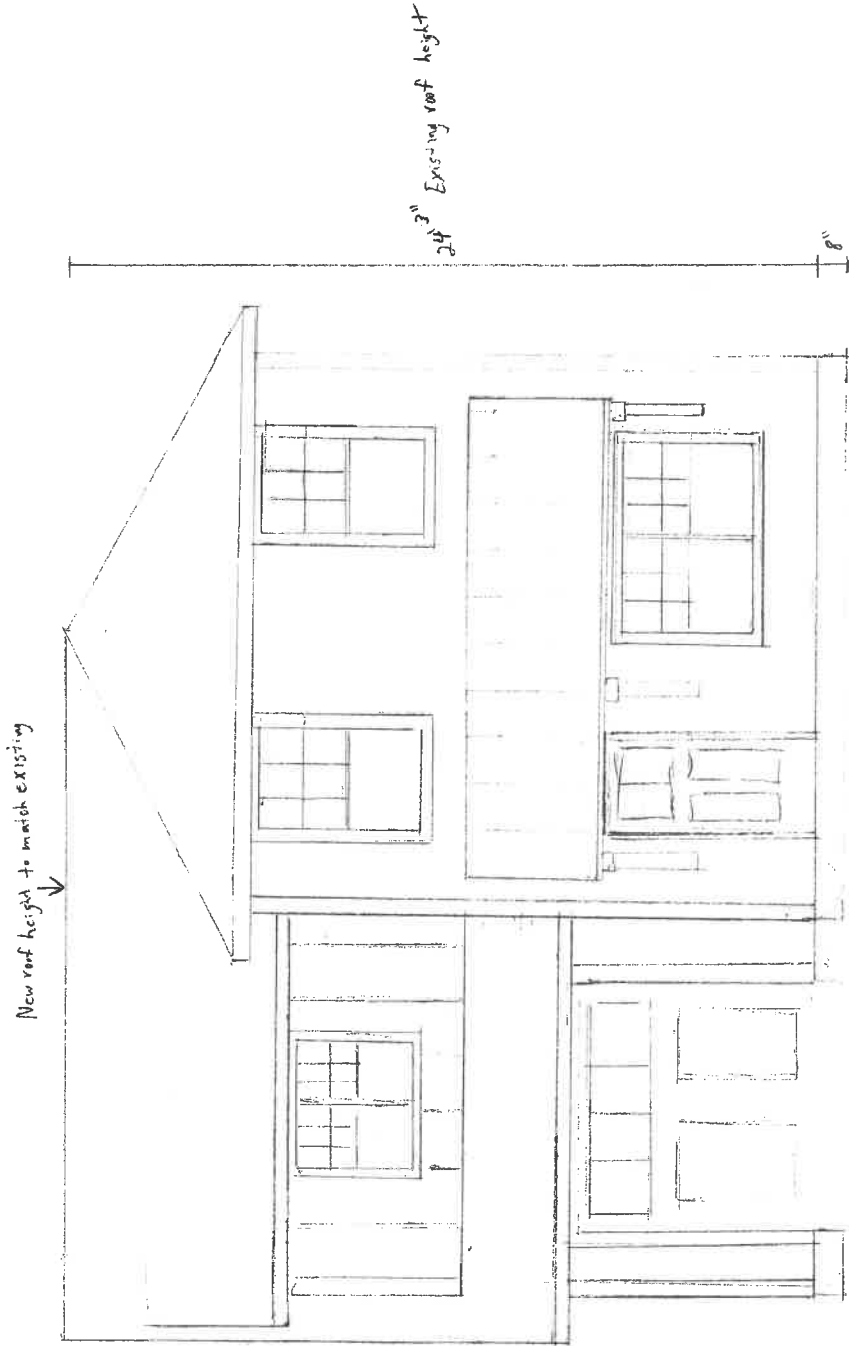


Taratuski Residence
1741 Belmont Ave
