

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

**PLANNING BOARD AGENDA**

**APRIL 17, 2023  
REGULAR MEETING**

**7:00 PM  
LAKE COMO**

**I. CALL TO ORDER**

**II. SUNSHINE LAW:**

**THE NOTICE REQUIREMENTS OF R.S. 10:4-18 OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY THE PUBLICATION OF THE REQUIRED ADVERTISEMENT IN THE COAST STAR ON FEBRUARY 2, 2023, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A COPY OF THE SAID NOTICE HAS BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE MEETING WILL ALSO BE POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.**

**\*\* FLAG SALUTE \*\***

**III. ROLL CALL**

**IV. OATH OF OFFICE  
MICHAEL HIGGINS**

**V. MEMORIALIZATION OF RESOLUTION  
KEEGAN, JOHN  
301 NEWBEDFORD ROAD  
BLK - 2      LOT - 1**

**VI. 623 – 18<sup>TH</sup> AVENUE REALTY, LLC  
623 – 18<sup>TH</sup> AVENUE  
BLK - 14      L - 43**

**VII. PLANNING & ZONING DISCUSSIONS**

- 1. USE FOR ACCESSORY STRUCTURES~SHEDS, GAZEBOS, PERGOLAS**
- 2. VERGE/AREA BETWEEN CURB AND SIDEWALK~CAN PAVERS BE ALLOWED?**
- 3. REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA  
(WILL UPDATE AS NEEDED)**

**VIII. FUTURE MEETING DISCUSSIONS**

**PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS, GRADING PLAN**

**IX. MINUTES TO BE APPROVED**

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

**X. MOTION TO ADJOURN**

**THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, MAY 08, 2023 AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.**

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Michael Higgins, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Alt. No. 2, Planning Board Member, according to the best of my ability. So help me God.

Date: April 17, 2023

Michael Higgins, Alt. No. 2, Planning Board Member

Attest: \_\_\_\_\_  
Viveca H. Graham, Secretary

**APPLICANT: SHEILING LLC**  
**ATTORNEY: TOM HIRSCH, ESQ.**  
**APPLICATION: 2023-03**  
**BLOCK 2, LOT 1**  
**PROPERTY: 301 NEW BEDFORD ROAD**

**LAKE COMO PLANNING BOARD**

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

**WHEREAS**, Sheiling, LLC applicants, are the owners of property located at 301 New Bedford Road, in The Borough of Lake Como, County of Monmouth and State of New Jersey also known as Block 2, Lot 1 on the tax map of the Borough, and the applicant has filed an application with the Planning Board of the Borough of Lake Como, and is represented by Tom Hirsch, Attorney-at-Law of the State of New Jersey.

**WHEREAS**, the applicants appeared before the board on March 13, 2023, represented by their attorney, and all notice requirements mandated by the statute were made, and proof was submitted to the board, and

**WHEREAS**, the Board had jurisdiction to hear, consider and then determine the application; and

**WHEREAS**, the Board having given due consideration to the exhibits submitted into evidence and the testimony presented by the applicant, makes the following findings of facts and conclusions of law:

1. Property is located on the southwestern corner of the intersection of B Street, 17<sup>th</sup> Avenue and New Bedford Road, and is zoned single-family residential zone or R40. Currently on the property is a one-story ranch framed dwelling with a deck, patio and shed. The applicant is seeking to

construct an addition of 1 ½ stories on top of the existing first floor, which if approved would result in a 2 ½ story single family dwelling. The front porch would be expanded by approximately 56 ft. and the existing shed will be relocated to the rear of the property and fully meet all setback requirements as shown in exhibit A-2. The new house would have seven bedrooms plus an area on the half floor, that would be large enough to be considered a bedroom, although without a closet. The existing and proposed uses are conforming to the zone; however, setback variances are existing and required.

2. The owner of the property is Sheiling LLC. The members of the limited liability corporation are Brian Foley, Sinead Keegan, Neil Natale, and Siobhan Keegan. They are two sisters, and their husbands. Testimony was provided by Siobhan Keegan, her address is Orchard Place, Howarth, New Jersey. Expert testimony was provided by Robert Weinstein of RW Architects LLC, 301 Morris Avenue, Spring Lake, New Jersey. Mr. Weinstein is a licensed architect in the state of New Jersey and prepared the plans and drawings submitted to the board.
3. Miss Keegan testified that the family, including her husband and children, her sister and her husband and children, and her father, has been using the existing house as a second home, throughout the year, not just in the summer. However, the one floor house has proven to be too small, and they were seeking to do an expansion because it is their intention to keep the house in the family for many years. They sought to do the expansion without exacerbating any existing nonconformities, and the proposed plan accomplished that goal. Mr. Weinstein testified as to his discussions with the family members and, specifically described the addition, the configuration of the rooms, including the set-up of the second floor and the attic. He testified that the addition would not encroach any further into the existing setbacks.
4. Along with the application and drawings attached thereto, the following exhibits were submitted to the board , A-1 revised architectural plans, A-2 revised plot plan, A-3 photo board comprised of pictures of other houses in the neighborhood.

5. The following variances are required for the proposed project to be approved:
  - A. Front yard setback to New Bedford Road where 16.88 feet is required, and 15.88 feet is proposed as to the left front second story.
  - B. Front yard setback to 17<sup>th</sup> Avenue to the Left front corner first story, where 20 feet is required, and 14.73 feet is existing.
  - C. Front yard setback as to B Street, where 19.13 feet is required, and 18.5 feet is proposed and existing.

All variances requested are already existing.

6. Mark Lee, 1705 B Street, a neighbor, testified that he supported the application and believes that the house, with the addition would be a positive contribution to the neighborhood.
7. The Board finds that the applicants have established and demonstrated that the lot is of such size and shape, a pentagon with an existing structure, that the strict application of the zoning ordinances would result in practical difficulties. Specifically, the board finds that the applicants gave serious consideration to keeping the proposed addition within the confines of the existing footprint of the house. The expanded house will not extend any further into any existing setbacks. By working with their architect, they accomplished this and designed an aesthetically pleasing structure that fits in with the existing neighborhood. The applicants are not increasing nonconformities, the variances requested are already existing and reasonable, and can be approved without being disruptive to the neighborhood while substantially conforming to the intent and purpose of the municipal zoning plan and ordinance.

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

1. The Board concludes that the granting of the approvals and variances requested by the applicant will not pair the intent and purpose of the

Borough zoning plans, subject to the condition, set forth in this resolution.

**BE IT FURTHER, RESOLVED** by the Planning Board of the Borough that the following bulk variances are hereby granted:

- A. Front yard setback to New Bedford Road where 16.88 feet is required, and 15.88 feet is proposed as to the left front second story.
- B. Front yard setback to 17<sup>th</sup> Avenue to the Left front corner first story, where 20 feet is required, and 14.73 feet is existing.
- C. Front yard setback as to B Street, where 19.13 feet is required, and 18.5 feet is proposed.

The approvals are subject to the following conditions:

1. Applicant to supply the board engineer drawings indicating either the moving of the outdoor shower to not affect the parking area, or that the current location of the shower will not interfere with the parking of four cars.
2. The applicant will repair any spots on the sidewalk referred to in the engineer's report that represent a tripping hazard.
3. 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 included in this resolution.
4. Subject to the applicant complying with any and all Federal, State, County, local laws, rules and regulations effecting or pertaining to the development use of the property, furthermore, if any governmental agency grants, a waiver or variance of a regulation which affects disapproval any condition, or otherwise requires any changes to the plans here and approved, this matter shall be brought back before the Board for review of any such action and the board shall have the right to modify this approval, and or the conditions attached here to the result of any such actions.

**RESOLUTION 2023-03**

**MOVED BY:**

**SECONDED BY:**

**ADOPTED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYS:**

**ABSTAIN:**

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the 13<sup>th</sup> day of March 2023. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2023-03

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**CHAIRMAN,**



H2M Associates, Inc.

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

March 28, 2023

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

**Re: Completeness/Technical Review #3  
623 18<sup>th</sup> Avenue Realty, LLC Use Variance  
623 18<sup>th</sup> Avenue  
Block 14, and Lot 43  
H2M Project No. LKCP 2202**

Dear Chairman and Board Members:

I am in receipt of an amended application package for the referenced project. The package includes a Plan of Survey prepared by Charles O'Malley, P.L.S. dated revised December 10, 2022; Architectural Plans (9 sheets) prepared by George A. Tsairis R.A., dated revised November 1, 2021; Grading Plan prepared by Joseph J. Kociuba, P.E., P.P. dated May 16, 2022 (unsigned and unsealed) and a completed Application form. Based on my review of these 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 a corner lot on the southeasterly corner of 18<sup>th</sup> Avenue at Fernwood Road. This location is within the Borough's Single-Family Residential District 40 (R-40). The site previously contained three (3) single-family dwellings and the Applicant came before the Board in 2022 seeking to renovate one of the existing dwellings (2 story dwelling fronting on 18<sup>th</sup> Avenue) and construct multiple additions to the second floor. That Application was approved with the understanding that the existing foundation was structurally sound and could support the proposed addition. The Applicant proceeded to construction but ultimately found it necessary to demolish the dwelling and construct a new foundation. A Stop Work Order was issued by the Construction Department in Summer 2022 and the project has remained idle since that time. The Applicant wishes to advance the construction of the expanded dwelling as approved by the Board on the new foundation that was constructed last summer. It should be noted that while it appears that the newly constructed foundation is in keeping with the footprint dimensions of the dwelling approved by the Board, the foundation itself is shifted slightly generally to be more conforming to the bulk requirements of the zone. The existing and proposed use and structures are non-conforming for the zone, and the proposed improvements constitute an expansion of the non-conforming use.

### **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) only identifies single family homes as permitted uses in the R-40 Zone. The Applicant currently previously maintained three single family homes on this property, which is/was non-conforming, and proposes to reconstruct the previously approved expanded dwelling at the corner to restore the property to the three-dwelling condition. This framework is a changed condition from that which the Board heard previously and constitutes an expansion of the non-conforming use as set forth at Code Section 17-10.6. Accordingly, a Use Variance (d(2)) will be required for the new building construction to continue.
2. Code Section 17-9.1(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:
  - Lot Depth – 100 feet required, 70 feet existing;
  - Front Setback (623 18<sup>th</sup> Avenue) – 20.00 feet required, 8.71 feet previously, **10 feet proposed**;
  - Front setback (623 18<sup>th</sup> Avenue – Fernwood Road) 20.00 feet required, 11.05 feet previously and **11.3 feet proposed**;
  - Front Setback (1802 Fernwood) 20.00 feet required, 7.98 feet existing;
  - Side Yard Setback (621 18<sup>th</sup> Avenue)– 3 feet required; 0.71 feet existing;
  - Rear Yard Setback (621 18<sup>th</sup> Avenue) – 10 feet required; 3.08 feet existing;
  - Rear Yard Setback (1802 Fernwood Road) 10 feet required; 0.71 feet existing;
  - Maximum Building Coverage – 40% allowed 49.04% existing and **46.44% proposed**;  
and
  - Maximum Impervious Coverage – 60% allowed 66.07% existing and **64.60% proposed**.

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

3. Section 17-10.7 provides requirements for off-street parking, ranging from one space for one/two bedrooms to 2 spaces for three/four bedrooms. The proposed new dwelling will have four (4) bedrooms, which dictates two spaces for that dwelling alone. Testimony from the previous hearing regarding the number of bedrooms in the other dwellings indicated a total of five off-street spaces for the compendium of dwellings on this property. The property only allows for two off-street spaces. Accordingly, a variance will be required for this proposed non-conformity.
4. The setback and building dimension information shown on the Site Plan, Grading Plan and Plan of Survey are not consistent. The plans collectively shall reflect common dimensions as likely set forth on the survey provided. Also, the various architectural plans refer to the proposed structure as a 2-1/2 story dwelling. My reading of the plans provided is that the new dwelling would be a two-story structure. The Board should elicit testimony regarding this distinction and condition any approval on plan revision accordingly.
5. My review of the Grading Plan revealed that the proposed drywell would be very close to the new dwelling and could well negatively affect the crawlspace of the new dwelling. The Board should condition any approval on revision of this plan to a more neutral location elsewhere on-site.

