

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

***AMENDED*
PLANNING BOARD AGENDA**

**JULY 18, 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 ADVERTISE-
MENT IN THE COAST STAR ON JUNE 23, 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. ROLL CALL

**IV. CARRIED USE VARIANCE, PRELIMINARY & FINAL SITE PLAN APPLICATION
ELLITHY, BELAI
1900 MAIN STREET
BLK - 13 LOT - 40**

**V. CARRIED VARIANCE APPLICATION
VAIL, SUSAN
1819 FERNWOOD RD.
BLK - 13 LOT - 7**

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

**VII. FUTURE MEETING DISCUSSIONS
PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS,
GRADING PLAN**

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

IX. MOTION TO ADJOURN

**THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL
BE HELD IN PERSON ON MONDAY, AUGUST 8, 2022, AT 7:00 PM IN THE MEETING
ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.**

ck# 4584 \$ 70⁰⁰ Rec'd by YHJ Date 1-27 Permit # 22-04

* 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: 1818 Fernwood Rd

Block: 13 Lot: 7 Zone: R-40

2. Property Designation: Single Family Multi Family Commercial

3. Applicant's Name*: MSA Architects Dave-dgrimm@msassc.com

Address: 34 Sycamore Ave Unit 1E, Little Silver NJ 07739

Phone Number: 732-530-1424 ex: 207

*Applicant is: Owner Contractor Other Architect

4. Owner's Name: Susan Vall

Address: 1818 Fernwood Rd

Phone Number: 203-229-3441

5. Type of Proposal: (please check)

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

Pool: Above Ground In-Ground

Shed Fence Deck Other *If other, please describe: 2nd Floor Addition

Water Line: Existing New Upgraded

Sewer Line: Existing New Upgraded

Dimension of New Building/Addition: 36'-2" x 17'-8" Height of New Building/Addition: 27'-2"

Area of New Building/Addition: 634 sq. ft. Number and Types of Rooms: 3 bedrooms & 1 bathroom

* 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 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

1/13/22

Office Use Only

Zoning Reviewer: _____

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:

U

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

Office Use Only

Zoning Reviewer: John Rowe Date: 01/20/2022

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

John Rowe 1/25/22

Notes:

The Vail property at 1819 Fernwood has a number of issues. 1) They will need a variance for a couple of existing non-conforming issues such as lot width, lot frontage & lot size, but these are 'grandfathered' issues that they can't really do anything about. 2) The house presently has just two bedrooms, where four bedrooms are proposed. There is only one parking space at present and it extends over onto the neighbors property. This spot could be considered as 'grandfathered' providing parking for the two existing bedrooms, but the two new bedrooms would require an additional 9'x19' parking space. There is no room on the property for an additional space unless they get an easement for the neighbor to extend the driveway between the two properties, otherwise a variance would be required. 3) The proposed building height is 27.17ft., but because the undersized lot width of 25.28ft. is 63.2% of the required 40ft.; the maximum height allowed would only be 22.12ft. (35ft. x 63.2%). The proposed 27.17ft. is more than 10% greater than the 22.12ft. maximum and therefore would require not just a bulk variance but a 'Use' variance.



Borough of Lake Como

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

PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY

Application Number: 25 -

Received By: 4-4-22

Fees Collected: APP # 980⁰⁰ / fee: 750 fee

Hearing Date: 6-13-22 (tentative)

Resolution Adopted By Board:

Granted Denied

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

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

MSA Architects
31 Sunnyside Ave, Unit 1E
Little Silver, NJ 07734

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

N/A

3. Applicant is:

Corporation Partnership Individual Other Registered Architect

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

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:

Susan Vail
1819 Fernwood Rd.
Lake Como, NJ

Email: Sevail426@gmail.com
tel#: 646-361-1304

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 lot width, lot frontage, lot size, parking, building height (allow, we have reduced overall height since initial zoning application.)

Informal Hearing

7. Give a brief description of application:

existing non-conforming lot due to lot width, lot frontage, and lot size. Proposed 2nd floor addition approximately 556 SF 2nd Floor, 770 SF attic.