Lake Como NJ, 07719



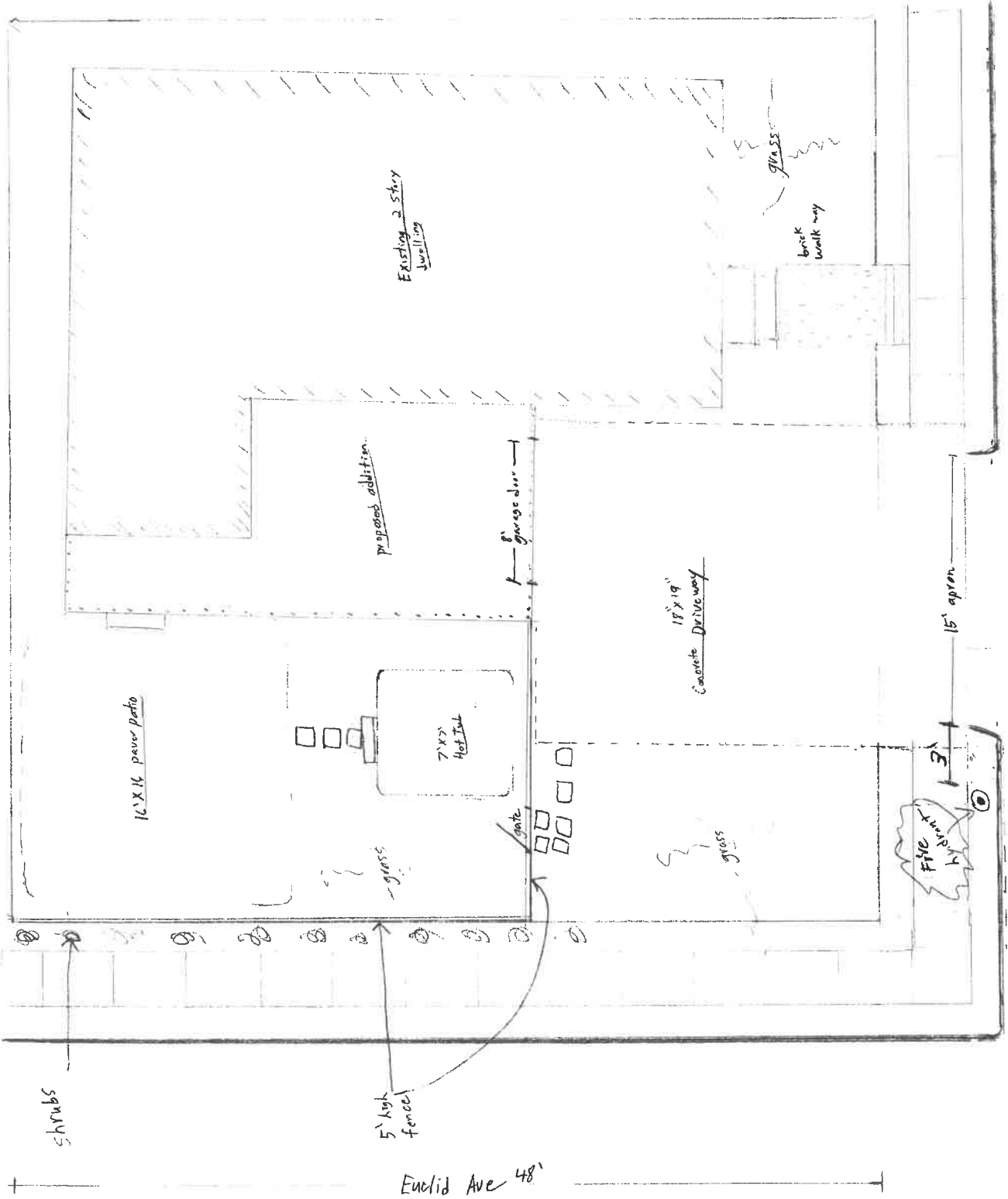
21' 0" 8"