6. The site visit revealed that the curb and sidewalk along the 18<sup>th</sup> Avenue frontage is in poor condition and should be replaced as a condition of any approval.

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

Very truly yours,  
**H2M ASSOCIATES, INC.**



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

cc: 623 18<sup>th</sup> Avenue Realty, LLC Applicant  
Adam Schneider, Esq., Board Attorney  
Arthur L. Porter, Esq., Applicant's Attorney

Ck# 98 \$ 70<sup>00</sup> Rec'd by VHA Date 11-28-27 Permit # 22-82

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

### Borough of Lake Como

#### Zoning Application for Residential and Commercial Properties

**ZONING**

1. **Address of Property:** 623 18th Avenue, Lake Como NJ 07719

**Block:** 14 **Lot:** 43 **Zone:** R-40

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

3. **Applicant's Name\*:** 623 18th Avenue Realty LLC

**Address:** 2 Beechwood Road, Montvale NJ 07645

**Phone Number:** (201) 206-7342

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

4. **Owner's Name:** 623 18th Avenue Realty LLC

**Address:** 2 Beechwood Road, Montvale NJ 07645

**Phone Number:** (201) 206-7342

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 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: _____		
<b>Water Line:</b> Existing <input checked="" type="checkbox"/> New <input type="checkbox"/> Upgraded <input type="checkbox"/>		
<b>Sewer Line:</b> Existing <input type="checkbox"/> New <input type="checkbox"/> Upgraded <input checked="" type="checkbox"/>		

**Dimension of New Building/Addition:** \_\_\_\_\_ x \_\_\_\_\_ **Height of New Building/Addition:** \_\_\_\_\_  
**Area of New Building/Addition:** \_\_\_\_\_ sq. ft. **Number and Types of Rooms:** \_\_\_\_\_

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

**Additional Information:** See Addendum, attached

**\* FULL-SIZE COPY OF 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.

DocuSigned by:  
Arthur L. Porter Jr. Esq.  
ARTHUR L. PORTER, JR., ESQ.  
Attorney for Applicant

11/2/2022  
Date

**Office Use Only**

Zoning Reviewer: "SEE ATTACHED" Date: \_\_\_\_\_

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:

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

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**Office Use Only**

**Zoning Reviewer:** John Rowe **Date:** 12/05/2022

**Application Complete:** Yes  No

**Approved:**  **Rejected:**

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

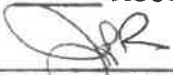
**Proposed Work Needs Construction Permits:** Yes  No

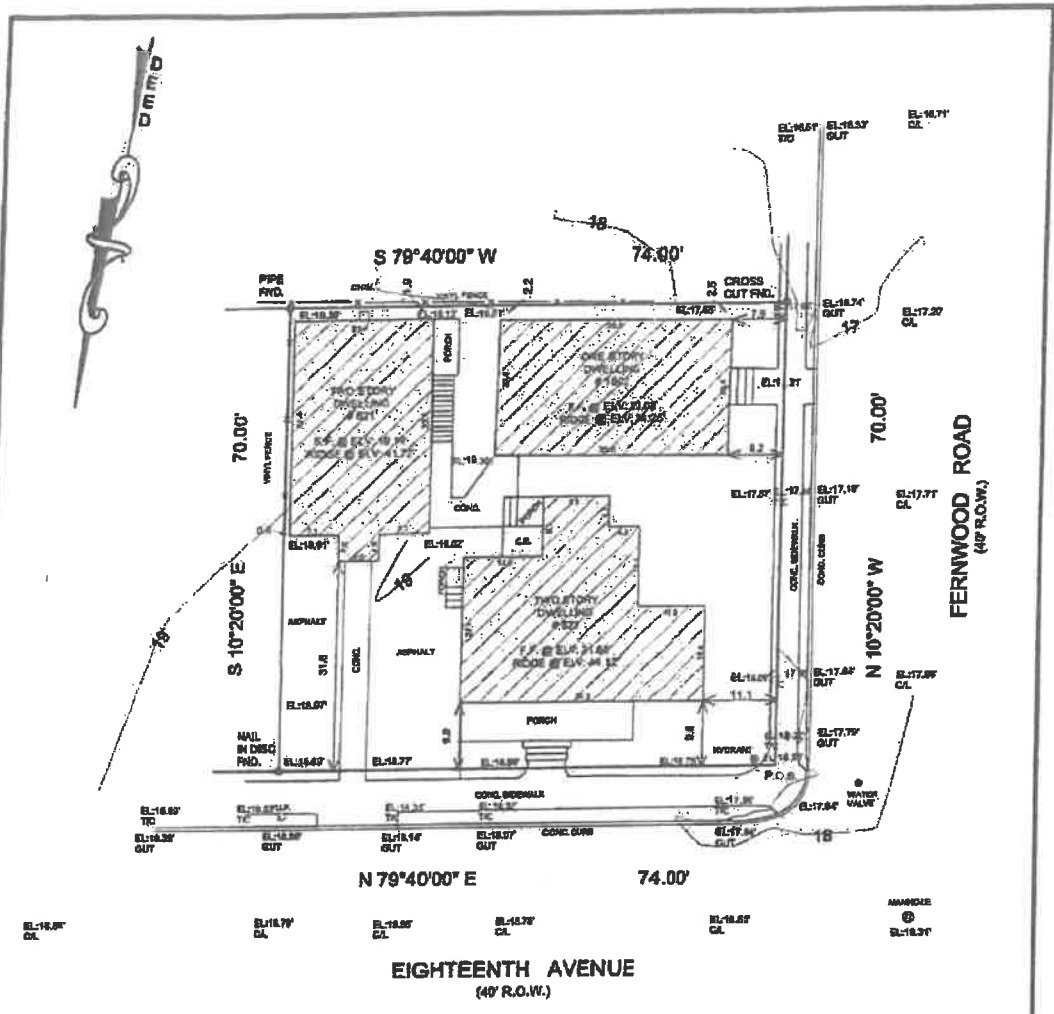
**Mercantile License Needed:** Yes  No

Notes:

PLANNING BOARD APPLICATION 2022-04 WAS APPROVED WITH VARIANCES TO 3 EXISTING, NON-CONFORMING HOUSES. PLANS WERE BASED ON RENOVATIONS/ALTERATIONS. THE HOUSE KNOWN AS 623 18TH AVE WAS GRANTED A CONSTRUCTION PERMIT FOR RENOVATIONS/ALTERATIONS. DURING CONSTRUCTION, THE WORK EXCEEDED THE SCOPE OF A RENOVATION/ALTERATION BECAUSE ALL WALLS WERE REMOVED AND A STOP WORK ORDER WAS ISSUED. THE APPLICANT SUBMITTED PLANS FOR A NEW HOUSE BASED ON THE SAME DESIGN. THE APPLICANT HAS BEEN REQUIRED TO RETURN TO THE PLANNING BOARD FOR APPROVAL OF A NEW HOUSE.

\_\_\_\_\_  
**Approved**  
**Denied**  
\_\_\_\_\_  
**Received**

  
\_\_\_\_\_  
**John P. Rowe, Zoning Officer**  
12/5/22  
Date



EIGHTEENTH AVENUE  
(40' R.O.W.)

THIS SURVEY CERTIFIED TO:  
US BUILDING DESIGN, LLC

**SURVEY NOTES:**

ALL ELEVATIONS NAVD 1988

EL: 18.00' CL DENOTES EXISTING ELEVATIONS

This survey subject to any easement of record and other pertinent facts which an accurate title search might disclose. Any subsurface easements, if any, not visible are not located by this survey. Due to certain weather conditions, i.e. ice, and/or snow and/or the overgrown vegetation on the property, interior sidewalks and/or patios may not be shown on the plat. No liability is assumed by the certifying surveyor for the use by any party not shown in the certification. The work product of the surveyor constitutes an opinion of the land surveyor as to the nature and quality of the property surveyed. Moreover, that certification does not constitute a warranty, either expressed or implied as to the absolute correctness of the information presented in each survey.

DEED REFERENCE:  
BOOK 0238 PAGE 0260  
RECORDED: JULY 20, 2017

**CHARLES O'MALLEY, P.L.S.**

CHARLES O'MALLEY, PLS, LLC  
Professional Land Surveyor  
New Jersey Lic. No. 24GS03487100

908 Riverview Drive  
Brielle, New Jersey 08730  
(732) 223-3141

**PLAN OF SURVEY**

LOT 43 BLOCK 14  
BOROUGH OF LAKE COMO  
MONMOUTH COUNTY  
NEW JERSEY

**EXHIBIT B**

Drawn By clom	Chk'd By C.O.M.	File No. 21-16648	Date 4/28/21	Scale 1" = 20'
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# Fischer Porter & Thomas, P.C.

Correspondent Law Firm to  
LawExchange International  
www.lawexchangeinternational.com

Attorneys at Law  
560 Sylvan Avenue, Suite 3061  
Englewood Cliffs, NJ 07632  
TELEPHONE: (201) 569-5959  
FACSIMILE: (201) 871-4544  
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New York Office:  
c/o Tilem & Associates, P.C.  
188 East Post Rd., Suite 300  
White Plains, NY 10601  
Of Counsel

Arthur L. Porter  
Managing Partner (NY & NJ)  
aporter@fpt-law.com  
Direct Line: (201) 308-8096

Please Respond To  
Englewood Cliffs, NJ Office

November 10, 2022

## VIA HAND DELIVERY

Ms. Viveca Graham  
Secretary, Planning Board  
Borough of Lake Como  
1740 Main Street  
Lake Como, NJ 07719

Re: 623 18<sup>th</sup> Avenue, Lake Como  
Application for Amended Variance Approval

Dear Ms. Graham:

This firm represents 623 18<sup>th</sup> Avenue Realty LLC, the owner of the above referenced premises for which the Planning Board approved certain variance relief in application 2022-04. Enclosed please find for filing an application for variance relief to amend the previous approval consisting of:

Four (4) sets of the application w/addendum and exhibits  
Fifteen (15) sets of the relevant plans  
Fee – payable to the Borough of Lake Como – in the amount of \$600.00, pursuant to Borough Ordinance 17:15.1.c.5.(a).

I understand this application is tentatively scheduled for the Board's December 12, 2022 meeting and will notice accordingly.

Respectfully Submitted,

Arthur "Scott" L. Porter, Esq.

enc



# Borough of Lake Como

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

## PLANNING BOARD APPLICATION

<b>FOR MUNICIPAL USE ONLY</b>	
Application Number:	<u>22-</u>
Received By:	<u>JAH 11-28-22 (City Recd)</u>
Fees Collected:	<u>PB App \$600 / PB Esc. \$1250</u>
Hearing Date:	<u>12-12-22</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

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

623 18th Avenue Realty LLC  
2 Beechwood Road, Montvale NJ 07645  
(201) 206-7342

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

Fischer Porter & Thomas, P.C, Attn: Arthur L. Porter, Jr., Esq.  
560 Sylvan Avenue, Suite 3061, Englewood Cliffs, New Jersey, 07632

3. Applicant is:

Corporation    Partnership    Individual    Other LLC

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

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

Owner       Lessee

5. 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
  - o SEE ADDENDUM, ATTACHED

Informal Hearing

7. Give a brief description of application:

SEE ADDENDUM, ATTACHED

8. Street Address of Property:

623 18th Avenue, Lake Como NJ 07719

Block: 14

Lot: 43

9. Use of Property:

Existing: 2 family dwelling  
Zone: R-40  
Proposed: Single family dwelling  
Lot Area: 5180  
Building Area: 2040

10. Map Information:

N/A  
Map Dated: \_\_\_\_\_  
Prepared By: \_\_\_\_\_  
Map Entitled: \_\_\_\_\_

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

SEE ADDENDUM, ATTACHED

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

11/2/2022

Date

DocuSigned by:

Arthur L. Porter Jr. Esq

ARTHUR L. PORTER, JR., ESQ.  
Attorney for Applicant

**ADDENDUM TO  
PLANNING BOARD & ZONING APPLICATIONS  
PROPERTY: 623 18<sup>th</sup> Avenue, Lake Como**

**I. PLANNING BOARD APPLICATION:**

6. **Variance Requested:** The Applicant is requesting a use variance to permit the expansion of a pre-existing non-conforming use and, to the extent necessary, the continuation of the relief previously granted by this Board. In essence, the Applicant seeks to amend the Board's approval earlier this year of bulk variances and the expansion of a pre-existing non-conforming use in application 2022-04. A copy of the Board's resolution on that application is attached as Exhibit A.

