

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

PLANNING BOARD AGENDA

MARCH 14, 2022  
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 3, 2022, 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 IN-PERSON MEETING WILL ALSO BE POSTED ON OUR BOROUGH WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

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

III. OATHS OF OFFICE

CHRISTINE NOONAN, CLASS IV  
SCOTT FISCHER, ALT. NO. 2

IV. ROLL CALL

V. COMMUNICATIONS

1. REQUEST TO CARRY APPLICATION

ELLITHY, BELAI  
1900 MAIN STREET  
BLK - 13; LOT - 40

VI. MEMORIALIZATION OF RESOLUTION NO. 2022-03:

PETERSON, TIM & CHARLENE  
1802 LAUREL TERRACE & 1803 PARKWAY  
BLK - 17; LOT - 2                      BLK - 17; LOT - 37

VII. PLANNING & ZONING DISCUSSIONS

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

VIII. FUTURE MEETING DISCUSSIONS

STONES IN DRIVEWAYS, GRADING PLAN

IX. MINUTES TO BE APPROVED

MINUTES TO BE APPROVED AS TYPEWRITTEN REVIEWED AND  
E-MAILED (PACKET TO FOLLOW).

X. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD IN PERSON ON MONDAY, APRIL 11, 2022, 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, Christine Noonan 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 Class IV, Planning Board Member, according to the best of my ability. So help me God.

Date: March 14, 2022

\_\_\_\_\_  
Christine Noonan, Class IV Planning Board Member

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

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

I, Scott Fischer 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: March 14, 2022

Scott Fischer, Alt. No. 2, Planning Board Member

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



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

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**Re: Request to Carry 1900 Main Street**

1 message

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TBM <mbt1962@yahoo.com>

Thu, Mar 10, 2022 at 4:34 PM

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

Viveca,

Good afternoon. I would request that the matter be carried until Monday April 11, 2022 without further notice.

I hereby waive any and all time constraints through May 31, 2022.

Very truly yours,

*Timothy Middleton*

**APPLICANT: TIM AND CHARLENE PETERSON**  
**ATTORNEY: GEORGE D. MCGILL, ESQ.**  
**APPLICATION NO. 2022-03**  
**BLOCK 17, LOT 37 and BLOCK 17, LOT 2**  
**PROPERTY: 1802 LAUREL TERRACE and 1803 PARKWAY**

**LAKE COMO PLANNING BOARD**

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

**WHEREAS**, Tim and Charlene Peterson, Applicants, are the owners of the properties located at 1802 Laurel Terrace, Block 17, Lot 37, and 1803 Parkway, Block 17, Lot 2, in the Borough of Lake Como, County of Monmouth, and State of New Jersey, hereinafter referred to as the “Applicants”, and have filed an application with the Planning Board of the Borough of Lake Como, hereinafter referred to as the “Board;” and

**WHEREAS**, The Applicants appeared before the Board on February 22, 2022, represented by their attorney, George McGill, Esq., and all notice requirements mandated by statute were made and notices 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 makes the following findings of fact and conclusions of law:

1. The property in question is a lot from the eastern side of Laurel Terrace through to the western side of Parkway, about 90 feet south of 18<sup>th</sup> Avenue. The lot is located in the R-40 residential zone of the Borough. There are currently three buildings on the property. The Applicants seek to demolish the existing dwellings, subdivide the lot into two separate lots, and construct two new two-story residential dwellings with the ancillary site improvements on each of the lots. The proposed use and proposed structures are conforming for the zone, while the existing use of the lots is non-conforming.

2. The application as presented requires the following variances:

A. Lot area on the Laurel Terrace property where 3,000 square feet is proposed and 4,000 square feet is required.

B. Lot area on the Parkway property where 2,862 square feet is proposed and 4,000 square feet is required.

- C. Lot frontage on the Laurel Terrace property where 30 feet is proposed and 43 feet is required.
- D. Lot frontage on the Parkway property where 30 feet is proposed and 43 feet is required.
- E. Lot depth on the Parkway property where 95.4 feet is proposed and 100 feet is required.

3. Tim Peterson testified on his own behalf. His wife was also present but did not testify. They purchased the properties with the intention of demolishing the existing dwelling units and building two conforming single-family homes. Mr. Peterson testified that this is his first venture into real estate development, and that he and his team, including the architect, engineer, and attorney were seeking to build two conforming structures.

4. William Jansen, licensed professional engineer in the State of New Jersey, testified on behalf of the Applicants. He testified that the drainage would be improved over the existing drainage, and along with the Applicants, agreed that a drainage plan would be submitted to the Board Engineer and subject to approval. He further testified that the proposed lot line was as conforming with the tax map of the Borough as possible. Mr. Jansen testified as to the characteristics of other properties in the neighborhood to show that the Application was consistent with the neighborhood.

5. Mary Hearn, licensed architect in the State of New Jersey, testified for the Applicants. She testified that the goal of the Applicants and the professionals was to design aesthetically appealing properties and buildings consistent with the other houses in the neighborhood.

6. Residents appeared to both ask questions and testify in support of the application.

7. The Board finds that the Applicants have demonstrated substantial reasons for the approval of the project. They had purchased a non-conforming use, three dwelling units on one lot in a single-family zone. The houses on the existing property are in poor or mediocre shape, and will be replaced by two new attractive single-family homes. The variances are either pre-existing or relatively minor in nature due to the subdivision. Granting of the variances as requested will not be detrimental to the zoning plan for the streets or the Borough. In fact, two single-family homes are preferable to the existing structures.

**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 the granting of the approval request by the Applicants will make the properties more conforming to the zoning ordinances of the Borough and two single-family homes will substantially improve the neighborhood.

2. The following variances are hereby granted:
  - A. Lot area on the Laurel Terrace property where 3,000 square feet is proposed and 4,000 square feet is required.
  - B. Lot area on the Parkway property where 2,862 square feet is proposed and 4,000 square feet is required.
  - C. Lot frontage on the Laurel Terrace property where 30 feet is proposed and 43 feet is required.
  - D. Lot frontage on the Parkway property where 30 feet is proposed and 43 feet is required.
  - E. Lot depth on the Parkway property where 95.4 feet is proposed and 100 feet is required.

**BE IT FURTHER RESOLVED** by the Planning Board of the Borough of Lake Como that the application is approved with 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 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.

**RESOLUTION 2022-03**

**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 14th day of March, 2022. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2022-03.

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**CHAIRMAN, Joseph Cavaluzzi**