Taratuski, Residence
1741 Belmont Ave
Lake Como NJ, 07719



0 1 2 A

3/16 - 1' scale





Home Based Baked goods

1 message

Mekosh, Louise <lmekosh@boro.lake-como.nj.us>

Tue, Oct 12, 2021 at 11:24 AM

To: John Rowe <jrowe@boro.lake-como.nj.us>, "Graham, Viveca" <VGRAHAM@boro.lake-como.nj.us>

Hello John and Viveca,

I thought I should copy the below information and send it to you. The state is allowing home baked goods, known as "Cottage food" business. Please see below, there are limits on what can be sold, however, it does require the health dept to take part in the process as in all food establishments. It also allows municipal permits, Viv, would this be our Misc category?

f. Rule Change Allows Legal Sale of Home-Baked Goods

The NJ Department of Health on Monday published rules that allow home-based bakers to apply for a permit to run a "cottage food" business, ending New Jersey's status as the last remaining state to not allow the practice. The new rules limit the type of foods that can be sold to items such as baked goods, candy, dried fruit, jelly, preserves, and a number of other foods not requiring refrigeration or heating.

Cottage food operators must first obtain a permit from the Public Health and Food Protection Program within the NJ Department of Health before they can legally begin sales. Permit applicants are required to obtain certification from an accredited program showing that the applicant is a food protection manager in good standing. Applicants with private well water must also have their water tested for microbiological impurities.

Applicants seeking a permit must comply with all local laws of the municipality in which they seek to operate a cottage food operation. This includes all zoning and land use regulations, as well as business licensing requirements. State and local health officials are permitted to inspect the premises where goods are prepared in order to insure compliance or investigate a complaint, but an inspection is not required as part of the permitting process.

You should review these new rules with your municipal attorney and business administrator for more information.

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

Let me know if you have any concerns with the above.

Thanks!

Louise

--

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

Chapter 17. Development Regulations

§ 17-10.16. Home Occupations.

[Ord. No. 90-535; Ord. No. 2010-842]

- a. An accessory use for gain or support may be conducted on the residential premises within the main building provided that no article or service is sold or offered for sale except as may be produced on the premises or the principal occupation of the resident is there conducted and subject to the following limitations.
 1. With the exception of the sign permitted under subsection 17-10.10, paragraph b, 1(a), no exterior signs or other evidence of the business shall be visible from the exterior of the business.
 2. See Section 17-7 for definition of "Home occupation."
 3. All operations of the business shall be confined to the home and not to an accessory building.
 4. All operations of the business shall not be apparent or visible from the exterior of the premises.
 5. No noise or other nuisance shall be created to interfere with the enjoyment of neighboring properties.
 6. The home occupation shall not generate excessive pedestrian or vehicular traffic.
 7. No equipment shall be used or installed which will interfere with the receiving of proper transmission of radio or television signals to the premises or adjoining premises.
 8. No flammable, toxic or hazardous substances shall be used or stored in connection with the home occupation.
 9. (Reserved)

Section 17-7

HOME OCCUPATION

shall mean an occupation being conducted wholly or in part from a residence or the residential lot as an accessory use. Such occupations shall be conducted solely by resident occupants of the residential building or lot, except that no more than two persons not a resident of the building may be employed on the premises at any one time, and provided also that no more than two persons may report to the building and be dispatched from that location each day, that no more than nine hundred (900) square feet, or the equivalent of 25% of the first floor area of the building, whichever is smaller, shall be used for such purposes; that the minimum area for the residence shall remain at least as large as that required for residences; that no display of products shall be visible from the street; that the residential character of the building shall not be changed; that the occupation shall be conducted entirely within either the dwelling or the accessory building, but not both; that no occupational sound shall be audible outside the building; that no article shall be offered for sale from the premises; that no machinery or equipment shall be used which will cause interference with radio and television reception in the neighboring residences; and that the use does not reduce the parking or yard requirements of the principal residential use and does not generate more than 10 vehicle trips per day consistent with traffic that is normal for a single-family residence.

Chapter 17. Development Regulations

§ 17-10.10. Signs.