7. The subject premises are occupied by three existing homes, only one of which is the subject of this application. The current configuration is depicted on the survey of the property, attached as Exhibit B. Also attached, as Exhibit C, is the surveyor's plan establishing the average front setbacks of the immediate area. As a result of the previous application, this Board approved a modest expansion of the existing structure which is the subject of this application, with the intensity of the use reduced from a two-family dwelling to a single-family dwelling. As shown in the Resolution, the Board approved the following relief:

**The following variances are hereby granted:**

- A. Expansion of nonconforming use where single-family dwellings are a permitted use and the three dwelling units on the property will remain.**
- B. Lot depth where 100 feet is required and 70 feet is existing.**
- C. Front setback to 18<sup>th</sup> Avenue where 19.9 feet is required and 8.71 feet is proposed.**
- D. Front setback from 1802 Fernwood where 13.66 feet is required and 7.9 feet is existing.**
- E. Side yard setback from 1621 18<sup>th</sup> Avenue where 3 feet is required and 0.71 feet exists.**
- F. Rear yard setback from 1621 18<sup>th</sup> Avenue where 10 feet is required and 3.08 feet is existing.**
- G. Backyard setback from 1802 Fernwood Road where 10 feet is required and 0.71 feet is existing.**
- H. Maximum building coverage where 40% is allowed and 46.44% is proposed.**
- I. Maximum impervious coverage where 60% is allowed and 64.6% is proposed.**
- J. Parking variance is required as two off-street spaces are provided and five spaces are required.**

The plans approved by the Board with Application 2022-04 contemplated that the building's existing foundation would be preserved and serve the expanded structure. Subsequently, during the actual construction work, the project's professionals determined that the existing foundation's condition was too deteriorated to be maintained and continue to serve the expanded structure. Consequently, the existing foundation must be replaced with a new foundation. The replacement of the existing foundation may be considered a further expansion of a pre-existing non-conforming use, requiring the approval of this Board.

This application does not contemplate or seek any other relief and proposes no other changes to the approval previously granted by this Board. Rather, the Applicant asks the Board to amend the prior approval to permit the replacement of the identified foundation.

**II. Zoning Application**

**Additional Information: See above.**

**APPLICANT: 623 18<sup>TH</sup> AVE REALTY COMPANY  
ATTORNEY: NATALIE PARONE, ESQ.  
APPLICATION NO. 2022-04  
BLOCK 14, LOT 43  
PROPERTY: 623 18<sup>TH</sup> 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, 623 18<sup>TH</sup> Ave. Realty Company Company is the owner of the property located at 623 18<sup>th</sup> Avenue, Block 14, Lot 43, in the Borough of Lake Como, County of Monmouth, and State of New Jersey, hereinafter referred to as the "Applicant", and has filed an application with the Planning Board of the Borough of Lake Como; hereinafter referred to as the "Board"; and**

**WHEREAS, the Applicant appeared before the Board on April 11, 2022, represented by their attorney Natalie Parone, Esq., and all notice requirements mandated by statute were made and notice provided to the public, and proof submitted to the Board; and**

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

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

- 1. The property is a corner lot on the southeasterly corner of 18<sup>th</sup> Avenue at Fernwood Road. The property is zoned R-40. The site currently contains three dwelling units. The application is to convert an existing two-family home to a single-family home while expanding and improving the second floor of the dwelling unit. The existing structure is non-conforming for the zone as it is a multi-family use in a single-family zone. The application proposes improvements which would be an expansion of the nonconforming use.**
- 2. The application as presented requires the following variances:**
  - A. Expansion of nonconforming use as only single-family dwellings are a permitted use and the Applicant currently maintains three dwelling units on the property.**
  - B. Lot depth where 100 feet is required and 70 feet is existing.**
  - C. Front setback to 18<sup>th</sup> Avenue where 19.9 feet is required and 8.7 feet is existing and 8.71 feet is proposed.**

**EXHIBIT A**

- D. Front setback from 1802 Fernwood where 13.66 feet is required and 7.9 feet is existing.
- E. Side yard setback from 1621 18<sup>th</sup> Avenue where 3 feet is required and 0.71 feet is existing.
- F. Rear yard setback from 1621 18<sup>th</sup> Avenue where 10 feet is required and 3.08 feet is existing.
- G. Backyard setback from 1802 Fernwood Road where 10 feet is required and 0.71 feet is existing.
- H. Maximum building coverage where 40% is allowed, 49.04% is existing and 46.44% is proposed.
- I. Maximum impervious coverage where 60% is allowed, 66.07% is existing and 64.6% is proposed.
- J. Parking variance is required as two off-street spaces are provided and five spaces are required.

3. Testimony was provided by Nader Mashani, managing member of the company. Mr. Mashani testified that since buying the property, he has taken several steps to improve the buildings and make the property more conforming to local zoning laws. When he purchased the property, there were five apartments in the three buildings. If the application is approved, he will have reduced the total number of dwelling units by two with one less bedroom. Furthermore, the buildings will have been brought up to code, the property will be more aesthetically pleasing, sidewalks and curbs will be replaced as part of the application, and an old tree in front of the house will be removed and replaced with more attractive shrubbery native to an oceanfront community.

Testimony was also provided by George Tsairis, a licensed architect in the State of New Jersey. Mr. Tsairis testified that the construction on the house was designed for purposes of making the dwelling unit code compliant, more attractive, and safer, as the old structure did not have adequate egress and ingress, or other features required under current building codes. He also testified that the alterations on the exterior of the property will make it more attractive, and improve drainage.

4. No members of the public appeared.

5. The Board finds that the Applicant has demonstrated substantial reasons for the approval of the project in the granting of the use variances. While the Applicant is expanding a nonconforming use, at the same time they have minimized the nonconforming aspects. Specifically, he testified that he has reduced the number of apartments from five to three so that the nature of the use is less intense. Furthermore, he has testified, along with the architect, that each individual structure is improved, and more compliant with local zoning and building codes. The bulk variances are relatively minor in nature, and/or for the most part, pre-existing,

and the evidence as presented by the Applicant was that they have taken steps to be more compliant. Granting of the variances requested will not be detrimental to the Zoning Plan of the Borough.

**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 aforesaid findings of fact, the Board concludes that granting the approval requested by the Applicant will make the properties more conforming to the zoning ordinance of the Borough; that the structures will be more consistent with the existing homes in the neighborhood; the aesthetics of the property will be improved; and the use of the property will be less dense.
2. The following variances are hereby granted:
  - A. Expansion of nonconforming use where single-family dwellings are a permitted use and the three dwelling units on the property will remain.
  - B. Lot depth where 100 feet is required and 70 feet is existing.
  - C. Front setback to 18<sup>th</sup> Avenue where 19.9 feet is required and 8.71 feet is proposed.
  - D. Front setback from 1802 Fernwood where 13.66 feet is required and 7.9 feet is existing.
  - E. Side yard setback from 1621 18<sup>th</sup> Avenue where 3 feet is required and 0.71 feet exists.
  - F. Rear yard setback from 1621 18<sup>th</sup> Avenue where 10 feet is required and 3.08 feet is existing.
  - G. Backyard setback from 1802 Fernwood Road where 10 feet is required and 0.71 feet is existing.
  - H. Maximum building coverage where 40% is allowed and 46.44% is proposed.
  - I. Maximum impervious coverage where 60% is allowed and 64.6% is proposed.
  - J. Parking variance is required as two off-street spaces are provided and five spaces are required.

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

1. Drainage plan will be submitted to the Board Engineer and approved prior to any permits being granted
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 Applicant complying with any and all federal and state, county, and local rules and regulations affecting or pertaining to the development use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects the approval of any condition attached hereto or otherwise requires any change to the plans herein approved, this matter will be brought back before the Board for review of any such action, and the Board shall have the right to modify this approval and/or the conditions attached hereto as a result of such actions.

**RESOLUTION 2022-04**

**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 \_\_\_\_\_, 2022. I do hereby certify that the foregoing is a true and correct copy of the Planning Board Resolution No. 2022-04.

---

**CHAIRMAN, Joseph Cavaluzzi**



Graham, Viveca <vgraham@lakecomonj.org>

---

**Fwd: 623 18th Avenue Lake Como Variance - December 13**

1 message

---

Graham, Viveca <vgraham@lakecomonj.org>  
To: "Alan P. Hilla" <AHilla@h2m.com>

Fri, Dec 23, 2022 at 1:29 PM

Hey there Al,

How are you feeling about the application for 623-18th Avenue? Has the engineer or architect reached out to you? I requested pdf copies of plans after everything fell apart for them before the last meeting. I know they are hoping to re-notice for our January meeting, but I told them DO NOT do anything until they receive confirmation that their application is complete!

Viv

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

From: **George Tsairis, R.A., A.I.A.** <gat@gatarchitecture.com>  
Date: Wed, Dec 7, 2022 at 2:10 PM  
Subject: 623 18th Avenue Lake Como Variance - December 13  
To: Graham, Viveca <vgraham@boro.lake-como.nj.us>  
Cc: Steven S. Polinsky <steven.polinsky@stevenpolinskylaw.com>, Alan Garber (alanmgarber@gmail.com) <alanmgarber@gmail.com>, Nate Mashini (nate@snsrei.com) <nate@snsrei.com>, Michael Trizano (mtrizano@gmail.com) <mtrizano@gmail.com>

Viveca,

As per your request attach is the PDF for 623 18<sup>th</sup> avenue variance. I also included the drainage plan and drawings from previous variance approval. Let me know if you need anything else. These are some of the items the borough engineer was requesting.

Regards,



**George A. Tsairis, R.A., N.C.A.R.B., A.I.A.**

**Architect and Construction Manager**

**Licensed in NY, NJ and CT | N.C.A.R.B. Certified**

GAT Architecture & Design | The ConArch Group

2006 Route 71, Suite 6

Spring Lake, New Jersey 07762

Office: 732-898-1428

Cell: 732-359-4205

e-mail: [gat@gatarchitecture.com](mailto:gat@gatarchitecture.com)

Web Site: [www.gatarchitecture.com](http://www.gatarchitecture.com)

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---

**3 attachments**

 **62318th Avenue Lake Como NJ (2022.11.09) RE DESIGN FEILD CONDITIONS (UPDATED FEILD SET) (VARIANCE SUBMISSION).pdf**  
3706K

 **623 18th Avenue Lake Como NJ (2021.11.01) RE DESIGN SECOND FLOOR EXPANSION (VARIANCE SUBMISSION).pdf**  
4757K

 **623 18th Avenue - Grading Plan 5-18-2022.pdf**  
2797K

Project Name

# Renovation & Alterations

623 18th Avenue  
Lake Como, New Jersey 07111

Owner

**623 18th Avenue Realty Group**  
530 18th Avenue  
Lake Como, New Jersey 07111

Architect

**George A. Tsairis, R.A., A.I.A.**  
2009 Route 17, Suite 6  
Lake Como, New Jersey 07111  
Tel: 201-255-1111  
www.gat.com

Surveyor

**Charles O'Malley, PLS**  
Professional Land Surveyors  
5054 N. Hwy. 17, Hwy 8279  
Tel: 732-325-1111

Prepared for  
**623 18th Avenue Realty Group**  
530 18th Avenue  
Lake Como, New Jersey 07111  
Project No. 1802021  
Drawing No. 1802021-01  
Date: 07/15/2021

Submitted by  
**George A. Tsairis, R.A., A.I.A.**  
2009 Route 17, Suite 6  
Lake Como, New Jersey 07111  
Tel: 201-255-1111  
www.gat.com

Checked by  
**George A. Tsairis, R.A., A.I.A.**  
2009 Route 17, Suite 6  
Lake Como, New Jersey 07111  
Tel: 201-255-1111  
www.gat.com

Approved by  
**George A. Tsairis, R.A., A.I.A.**  
2009 Route 17, Suite 6  
Lake Como, New Jersey 07111  
Tel: 201-255-1111  
www.gat.com

Scale: 1" = 10'-0"

Zone: R-40

Block: 14

Sheet: 18

Use District: R1

Project No. GAT-206-1339

Sheet No. 1 OF 9

Date: 07/15/2021

Scale: 1" = 10'-0"

Zone: R-40

Block: 14

Sheet: 18

Use District: R1

Project No. GAT-206-1339

Sheet No. 1 OF 9

Date: 07/15/2021

Scale: 1" = 10'-0"

Zone: R-40

Block: 14

Sheet: 18

Use District: R1

Project No. GAT-206-1339

Sheet No. 1 OF 9

Date: 07/15/2021

Scale: 1" = 10'-0"

Zone: R-40

## ZONING DATA

DESCRIPTION	REQUIRED / PERMITTED	EXISTING (1802)	PROPOSED
PRINCIPAL BUILDING	35,007 S.F. STY	16,697	NO CHANGE
HEIGHT	20.00'	7.88'	NO CHANGE
SETBACK	5.00'	3.17'	NO CHANGE
(SIDE YARD % OF LOT AREA)	9.00%	5.17%	NO CHANGE
(REAR)	4,000 S.F.	5,180.40 S.F.	NO CHANGE
MIN. LOT AREA	40'	74'	NO CHANGE
MIN. LOT DEPTH	100'	70'	NO CHANGE
MIN. LOT FRONTAGE	40'	74'	NO CHANGE
ACCESSORY BUILDING - NO ACCESSORY BUILDINGS			

### BUILDING COVERAGE CALCULATIONS - ALL THREE STRUCTURES

DESCRIPTION	SQUARE FEET	REMARKS
EXISTING PRINCIPLE BUILDING FOOTPRINT	2,493.92 S.F.	ALL THREE EXISTING STRUCTURES
EXISTING FRONT COVERED PORCH (BUILDING NO. 623)	136.75 S.F.	
EXISTING SIDE STAIR LANDING & STAIR (BUILDING NO. 621)	(23,599 S.F.)	
EXISTING FRONT YESTERBULE TO BE REMOVED (BUILDING NO. 621)	(104.75 S.F.)	
EXISTING EXTERIOR STAIR TO BE REMOVED (BUILDING NO. 621)	2,540.72 S.F.	
TOTAL EXISTING BUILDING COVERAGE	2,493.92 S.F.	49.04%
TOTAL ADJUSTED BUILDING COVERAGE	2,493.92 S.F.	49.04%
TOTAL BUILDING COVERAGE = 2,493.92 S.F. (49.04%) (134.74 S.F. / 2.89% REMOVED) (NON CONFORMING BY 134.74 S.F.)		REDUCTION OF EXISTING NON CONFORMING CONDITION
Provided Building Coverage Ratio: 49.04% (2.89%)		REDUCTION OF EXISTING NON CONFORMING CONDITION

### IMPERVIOUS COVERAGE CALCULATIONS

DESCRIPTION	SQUARE FEET	REMARKS
ADJUSTED PRINCIPLE BUILDING FOOTPRINT	2,250.92 S.F.	ALL THREE EXISTING STRUCTURES
EXISTING DRIVEWAY (BUILDING NO. 623)	479.53 S.F.	
EXISTING DRIVEWAY (BUILDING NO. 621)	236.84 S.F.	
EXISTING FRONT WALKWAY (BUILDING NO. 621)	18.29 S.F.	
EXISTING PATIO	22.00 S.F.	
EXISTING FRONT PORCH STEPS (BUILDING NO. 623)	32.00 S.F.	
EXISTING STAIR LANDING AREA (BUILDING NO. 621)	104.75 S.F.	
EXISTING EXTERIOR STAIR (BUILDING NO. 621)	3,422.86 S.F.	
TOTAL EXISTING IMPERVIOUS COVERAGE	(92.17 S.F.)	66.07%
EXISTING DRIVEWAY CUT BACK (BUILDING NO. 623)	16.00 S.F.	
PROPOSED FRONT PORCH SIDE STEPS (1802 FERNWOOD)	3,346.88 S.F.	
TOTAL ADJUSTED IMPERVIOUS COVERAGE	3,346.88 S.F. (66.87%) (763.17 S.F. / 1.47%) (NON CONFORMING BY 728.45 S.F.)	REDUCTION OF EXISTING NON CONFORMING CONDITION
TOTAL GRASS TOTAL IMPERVIOUS COVERAGE (REDUCED BY 2.89%)		
Grass TL Side, backwash, concrete, solid, 64.82% (2.89%) (1.47%) (NON CONFORMING BY 728.45 S.F.)		

### ZONING CALCULATION

ZONING DISTRICT: R-40  
EXISTING LOT AREA = 5,180.40 S.F.

PRINCIPAL BUILDING COVERAGE  
 69% (3,579.18 S.F.)  
 48.84% (2,540.72 S.F.)  
 2.89% (151.74 S.F.)

EXISTING BUILDING COVERAGE = 3,579.18 S.F. (69%)  
 48.84% (2,540.72 S.F.)  
 2.89% (151.74 S.F.)

EXISTING BUILDING COVERAGE TO BE REMOVED = 1,085.26 S.F. (20.95%)  
 46.41% (2,359.92 S.F.)

ADJUSTED BUILDING COVERAGE = 2,493.92 S.F. (48.15%)

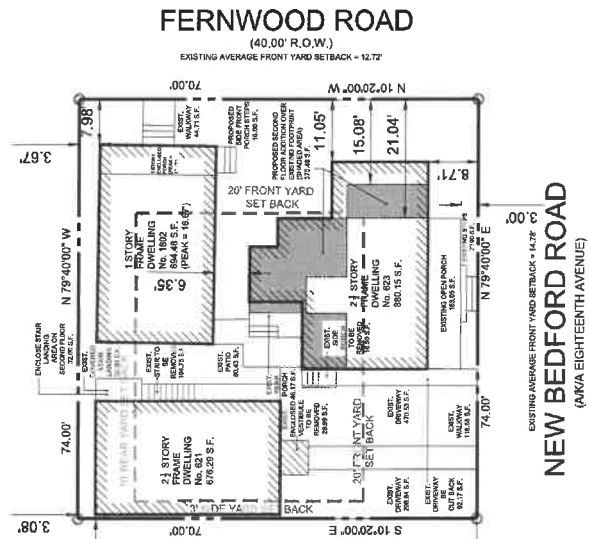
IMPERVIOUS COVERAGE  
 69% (3,579.18 S.F.)  
 48.84% (2,540.72 S.F.)  
 2.89% (151.74 S.F.)

EXISTING IMPERVIOUS COVERAGE = 3,579.18 S.F. (69%)  
 48.84% (2,540.72 S.F.)  
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EXISTING IMPERVIOUS COVERAGE TO BE REMOVED = 1,085.26 S.F. (20.95%)  
 46.41% (2,359.92 S.F.)

ADJUSTED IMPERVIOUS COVERAGE = 2,493.92 S.F. (48.15%)

ADJUSTED IMPERVIOUS COVERAGE TO BE REMOVED = 1,085.26 S.F. (20.95%)

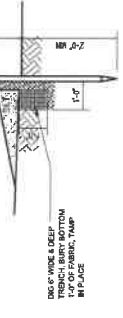


## 1 PLOT PLAN

SCALE: 1" = 10'-0"

George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021

623 18th Avenue South Belmar, NJ



## 2 SILT FENCE DETAIL

SCALE: 1/2" = 1'-0"

Project Name

# Renovation & Alterations

623 18th Avenue  
Belmar, NJ 07719

Owner

**623 18th Avenue Realty Group**  
623 18th Avenue  
Belmar, NJ 07719

## Architect

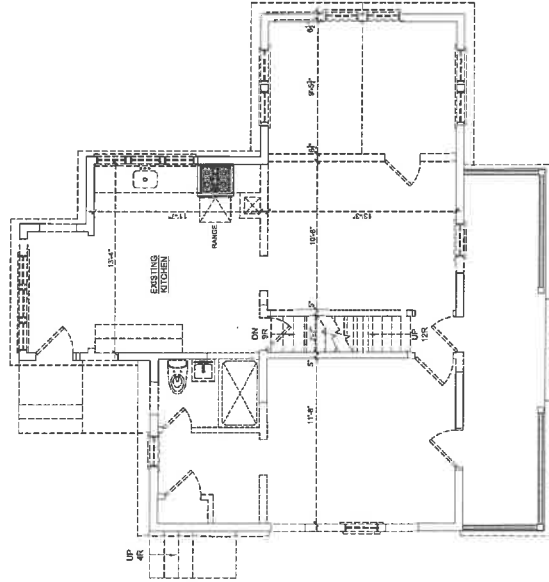
**George A. Tsaris, R.A., A.I.A.**

2000 Route 71, Suite 1  
Belmar, NJ 07719  
Tel: 732-255-4825  
Email: gtsaris@tsarisarchitect.com

## Surveyor

**Charles O'Malley, PLS**

Professional Land Surveyors  
1000 Route 71, Suite 1  
Belmar, NJ 07719  
Tel: 732-255-3341

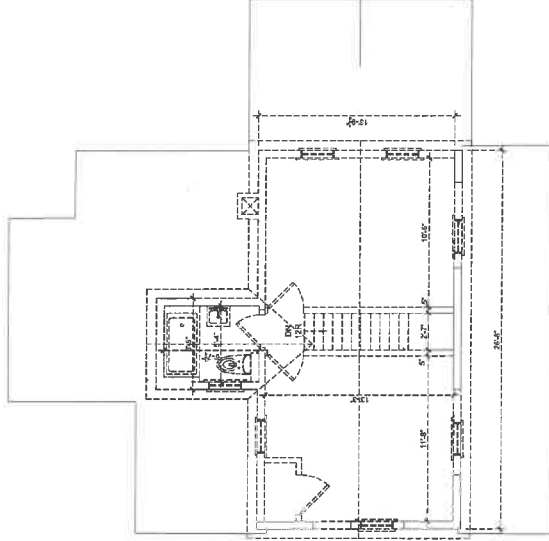


NOTE: EXISTING TWO FAMILY DWELLING TO BE CONVERTED TO A SINGLE FAMILY DWELLING

EXISTING PORCH  
ENCLOSURE

**1 FIRST FLOOR DEMOLITION PLAN - 765 S.F.**

SCALE: 1/4" = 1'-0"  
George A. Tsaris, R.A., A.I.A. - COPYRIGHT 2021  
623 18th Avenue South Belmar, NJ



NOTE: EXISTING TWO FAMILY DWELLING TO BE CONVERTED TO A SINGLE FAMILY DWELLING

**2 SECOND FLOOR DEMOLITION PLAN - 377 S.F.**

SCALE: 1/4" = 1'-0"  
George A. Tsaris, R.A., A.I.A. - COPYRIGHT 2021  
623 18th Avenue South Belmar, NJ

Revised For	Date
Initial Construction	1/26/2021
Final Construction	2/26/2021
Final Construction	2/26/2021
Final Construction	2/26/2021
Final Construction	2/26/2021

**CONSTRUCTION DOCUMENT NOTE**

THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND CONDITIONS OF THE PROJECT AND THE SITE PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO. 100-1100000000  
01.00.01.0001