[Ord. No. 90-535; Ord. No. 92-567; §§ 1, 2; Ord. No. 93-575; Ord. No. 94-599; Ord. No. 98-660; Ord. No. 2010-842; Ord. No. 2010-845]

a. General Provisions.

1. No sign may be placed on or attached to a building or erected independently for any purpose other than to advertise a permitted business or use conducted on the same premises. No billboard shall be erected.
2. No signs shall be erected, altered or replaced which are not in accordance with the standards established in this chapter. The erection of any sign shall require a construction permit. No sign of any type shall be permitted to obstruct driving vision, traffic signals, traffic directional and identification signs, other places of business, other signs or windows of the building on which they are located. No sign shall be attached to trees, fence posts, stumps, utility poles or other signs, but shall be free-standing or attached to buildings in an approved manner.
 - (a) Animated, Flashing and Illusionary Signs. Signs using mechanical or electrical devices to revolve, flash or display movement or the illusion of movement are prohibited.
 - (b) Height. No roof signs shall exceed 30 feet above ground level. No sign shall project beyond a building in a manner placing it above an area traversed by motor vehicles such as, but not limited to, driveway and parking areas. Where signs project beyond a building, facade or wall over a pedestrian way, the lowest portion of the sign shall be at least nine (9) feet above the walkway.
 - (c) Free-Standing Signs. They shall be supported by one or more columns or uprights which are firmly embedded in the ground. Exposed guy wires, chains or other connections shall not be made a permanent support of the free-standing sign.
 - (d) Illuminated Signs. They shall be arranged as to reflect the light and glare away from adjoining premises and away from adjoining highways. No sign with red, green or blue illumination in a beam, beacon or flashing form resembling an emergency light shall be erected in any location.
 - (e) Information and Direction Signs. Street number designations, postal boxes, on-site directional and parking signs and warning signs are permitted in all zones but are not to be considered in calculating sign area. No such sign shall exceed one square foot in area.
 - (f) Maintenance. Signs and their support structures must be constructed of durable materials, maintained in good condition and not be allowed to become dilapidated. All painted surfaces shall be repainted as needed.
 - (g) Portable Signs. No sign shall be exhibited which is portable, i.e. fixed on a movable stand, self-supporting without being permanently embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in some other manner.

(h) Real Estate Signs. Real estate signs temporarily advertising the sale, rental or lease of the premises or portion thereof shall be, if not attached to the building, set back at least five (5) horizontal feet from all street lines. Such signs shall not exceed six (6) square feet in area and shall be removed at the expense of the advertiser within 30 days after the termination or completion of the matter of business being advertised. "Sold" signs shall be permitted between the signing of the contract of sale and the date of legal closing. All such signs do not need a construction permit.

(i) Sign Area. The area of a sign shall be measured around the outside edges of a framed or enclosed sign or by the area utilized by isolated words and/or symbols including the background, whether open or enclosed, but the area shall not include any supporting framework and bracing incidental to the display itself.

(j) Signs with Two (2) Exposures. Such signs shall be measured for area by using the surface of one side of the sign only. Both sides may be used.

(k) Temporary Signs. One (1) temporary banner sign shall be permitted as a maximum on the exterior of the building only. No temporary banners shall be permitted to be placed on any other portion of the property except on the exterior of the building. A maximum of four temporary banner permits shall be issued for any property per year. There shall be a 30 day interval between permit expiration and issuance of the subsequent permit. No permit shall be valid for longer than 30 days. No temporary banner sign shall be larger than the largest permitted sign on the property. The fee to be charged for each temporary banner sign shall be thirty (\$30) dollars (each banner permit). A photo or rendering of each banner must be attached to the permit application.

(l) Projection. Wall fascia shall mean a flat sign or lettering attached to a building. It shall be firmly attached to the exterior wall of the building and shall not project from the building more than 15 inches. Attached signs that project at an angle to the building shall not project more than forty-eight (48) inches.

(m) Abandonment. Any conforming or nonconforming sign, as well as their support structure, shall be presumed to be abandoned when there occurs a cessation of any bona fide use or activity to which the sign is accessory. Said sign shall be removed by the property owner within 30 days of abandonment or 30 days from the adoption of this amendment in the case of existing signs and support structures. This includes all painted signs, interior window signs, displays and banners.