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George A. Tsaris, R.A., A.I.A.  
2000 Route 71, Suite 1  
Belmar, NJ 07719  
Tel: 732-255-4825  
Email: gtsaris@tsarisarchitect.com

Professional Land Surveyors  
1000 Route 71, Suite 1  
Belmar, NJ 07719  
Tel: 732-255-3341

DEMOLITION PLAN AND FOUNDATION PLAN

Zone: R40  
Block: 14  
Const. Class: SR  
Use Group: R1

DEMOLITION PLAN AND FOUNDATION PLAN

Drawn by: G.A.T.  
Checked by: G.A.T.  
Date: 07/06/2021  
Project No.: GAT-206-1339

Sheet No.: 2 OF 9

Project No.: GAT-206-1339

Sheet No.: 2 OF 9

Project No.: GAT-206-1339

Sheet No.: 2 OF 9





**Renovation & Alterations**  
 623 18th Avenue  
 Realty Group  
 623 18th Avenue  
 Lake County, New Jersey 07718

**Architect**  
 George A. Tsairis, R.A., A.I.A.  
 2008 Route 71, Suite B  
 Lake County, New Jersey 07722  
 Tel: 732-252-4020  
 Email: gts@georgetsairis.com

**Surveyor**  
 Charles O'Malley, PLS  
 Professional Land Surveyors  
 8095 New Jersey 90720  
 Tel: 732-252-5311

Revised No.	Date
1	1/26/2021
2	2/10/2021
3	2/10/2021
4	2/10/2021
5	2/10/2021
6	2/10/2021
7	2/10/2021
8	2/10/2021
9	2/10/2021
10	2/10/2021

**CONSTRUCTION DOCUMENTS**

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**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

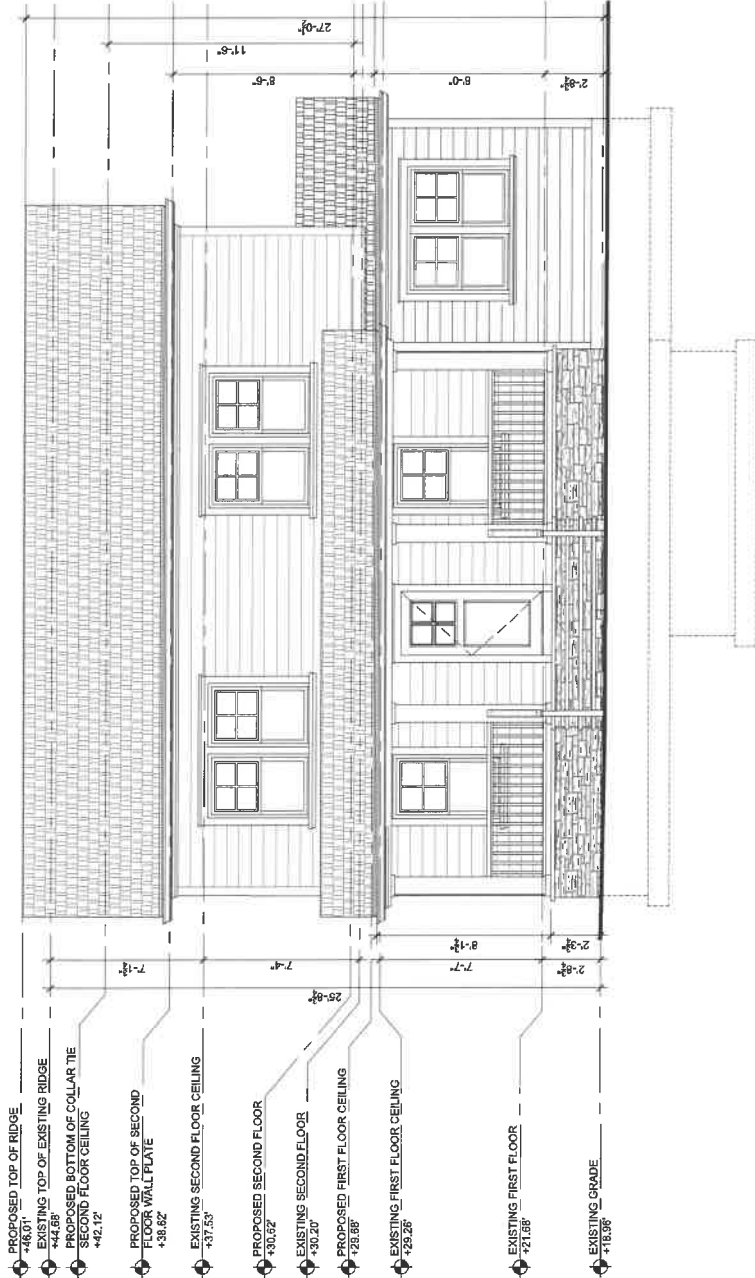
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**PROPOSED FRONT ELEVATION @ 18TH STREET**

Scale: 1/8" = 1'-0"

DATE: 07/06/2021

PROJECT NO.: GAT-206-1339



**3** PROPOSED FRONT ELEVATION @ 18TH STREET  
 SCALE: 1/8" = 1'-0"  
 A104  
 George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021

Drawn by	Checked by
G.A.T.	G.A.T.
Date	Issue Date
1/8" = 1'-0"	07/06/2021
Scale	Project No.
1/8" = 1'-0"	GAT-206-1339
Sheet No.	Sheet No.
1 OF 9	A-104

Project Name

# Renovation & Alterations

623 18th Avenue  
Lafayette, New Jersey 07718

Client

## 623 18th Avenue Realty Group

623 18th Avenue  
Lafayette, New Jersey 07718

### Architect

George A. Tsarris, R.A., A.I.A.

2000 Route 14, Suite 6  
Lafayette, New Jersey 07718  
Tel: 732-238-8205  
Email: gtsarris@tsarris.com

### Surveyor

Charles O'Malley, PLS

Professional Land Surveyor  
60401 New Jersey Highway  
Bridgewater, New Jersey 08807  
Tel: 732-325-3111

Issued for	date
Schedule Dates	2/26/2021
Client/Project Name	100-0021
City/Town/County	088-0001
Site Address/Location	623 18th Avenue, Lafayette, NJ
Project Description	RENOVATION AND ALTERATIONS TO EXISTING 2 STORY RESIDENTIAL
Prepared by	TSARRIS
Checked by	TSARRIS
Scale	AS SHOWN
Notes	SEE ARCHITECTURAL DOCUMENTS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF GEORGE A. TSARRIS, R.A., A.I.A. AND WILL BE KEPT IN HIS OFFICE FOR A PERIOD OF 90 DAYS AFTER THE DATE OF ISSUANCE OF THESE PLANS AND SPECIFICATIONS. ANY REVISIONS TO THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY GEORGE A. TSARRIS, R.A., A.I.A. IN WRITING. ANY UNAUTHORIZED REVISIONS TO THESE PLANS AND SPECIFICATIONS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GEORGE A. TSARRIS, R.A., A.I.A. THE USER AGREES TO HOLD GEORGE A. TSARRIS, R.A., A.I.A. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE USER AGREES TO INDEMNIFY AND HOLD GEORGE A. TSARRIS, R.A., A.I.A. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE USER AGREES TO INDEMNIFY AND HOLD GEORGE A. TSARRIS, R.A., A.I.A. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

TSARRIS  
100-0021-100  
1/11/21  
GAT

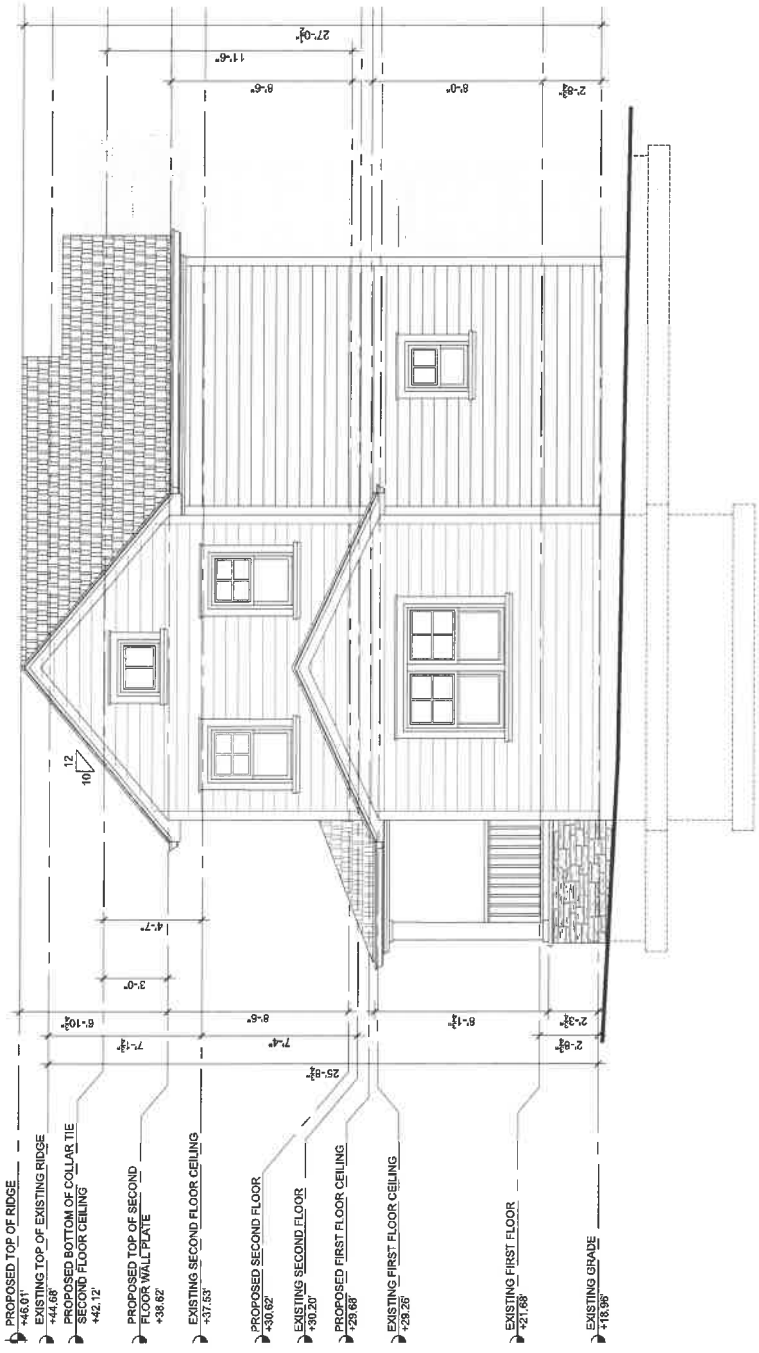
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By signing and these architectural drawings, the user agrees to hold the architect harmless from and against all claims, damages, losses and expenses, including reasonable attorney's fees, arising out of or resulting from the use of these architectural drawings.

Zone	R19
Block	14
Const. Class	68
Use Group	R1

## PROPOSED FRONT ELEVATION @ FERNWOOD ROAD

SCALE: 1/2" = 1'-0"



3  
A104

Zone	R19
Block	14
Const. Class	68
Use Group	R1

PROPOSED FRONT ELEVATION 2  
FERNWOOD ROAD

Drawn by	Checked by
G.A.T.	G.A.T.
Date	Issue date
1/11/21	07/06/2021
Scale	Project no.
1/2" = 1'-0"	GAT-205-1338
Sheet no.	
6 OF 9	A-105

**Renovations & Alterations**

623 18th Avenue  
 Realty Group  
 623 18th Avenue  
 Lark Cove, New Jersey 07119

**Architect**  
 George A. Tsairis, R.A., A.I.A.  
 2008 Route 71, Suite 9  
 Lark Cove, New Jersey 07119  
 Tel: 732-329-3141

**Surveyor**  
 Charles O'Malley, PLS  
 Professional Land Surveyors  
 623 18th Avenue  
 Lark Cove, New Jersey 07119  
 Tel: 732-329-3141

Drawn by	JTS/02/21
Checked by	JTS/02/21
Scale	AS SHOWN
Project No.	2021-0021
Revision	01
Client	Realty Group
Address	623 18th Avenue
City	Lark Cove, NJ
State	NJ
Zip	07119

**CONTRACTOR'S REQUIREMENTS**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND DRIVEWAY.

6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE.

7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALK.

8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STAIRS.

9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING.

10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FLOORING.

11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WALLS.

12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CEILING.

13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DOORS.

14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WINDOWS.

15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PORCH.

16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PATIO.

17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY.

18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALK.

19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STAIRS.

20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING.

NOT TO SCALE  
 ALL DIMENSIONS IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED  
 SEE ARCHITECTURAL DRAWINGS FOR DETAILS  
 SEE MECHANICAL DRAWINGS FOR DETAILS  
 SEE ELECTRICAL DRAWINGS FOR DETAILS  
 SEE PLUMBING DRAWINGS FOR DETAILS  
 SEE STRUCTURAL DRAWINGS FOR DETAILS  
 SEE GEOTECHNICAL DRAWINGS FOR DETAILS  
 SEE ENVIRONMENTAL DRAWINGS FOR DETAILS  
 SEE HISTORIC PRESERVATION DRAWINGS FOR DETAILS  
 SEE ARCHITECTURAL RECORD DRAWINGS FOR DETAILS  
 SEE CONSTRUCTION DOCUMENTS FOR DETAILS  
 SEE PERMITS FOR DETAILS  
 SEE APPROVALS FOR DETAILS  
 SEE ALL APPLICABLE CODES AND REGULATIONS FOR DETAILS

DATE: 02/21/21  
 DRAWN BY: JTS  
 CHECKED BY: JTS  
 SCALE: AS SHOWN  
 PROJECT NO.: 2021-0021  
 SHEET NO.: 106  
 TOTAL SHEETS: 106

**PROPOSED EAST SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED EAST SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021

Drawn by	JTS
Checked by	G.A.T.
Date	02/21/21
Scale	AS SHOWN
Project No.	2021-0021
Sheet No.	106
Total Sheets	106

**Renovation & Alterations**

323 18th Avenue  
Lake County, New Jersey 07718

**623 18th Avenue  
Realty Group**

**Architect**  
George A. Tsairis, R.A., A.I.A.  
2009 Route 71, Suite 6  
Lake County, New Jersey 07718  
Tel: 732-338-0200  
Email: gtsairis@tsairis.com

**Surveyor**  
Charles O'Malley, PLS  
Professional Land Surveyor  
6095 New Jersey 00720  
Tel: 732-225-3141

Sheet No.	Date
1066021	10/26/2021
1066022	10/26/2021
1066023	10/26/2021
1066024	10/26/2021
1066025	10/26/2021
1066026	10/26/2021
1066027	10/26/2021
1066028	10/26/2021
1066029	10/26/2021
1066030	10/26/2021

**CONSTRUCTION DOCUMENTS**  
These documents are prepared for the use of the contractor and are not to be used for any other purpose. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PROJECT NO. 1066021  
DATE: 10/26/2021  
DRAWN BY: G.A.T.

Checked by: G.A.T.  
Date: 07/08/2021  
Project No.: GAT-206-1339

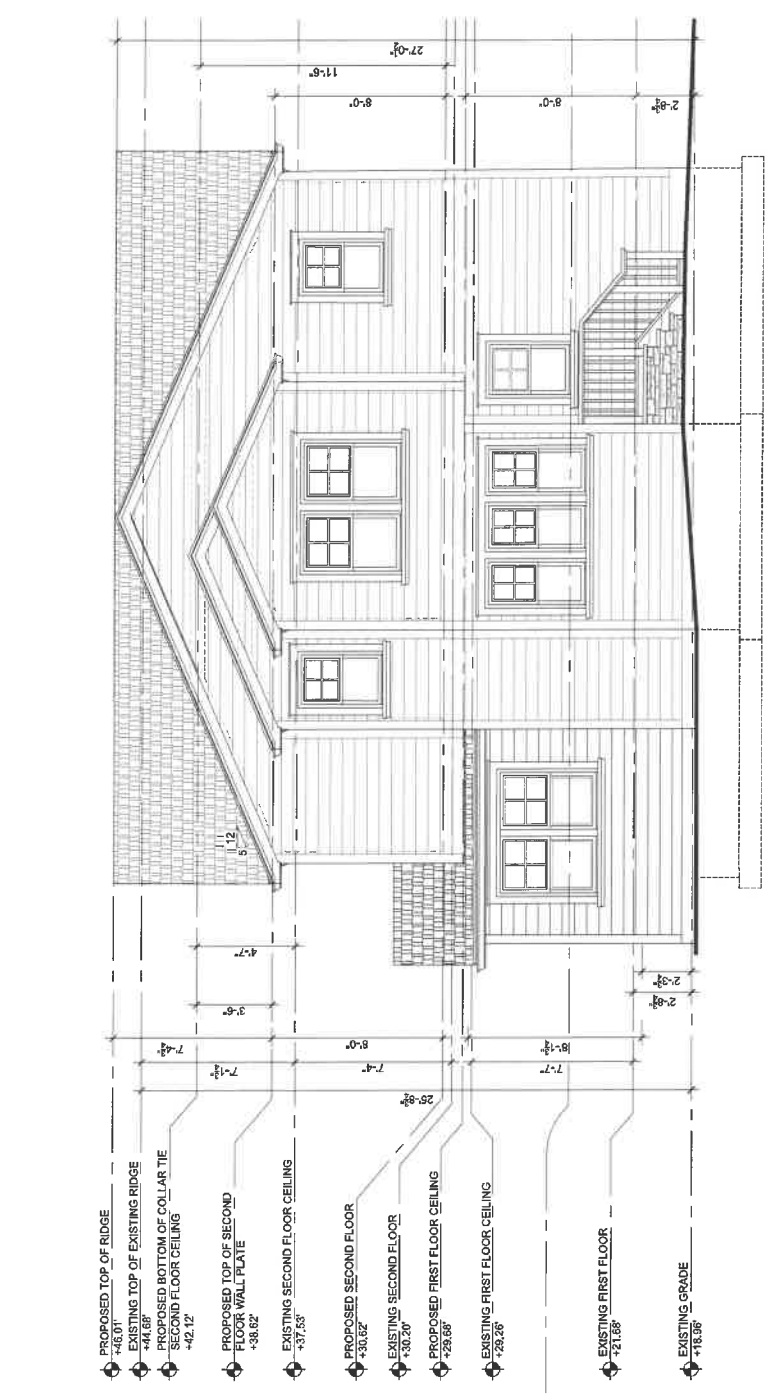
Zone: R88  
Block: 14  
Const. Class: BR  
Use Group: R1

**PROPOSED SOUTH REAR ELEVATION**

Scale: 1/2" = 1'-0"  
A-107

George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021

Sheet No.: A-107  
Of: 9



- PROPOSED TOP OF RIDGE +48.91'
- EXISTING TOP OF EXISTING RIDGE +44.68'
- PROPOSED BOTTOM OF COLLAR TIE +42.12'
- PROPOSED TOP OF SECOND FLOOR CEILING +38.62'
- EXISTING SECOND FLOOR CEILING +37.58'
- PROPOSED SECOND FLOOR FLOOR WALL FLATE +36.62'
- EXISTING SECOND FLOOR FLOOR +36.20'
- PROPOSED SECOND FLOOR CEILING +36.20'
- EXISTING SECOND FLOOR CEILING +35.85'
- PROPOSED FIRST FLOOR CEILING +33.25'
- EXISTING FIRST FLOOR CEILING +32.25'
- EXISTING FIRST FLOOR +21.65'
- EXISTING GRADE +18.36'

**1** PROPOSED SOUTH REAR ELEVATION  
SCALE: 1/2" = 1'-0"  
A107  
George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021

Project Name

# Renovation & Alterations

Building: Two-Family Dwelling  
Location: Spring Lake, New Jersey 07719

Client:  
623 18th Avenue  
Realty Group  
133 15th Avenue  
Spring Lake, New Jersey 07719  
Cell: 201-599-4306  
Fax: 201-599-4306  
Email: gts@realtysolutions.com

## Architect

George A. Tsairis, R.A., A.I.A.  
300 Spring Lake, New Jersey 07782  
Cell: 201-599-4306  
Fax: 201-599-4306  
Email: gts@realtysolutions.com

## Surveyor

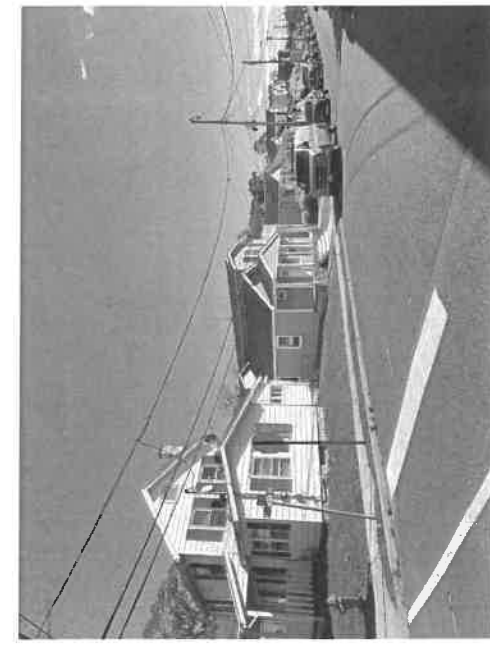
Charles O'Malley, PLS  
1000 Riverside Drive  
Spring Lake, New Jersey 07779  
Cell: 201-599-4306  
Fax: 201-599-4306  
Email: gts@realtysolutions.com

Issued for:	623
Client:	Realty Group
Drawn by:	JTS
Checked by:	JTS
Scale:	1/4" = 1'-0"
Project No.:	GA17-206-1339
Revision:	

4  
A103  
SCALE: 1/4" = 1'-0"  
EXISTING FERNWOOD ROAD STREETSCAPE  
George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021



4  
A108  
SCALE: 1/4" = 1'-0"  
EXISTING 18TH AVENUE STREETSCAPE  
George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021



1  
A103  
SCALE: 1/4" = 1'-0"  
EXISTING FRONT PHOTO ON FERNWOOD ROAD  
George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021



1  
A103  
SCALE: 1/4" = 1'-0"  
EXISTING FRONT PHOTO 18TH AVENUE  
George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021

**SECTION/CONSTRUCTION DOCUMENTS**  
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By signing you have acknowledged and approved the full scope of work and construction documents, further releasing George A. Tsairis, R.A., A.I.A. from all liability and responsibility for the construction work.  
 Checked by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_ Date: \_\_\_\_\_

Zone: R80  
 Lot: 14  
 Const. Class: SB  
 Use Group: R1

EXISTING CONDITION  
 PHOTOS

Checked by:	G.A.T.	Checked by:	G.A.T.
Date:	1/4" = 1'-0"	Date:	07/06/2021
Scale:	1/4" = 1'-0"	Project No.:	GA17-206-1339
Sheet No.:	5 OF 9		

A-108  
 5 OF 9

# Renovation & Alterations

623 18th Avenue  
 Realty Group  
 633 9th Avenue  
 East City, New Jersey 07719

**Architect**  
 George A. Tsairis, R.A., A.I.A.  
 5000 Route 130, Suite 100  
 East City, New Jersey 07719  
 Tel: 732-939-8200  
 Email: gtsairis@reality.com