(n) Unsafe or Insecure Signs. In the event the Code Enforcement Officer shall determine that any sign, including any nonconforming sign, is unsafe, insecure, in need of repair, not maintained in proper condition or has been constructed, erected or installed in violation of any of the provisions of this subsection, the Code Enforcement Officer shall give written notice of such violation to the permit holder and owner of the premises. If the violation(s) is not remedied within 10 days after receipt of the notice, a complaint shall be filed against the person(s) responsible for the violation in the Municipal Court. In the event such sign violation constitutes an immediate danger to the safety of persons or property, the Code Enforcement Officer shall have the sign removed immediately at the expense of the person(s) responsible for the violation. In such event, notice to the person(s) responsible for the violation shall not be required prior to the ordering of the work.

(o) Restoration. In the event any nonconforming sign shall be partially destroyed, such sign may be restored provided there is no change in the size and location. If a nonconforming sign is totally destroyed, defined as more than seventy (70%) percent, such sign shall not be rebuilt. Restoration or removal shall take place within 30 days after notice from Code Official.

(p) Continuance. The lawful use of any nonconforming sign existing at the date of this chapter, which is not a portable, temporary or abandoned sign, may be continued although such sign does not conform to this chapter, provided that no such signs shall be enlarged, extended, or changed in material, character, location, illumination, or message.

Signs of a portable or temporary nature existing as of the date of the adoption of this chapter shall be removed upon this chapter becoming law.

3. Permanent window lettering shall mean and include, but not be limited to etching, lettering or graphics displayed on a business window, which shall be limited to the name of the owner, business name, business address, telephone numbers (including facsimile and electronic mail), and hours of operation which shall be used to identify the nature of the business.

4. Temporary window lettering shall mean and include, but not be limited to, lettering, graphics, designs, seasonal designs, ornamental designs, drawings, sketches, logos, writing or any other form of design, letter or character, which shall be temporary in nature to advertise a sale, special civic or public events, seasonal activity or event, which the business is participant, subject to the provisions as set forth in subsection 17-10.10 et seq.

5. Signs and Awnings.

(a) General Objectives. It is the objective of this paragraph a5 to protect and promote the public health, safety and welfare by restricting signs and awnings which violate privacy or increase accidents by distracting attention or obstructing vision. It is also the intention of this paragraph to promote a desirable visual environment and to encourage the replacement of nonconforming signs and awnings with conforming signs and awnings through enforcement.

(b) The following general standards shall apply to all signs and awnings:

(1) All signs and awnings which are not specifically permitted by this paragraph a5 are prohibited.

(2) All signs and awnings shall conform to the provisions of this subsection and also to the provisions of the applicable requirements of the New Jersey Uniform Construction Code.

(3) All signs and awnings unless stated otherwise in this subsection shall relate to the use and occupancy of the property on which the sign is located except for signs placed by the Borough of Lake Como.

(4) No advertising or sign shall be erected between or maintained upon any part of the lawn or space between the curbline of the street upon which the property is situated and the main body of the house or structure, except in accordance with this subsection and provided that this subsection shall not be construed to prohibit the attachment of a sign to the porch or main body of the structure, subject to the provisions of this subsection, which shall not extend beyond four feet from the porch or building and said sign shall not exceed three feet in length and two feet in height, provided further that but one sign shall be erected on the front and not more than one sign on the side.

(5) No awning shall be erected or maintained on any building where said awning shall extend over the public sidewalk unless said awning shall be erected and maintained so that the lowest portion thereof shall be at least seven (7) feet, six (6) inches above the sidewalk.

(6) All signs and awnings shall be maintained in good condition and shall be repaired or replaced when their condition deteriorates.

(7) No sign with a flashing, strobe or beam light resembling an emergency light shall be erected in any location.

(8) No sign shall be located so as to impede or restrict the free flow of traffic or pedestrians.