**Surveyor**  
 Charles O'Malley, PLS  
 Professional Land Surveyor  
 5000 New Jersey 80720  
 Tel: 732-923-5181

## ZONING DATA

DESCRIPTION	REQUIRED / PERMITTED	EXISTING (1802)	PROPOSED
PRINCIPLE BUILDING	35,007.25 S.F.	16,677	NO CHANGE
HEIGHT	7'8"	7'8"	NO CHANGE
SETBACK	20' FRONT	20' FRONT	NO CHANGE
(SIDE YARD % OF LOT AREA)	10.00%	10.00%	NO CHANGE
(REAR)	10.00%	10.00%	NO CHANGE
MIN. LOT AREA	4,600 S.F.	5,180.40 S.F.	5,180.40 S.F.
MIN. LOT WIDTH	40'	74'	74'
MIN. LOT DEPTH	100'	70'	70'
MIN. LOT FRONTAGE	40'	74'	74'
ACCESSORY BUILDING - NO ACCESSORY BUILDINGS			

### BUILDING COVERAGE CALCULATIONS - ALL THREE STRUCTURES

DESCRIPTION	SQUARE FEET	REMARKS
EXISTING PRINCIPLE BUILDING (BUILDING NO. 623)	2,250.32 S.F.	ALL THREE EXISTING STRUCTURES
EXISTING FRONT COVERED PORCH (BUILDING NO. 623)	150.05 S.F.	
EXISTING FRONT PORCH (BUILDING NO. 623)	138.78 S.F.	
EXISTING SIDE STAIR LANDING & STAIR (BUILDING NO. 621)	23.98 S.F.	
EXISTING FRONT VERMONT TO BE REMOVED (BUILDING NO. 621)	(104.76 S.F.)	
EXISTING EXTERIOR STAIR TO BE REMOVED (BUILDING NO. 621)	2,540.72 S.F.	
TOTAL EXISTING BUILDING COVERAGE	2,405.88 S.F.	43.04%
TOTAL ADJUSTED BUILDING COVERAGE	2,405.88 S.F.	46.44% (134.74 S.F. / 2.66% REMOVED (NON CONFORMING CONDITION))
TOTAL BUILDING COVERAGE	2,405.88 S.F.	43.04%

### IMPERVIOUS COVERAGE CALCULATIONS

DESCRIPTION	SQUARE FEET	REMARKS
ADJUSTED PRINCIPLE BUILDING FOOTPRINT	2,250.32 S.F.	ALL THREE EXISTING STRUCTURES
EXISTING FRONT WALKWAY (1802 PERMITTED)	44.71 S.F.	
EXISTING DRIVEWAY (BUILDING NO. 623)	470.53 S.F.	
EXISTING DRIVEWAY (BUILDING NO. 621)	298.84 S.F.	
EXISTING FRONT WALKWAY (BUILDING NO. 621)	18.83 S.F.	
EXISTING PATIO	22.00 S.F.	
EXISTING FRONT PORCH STEPS (BUILDING NO. 623)	32.00 S.F.	
EXISTING STAIR LANDING AREA (BUILDING NO. 621)	104.75 S.F.	
EXISTING EXTERIOR STAIR (BUILDING NO. 621)	3,422.06 S.F.	88.07%
EXISTING EXTERIOR STAIR (1802 PERMITTED)	62.17 S.F.	
EXISTING DRIVEWAY CUT BACK (BUILDING NO. 623)	16.00 S.F.	
EXISTING FRONT PORCH SIDE STEPS (1802 PERMITTED)	3,346.89 S.F.	
TOTAL IMPERVIOUS COVERAGE	5,346.89 S.F.	66.89% (74.17 S.F. / 1.47% (NON CONFORMING BY 288.45 S.F.))
TOTAL GRASS TOTAL IMPERVIOUS COVERAGE	5,346.89 S.F.	
TOTAL GRASS TOTAL IMPERVIOUS COVERAGE	5,346.89 S.F.	

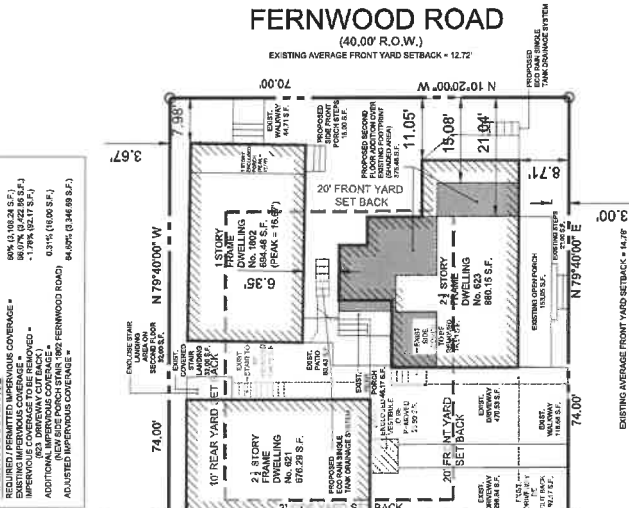
Maximum Total Impervious Coverage Ratio: 65% + Lot Area (5,180.40 S.F.) = 3,368.24 S.F.

## ZONING CALCULATION

ZONING DISTRICT: R-40  
 EXISTING LOT AREA = 5,180.40 S.F.

PRINCIPLE BUILDING COVERAGE = 2,250.32 S.F.  
 BUILDING COVERAGE TO BE REMOVED = 1,047.66 S.F.  
 ADJUSTED BUILDING COVERAGE = 1,202.66 S.F.

IMPERVIOUS COVERAGE = 5,346.89 S.F.  
 IMPERVIOUS COVERAGE TO BE REMOVED = 1,047.66 S.F.  
 ADJUSTED IMPERVIOUS COVERAGE = 4,299.23 S.F.



## 1 PLOT PLAN

SCALE: 1" = 10'-0"  
 George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021  
 623 18th Avenue South Belmar, NJ

## Site Plan & Construction Details

Zone: R-40  
 Block: 4  
 Const. Class: 68  
 Use Group: R1



2 SILL FENCE DETAIL  
 SCALE: 1/2" = 1'-0"

Project No. GAT-208-1339  
 Date: 07/06/2021  
 Drawing No. PP-1.00

By: [Signature]  
 Title: [Title]  
 Date: 07/06/2021

By: [Signature]  
 Title: [Title]  
 Date: 07/06/2021

By: [Signature]  
 Title: [Title]  
 Date: 07/06/2021

By: [Signature]  
 Title: [Title]  
 Date: 07/06/2021

By: [Signature]  
 Title: [Title]  
 Date: 07/06/2021

By: [Signature]  
 Title: [Title]  
 Date: 07/06/2021





Project Name:

# Renovation & Alterations

623 18th Avenue  
Lakewood, New Jersey 07119

Client:

**623 18th Avenue Realty Group**  
623 18th Avenue  
Lakewood, New Jersey 07119

## Architect

**George A. Tsairis, R.A., A.I.A.**  
623 18th Avenue  
Lakewood, New Jersey 07119  
Tel: 201-255-1141  
Email: gtsairis@tsairis.com

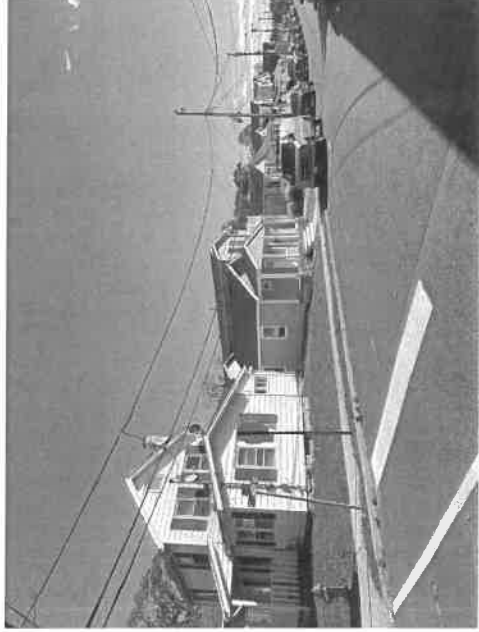
## Surveyor

**Charles O'Malley, PLS**  
Professional Land Surveyors  
1000 New Jersey Highway  
Tel: 732-225-1141



**3 EXISTING 18TH AVENUE STREETSCAPE**  
SCALE: 1/8" = 1'-0"  
A102

George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021



**4 EXISTING FERNWOOD ROAD STREETSCAPE**  
SCALE: 1/8" = 1'-0"  
A102

George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021



**1 EXISTING FRONT PHOTO ON FERNWOOD ROAD**  
SCALE: 1/8" = 1'-0"  
A102

George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021



**2 EXISTING FRONT PHOTO 18TH AVENUE**  
SCALE: 1/8" = 1'-0"  
A102

George A. Tsairis, R.A., A.I.A. - COPYRIGHT 2021

Submitted by:	Client
Submitted Date:	Date
Site Address:	Address
Project Name:	Project Name
Submitted by:	Submitted by
Submitted Date:	Submitted Date
Submitted by:	Submitted by
Submitted Date:	Submitted Date
Submitted by:	Submitted by
Submitted Date:	Submitted Date
Submitted by:	Submitted by
Submitted Date:	Submitted Date

**CONTRACTOR'S CERTIFICATE OF COMPLIANCE**

I, the undersigned, being duly licensed and qualified in the State of New Jersey, do hereby certify that the above described work has been completed in accordance with the provisions of the applicable laws, rules and regulations of the State of New Jersey, and that the same has been inspected and found to be in compliance with the same.

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Project No.                       
 Drawing No.                       
 Date                     

**CONTRACTOR'S CERTIFICATE OF COMPLIANCE**

I, the undersigned, being duly licensed and qualified in the State of New Jersey, do hereby certify that the above described work has been completed in accordance with the provisions of the applicable laws, rules and regulations of the State of New Jersey, and that the same has been inspected and found to be in compliance with the same.

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXISTING CONDITION PHOTOS**

Zone: R90  
 Block: M  
 Consent Class: N9  
 Use Group: R1

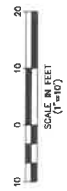
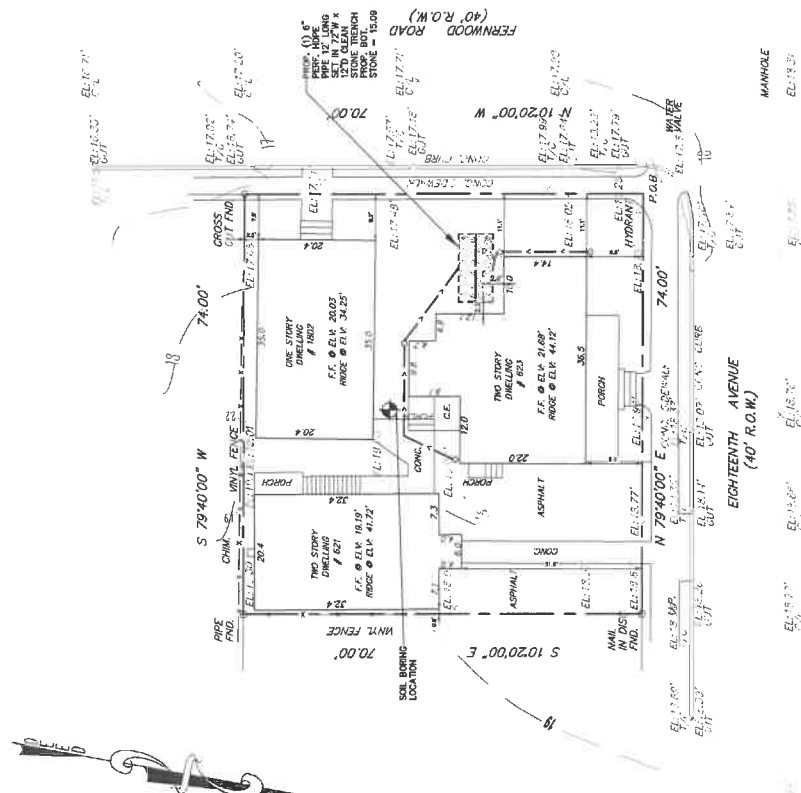
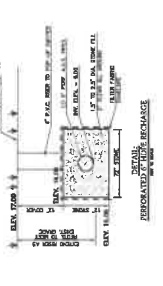
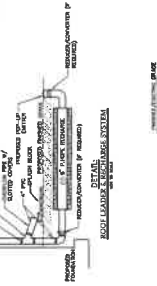
**EXISTING CONDITION PHOTOS**