(9) Blow up advertising is required to be approved by application to the Mayor and Council.

6. Application Procedures.

(a) Unless specifically stated herein, the following application procedures shall apply to all signs and awnings in the Borough, and unless stated otherwise all signs and awnings shall require a sign permit application.

(1) The Zoning Officer shall be the person in the Borough to whom all permit applications are made.

(2) Prior to the erection of any sign or awning a permit must be approved by the Zoning Officer who shall certify that the proposed sign or awning complies with the requirements of this subsection.

(3) The zoning permit application fee of seventy (\$70) dollars shall cover the cost of the sign(s) and/or awnings on the zoning permit application. The zoning permit application shall include a sketch which shall indicate the size, location and elevation of the sign or awning along with an original detailed drawing of the sign or awning and if applicable the dimensions of the building.

(4) The Zoning Officer shall render his decision on all applications within twenty (20) days and shall keep on file all permits and applications for signs approved by the Zoning Officer as a permanent record.

(5) The Mayor and Council of the Borough of Lake Como shall review all applications for blow up advertising.

7. Exempt Signs.

(a) The following signs and awnings shall be exempt from the provisions of this subsection which require a permit but all other provisions regarding size, location and type shall apply where appropriate.

(b) Governmental Signs. All signs and awnings which are erected by the Borough of Lake Como or any of its Departmental Committees or Agencies of the State of New Jersey or County of Monmouth.

(c) Political Signs. All signs which are political in message provided that said signs are erected not more than 45 days prior to an election and removed no later than 10 days after an election and providing further that the aggregate total of all signs per property shall not exceed forty (40) square feet.

(d) Religious, Civic Signs. Church, civic, or nonprofit temporary signs not to exceed four (4) feet by eight (8) feet provided that special permission is granted by resolution of the Mayor and Council.

(e) Temporary Special Signs. Any temporary sign or banner may be erected for a period not to exceed 30 days by permission granted by resolution of the Mayor and Council.

(f) Grand Opening. Any sign or banner which is used to designate a grand opening of a business provided, however, that said sign shall be limited to forty (40) square feet per property and shall be removed within 30 days after commencement.

(g) Residential Signs. One (1) non-illuminated temporary sign which must be properly maintained which advertises the sale or rental of the lot or building on which the sign is located that said sign is not greater than nine (9) square feet in total area.

(h) Commercial Window. Window signs and lettering shall be permitted in nonresidential zones subject to the following restrictions.

- (1) Business, Window lettering and signs shall pertain only to the business occupying that portion of the premises where the window is located.
 - (2) Permanent Lettering and Signs. Permanent lettering and signs shall be permitted provided the space containing the lettering and signs or the background for same does not exceed twenty (20%) percent of the window area. Any painted area of the window shall be construed as window lettering or signs.
 - (3) Temporary Window Lettering or Signs. Temporary window lettering or signs are permitted provided that they do not cover more than 30% of the window area and together with any permanent window signs do not cover more than 50% of the window area. Temporary window signs or lettering shall not exceed a period of 30 consecutive days and temporary lettering shall not exceed an aggregate of one hundred eighty (180) days in each calendar year.
8. Permitted Signs and Awnings. The following signs shall be permitted in the Commercial and General Business Zones subject to the provisions of this subsection and the following additional restrictions:
 - (a) Wall Mounted Signs and Projection Signs. Wall mounted signs and projection signs shall be permitted subject to the following:
 - (1) There shall be no more than two signs permitted per business establishment or if more than one business occupies a structure no more than one facade and two identification signs per storefront shall be permitted.
 - (2) The size of a wall mounted sign shall not exceed 10% of the facade area of the lowest floor of that portion of the building occupied by the applicant's business or forty (40) square feet, whichever is less. The size of a projection sign shall not exceed twelve (12) square feet and the lowest portion of the sign shall not hang lower than eight and one-half (8 1/2) feet above the sidewalk level and the sign shall not project more than five (5) feet from the surface plane of the largest face of the wall of the building to which it is attached. Projection signs shall be hung from one or more black metal chains or by a decorative wrought iron style bracket.
 - (3) An illuminated wall mounted directory of occupants sign not exceeding six (6) square feet may be placed in a multi-tenant building with a common entrance. Changes in the individual names of the occupants shall not be considered a new sign requiring a new permit. (See subsection 17-10.10a7(h).)
 - (b) Permanent Window Graphics. Permanent window graphics shall be permitted provided that they comply with the provisions of General Business or Commercial District.
 9. Awnings. Awnings shall be permitted in all zones subject to the following restrictions:

Awnings may be erected at street level provided that they shall not extend more than five (5) feet from the surface plane of the largest facade wall of the building to which it is to be attached and shall be erected and maintained so that the lowest portion thereof shall be at least seven feet, six (7'6") inches above the sidewalk. Awnings may contain graphics including the name of the establishment covering not more than 10% of the surface area of the awning and may be illuminated from the rear. Awning graphics shall be limited to logos or symbols pertaining to the identification and shall not be used as advertising.
 10. Prohibited Signs. The following types of signs are specifically prohibited in all zones:
 - (a) Outdoor advertising signs and billboards of any type including free-standing and/or sandwich board type signs.
 - (b) Any permanent signs which do not pertain to an occupant, service or product actually occupying or provided on the premises where such sign is located.
 - (c) Roof signs extending above the wall to which they are attached.

- (d) Signs posted on fences, posts, utility poles, trees, street signs or traffic signs.
 - (e) Signs painted on municipal property or rights-of-way without the consent of the Mayor and Council.
 - (f) Signs painted directly on buildings, sidewalks or curbs.
 - (g) Signs on accessory buildings which are specifically defined by this chapter.
 - (h) Signs which flash, make noise, imitate official traffic signs or signals or which otherwise contribute a hazard to the traveling public.
 - (i) Banners, streamers or advertising flags, except as set forth under subsections 17-10.10a7(e) and 17-10.10a7(f).
 - (l) All signs not authorized by this subsection are prohibited.
- b. Permitted Signs. The following signs are permitted for uses as specified in Section 17-9.
 1. Residential Districts.
 - (a) Home Occupations. One (1) unlighted or interior lighted name plate sign identifying the home occupation, not exceeding two square feet, either free-standing or attached flat against the building, if free-standing, the sign shall not exceed three feet in height and shall be set back five (5) feet from the street right-of-way.
 - (b) One (1) sign advertising a permitted boarding or rooming house, garden apartment or apartment house on the same lot therewith, provided that such sign shall not exceed six (6) square feet in area and that no one side shall exceed three feet in length. Such sign may be illuminated by white light only and the total illumination for any side shall not exceed the equivalent of that given by a one hundred fifty (150) watt incandescent bulb or a forty (40) watt fluorescent.
 - (c) Churches and Schools. One (1) free-standing sign not exceeding twenty (20) square feet in area and 10 feet in height and set back at least eight (8) feet from all street rights-of-way and lot lines, or one attached sign not exceeding twenty (20) square feet in area.
 2. Commercial Districts.
 - (a) Attached Signs. One (1) unlighted or lighted attached wall fascia sign per building lot shall be allowed on principal building facade with street frontage. The total area of the sign shall not exceed 10% of the facade area of the lowest floor of that portion of the building occupied by the business or forty (40) square feet, whichever is less. Where the building(s) is (are) designed for rear or side entrances, one attached facade sign per business may be attached flat against the building at the rear and/or side entrances, each sign not to exceed an area equivalent to that of the sign on the front of the building.
 - (b) Free-Standing Signs. One (1) unlighted or lighted free-standing sign for each principal building.
 - (1) Height: Twenty-five (25) feet.
 - (2) Setback: At least 10 feet from any street or property line.
 - (3) Area: The free-standing sign may have one square foot of area for every two linear feet of unbroken frontage up to fifty (50) square feet.
 - (c) One (1) lighted or unlighted roof sign shall be allowed per building lot. Signs shall be no larger than five (5) feet by five (5) feet.