Checked by:	Checked by
G.A.T.	G.A.T.
Date:	Date
1/1/2021	07/06/2021
Project No.:	Project No.
	GA1-206-1339
Sheet No.:	Sheet No.
1 of 4	A-102.20



**BASELINE CALCULATIONS REQUIRED**  
 SECOND FLOOR ADDITION AREA = 276 SF. / 15 SF. = **EXCESS CFT. REQUIRED**

**MINIMUM CALCULATIONS REQUIRED**  
 AREA OF SIDE TERRACE = 74' WIDE X 12' DEEP = 8 SF.  
 8 SF. - 276 SF. = -268 SF. (6.51 SF. X 40 (40% RATIO) = 268 SF.  
 12 SF. (TOTAL) - 268 SF. = -256 SF. **EXCESS CFT. REQUIRED**



NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMITS	05/15/2024	FINAL GRADING PLAN

SYMBOL	DESCRIPTION
(Symbol)	EXISTING GRADE
(Symbol)	PROPOSED GRADE
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY

NO.	DESCRIPTION	DATE
1	PROPOSED GRADE	05/15/2024
2	PROPOSED UTILITY	05/15/2024

**GRADING PLAN**  
**633 18TH AVENUE**  
**BLOCK 14 - LOT 43**  
 FOR NATE MASHINI & ALAN GARDNER  
 BOROUGH OF LAKE COMO  
 MONMOUTH COUNTY, NEW JERSEY

**KBA ENGINEERING SERVICES, LLC.**  
 217 Route 25, Suite 100  
 Freehold, NJ 07728  
 Phone: 732.329.1100  
 Fax: 732.329.1101  
 www.kba-engineering.com

**JOSEPH J. KOCIUBA, P.E., P.P.**  
 P.E. License No. G-118,189

DRN	CIR
USA	ANK
2022-18	2022-18
AS-SPIN	SCALE
AS-SPIN	1" = 10'
5/16/2024	DATE
1	SHEET



Graham, Viveca <[vgraham@lakecomonj.org](mailto:vgraham@lakecomonj.org)>

---

## Sheds

1 message

---

Rowe, John <[jrowe@lakecomonj.org](mailto:jrowe@lakecomonj.org)>

Thu, Mar 30, 2023 at 2:13 PM

To: Viveca Graham <[vgraham@lakecomonj.org](mailto:vgraham@lakecomonj.org)>, Kevin Higgins <[khiggins@lakecomonj.org](mailto:khiggins@lakecomonj.org)>, Andrew Huisman <[ahuisman@lakecomonj.org](mailto:ahuisman@lakecomonj.org)>, ADAM SCHNEIDER ESQ <[aschneiderlawoffice@comcast.net](mailto:aschneiderlawoffice@comcast.net)>, "Alan P. Hilla" <[AHilla@h2m.com](mailto:AHilla@h2m.com)>, [joecavaluzzi1@gmail.com](mailto:joecavaluzzi1@gmail.com)

Under NJAC 5:23-14(b)8. A construction permit for building work shall not be required for garden-type utility sheds and similar structures that are 200 square feet or less in area, 10 feet or less in height, and accessory to buildings of Group R-2, R-3, R-4, or R-5 and which do not contain a water, gas, oil, or sewer connection. A construction permit for electrical work shall be required, when applicable.

Currently, Lake Como Code Section 17-9.1b. Accessory Uses Permitted reads:

2. Private residential utility sheds not to exceed 10 feet in height and one hundred (100) square feet in area.

Does the Governing Body and the Planning Board want to amend Lake Como Code to correspond with NJUCC.

The NJUCC increased the size from 100 to 200 square feet. This would allow small structures 200 square feet or less such as sheds, gazebos and pergolas that meet the UCC requirements above by Zoning Permit only provided building and lot coverages as well as setbacks are met.



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## Re: 1817 Bradley apron, curbing and sidewalk

2 messages

Erick Schutz <erickwschutz@yahoo.com>  
To: "Graham, Viveca" <vgraham@lakecomonj.org>

Wed, Mar 15, 2023 at 2:00 PM

Hello Viveca,

As per our previous conversation, below is fire pit information that my wife collected. Please share this with the planning board so they may consider issuing guidance to the mayor and council. We hope they will agree that considerable restrictions, or their prohibition, is needed.

Lake Como properties are very small & close together and almost none of them meet the requirements of the fire code laws in NJ (please see information below). Fire pit smoke infringes upon residents rights. In addition to creating health hazards and unnecessary greenhouse gases, smoke is a public nuisance issue...it enters homes even when windows are closed and causes air quality issues that prevent sensitive residents from being able to enjoy their backyards and fresh air.

### \*\*NJ Laws/Fire Codes\*\*

Uniform Fire Code Rules: Placement

The fire code laws in New Jersey (Section 307.4.2) also provide that recreational open fires cannot be located within 25 feet of a structure or within 25 feet of any combustible material. If a recreational fire is built in an approved container, it can be allowed up to 15 feet from a structure.

What is a recreational fire? The code describes it as a fire that burns materials other than rubbish. The fuel being burned in a recreational fire will be in the open, rather than contained in an incinerator, outdoor fireplace, barbecue grill or barbecue pit. The purpose for the fire can be for pleasure, religious ceremony, cooking or warmth.

What is an approved container for a fire pit? The only containers deemed approved for the purposes of this law are those that pass the UCC permit and inspection process. Currently, only BBQ grills are approved containers warranting the 15-foot clearance. All others must be 25 feet away from structures.

Rules on Fire Pits in New Jersey

<https://legalbeagle.com/8593484-rules-fire-pits-new-jersey.html>

New Jersey regulates recreational fires in backyard fire pit open fires. The New Jersey Uniform Fire Code applie...

<https://backyardhotspot.com/new-jersey-fire-pit-laws-explained/>  
<https://backyardscape.com/are-backyard-fire-pits-legal/>

### \*\*Health Hazards of Fire Pits from EPA\*\*

<https://www.epa.gov/burnwise/wood-smoke-and-your-health>

Smoke forms when wood or other organic matter burns. The smoke from wood burning is made up of a complex mixture of gases and fine particles (also called particle pollution, particulate matter, or PM). In addition to particle pollution, wood smoke contains several toxic air pollutants including:

- benzene
- formaldehyde
- acrolein
- polycyclic aromatic hydrocarbons (PAHs)

Toxicological Profiles | ATSDR

<https://www.atsdr.cdc.gov/toxprofiledocs/index.html?id=122&tid=25>

Smoke may smell good, but it's not good for you. The biggest health threat from smoke is from fine particles, also called fine particulate matter or PM2.5. These microscopic particles can get into your eyes and respiratory system, where they may cause burning eyes, runny nose, and illnesses, such as bronchitis. Fine particles can make asthma symptoms worse and trigger asthma attacks. Fine particles can also trigger heart attacks, stroke, irregular heart rhythms, and heart failure, especially in people who are already at risk for these conditions.

Learn more about the health and environmental effects of fine particles at <https://www.epa.gov/pm-pollution/health-and-environmental-effects-particulate-matter-pm>

### \*\*Public Nuisance Issues\*\*

Smoke and odor from wood burning can be considered a public nuisance issue. Most people are aware of the global warming problem the planet faces that threatens to disrupt our lives and destroy many species of plants and animals. Smoke and emissions from wood fires contributes to this problem.

Wood-fire smoke emits carbon dioxide, one of the greenhouse gases that contribute to global warming. Additionally, it contains volatile organic compounds and nitrogen oxides, which form ozone during the ozone season.

### \*\*NJ Towns with fire pit bans/ordinances\*\*

<https://www.loveladies.org/news/didyouknow>

<https://www.chnj.gov/DocumentCenter/View/2241/ChimineaAndOutdoorFireplaceSafety2015?bidId=>

<https://www.hamiltonnj.com/DocumentCenter/View/1134/Fire-Hazard-Bulletin---Rules-for-Recreational-Fires-and-Open-Burning-PDF>

[https://www.cranfordnj.org/sites/g/files/vyhlf436/f/uploads/revise\\_recreational\\_fire\\_ordinances.pdf](https://www.cranfordnj.org/sites/g/files/vyhlf436/f/uploads/revise_recreational_fire_ordinances.pdf)

<https://lavallette-seaside.shorebeat.com/2022/10/lavallette-officials-dont-reach-consensus-on-regulating-fire-pits/>

<https://www.bloomfieldtwpnj.com/DocumentCenter/View/10381/ORD-21---79-Amend-Nuisances-Public-Health>

[https://www.avenelfire.org/images/forms/TQ\\_open\\_burning.pdf](https://www.avenelfire.org/images/forms/TQ_open_burning.pdf)

<https://www.cityofasburypark.com/DocumentCenter/View/321/Fire-Pits-and-Chimineas-PDF>

Best regards,  
Erick Schutz  
1817 Bradley Terrace  
848-219-8693

On Monday, March 13, 2023 at 10:56:56 AM EDT, Erick Schutz <erickwschutz@yahoo.com> wrote:

Hello Viveca,

Some information on the Permeable Pavers website might help the planning board in their decision:

**Permeable Pavers**

Belgard offers a complete collection of concrete permeable pavers for driveways, patios and hardscapes, from tra...

The sites says...

Benefits of Permeable Pavers for Homeowners, Builders & Your Community Beyond Stormwater

In addition to storm water management benefits, professionally installed permeable pavers provide multiple benefits for homeowners, builders and the community at large.

Permeable pavers benefit Homeowners by helping build sustainable landscapes that reduce erosion that occurs when grass is dry or dead, as well as eliminating standing water on the surface where mosquitos can breed. Builders who install concrete permeable pavers may be eligible for LEED credits for contributing to stormwater management.

The community as a whole benefits from pervious pavers because they help maintain base flows in rivers that ensure streams and ecosystems are self-sustaining.

Thanks,  
Erick Schutz  
1817 Bradley Terrace  
848-219-8693

On Monday, February 27, 2023 at 01:53:58 PM EST, Erick Schutz <erickwschutz@yahoo.com> wrote:

Hello Viveca,

Thank you for the information you provided.

I spoke to John late last week and he suggested that I ask you to bring up approved verge materials at the next (March 13th?) planning board meeting. I would prefer to use pavers and John, and I believe you too, said they are still deliberating that. Hopefully, they are close to a decision.

Thank you,  
Erick

On Wednesday, February 22, 2023 at 11:10:53 AM EST, Graham, Viveca <vgraham@lakecomonj.org> wrote:

Hello Eric,

Thanks for being so patient! Yes, I was looking for that list of grass coverings that don't require mowing. You can also reach out to Resident and Master Gardener Jon Gibbons for advice: jon1761@hotmail.com. He is amazing and always willing to help. You may want to ask him about Patchwork for Wildlife if you're not already aware. That's a great program that he started. I also attached some information on that as well.

When you're ready to do the sidewalk, etc. you would submit a zoning application and then stop in the office for a street opening permit before you start the job.

Have a great day,

Viveca

On Tue, Feb 21, 2023 at 5:22 PM Erick Schutz <erickwschutz@yahoo.com> wrote:  
Hello Viveca,

We spoke on the phone yesterday about my driveway apron, curbing, and sidewalk. You offered to share the construction specifications for those and also a list of recommended verge materials. You said you needed time to research so you're probably still working on this, but I just wanted to email my contact information.

Thank you for your help and enjoy your day.

Best regards,

Erick Schutz  
1817 Bradley Terrace  
848-219-8693

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**Graham, Viveca** <vgraham@lakecomonj.org>

Fri, Apr 14, 2023 at 6:16 PM

Draft To: "Schneider, Adam" <aschneiderlawoffice@comcast.net>, "Alan P. Hilla" <AHilla@h2m.com>

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