8. Street Address of Property:

1819 Fernwood Rd.

Block: 13 Lot: 7

9. Use of Property:

Existing: Single Family
 Zone: R-40
 Proposed: NO Change
 Lot Area: 2,719 SF
 Building Area: 947 SF

10. Map Information:

Map Dated: 10/8/21
 Prepared By: Charles Surmonte
 Map Entitled: Survey of property

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

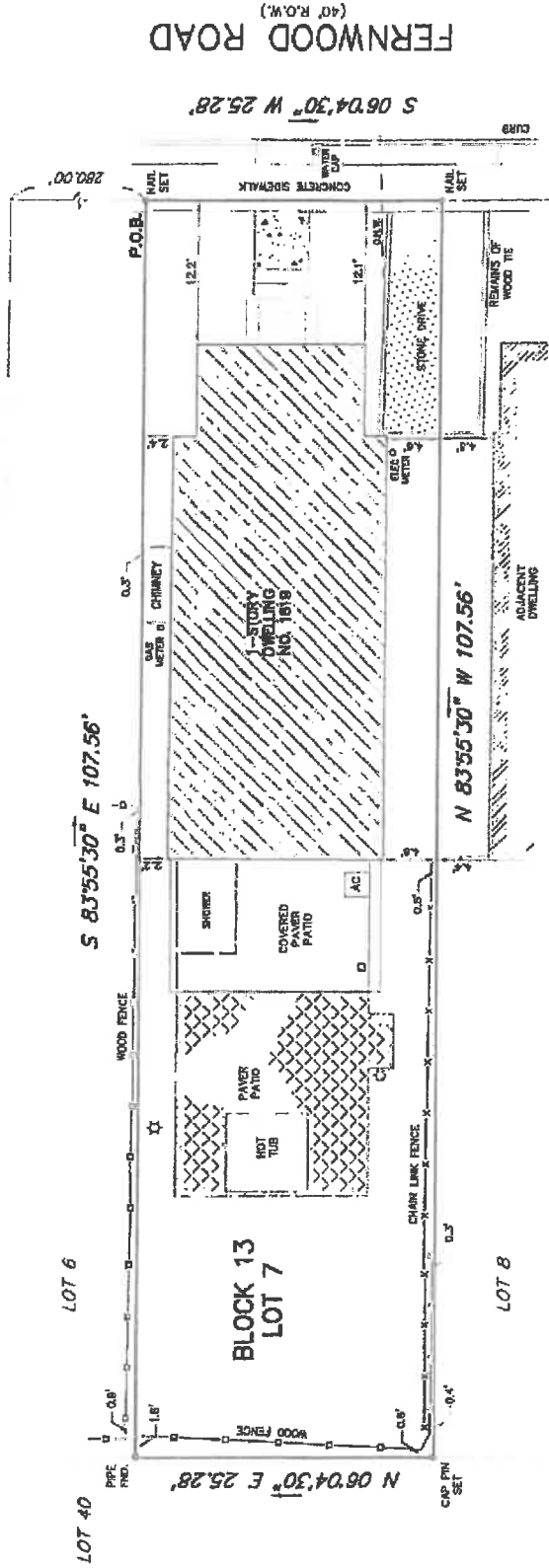
Homeowner has already spoken to neighbors they are not interested in selling, add'l proceeds in providing easement. we will provide formal letters from them stating this. They do not object to the proposed renovation.

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

4/4/22
Date

[Signature]
Applicant/Agent

NEW BEDFORD ROAD
a.k.a. EIGHTEENTH AVENUE
 (40' R.O.W.)



FERNWOOD ROAD
 (40' R.O.W.)

S 06°04'30" W 25.28'

SURVEY OF PROPERTY

1819 FERNWOOD ROAD
 LOT 7 BLOCK 13

MONMOUTH COUNTY

NEW JERSEY

Charles Surmonte P.E. & P.L.S.
 New Jersey Professional Engineer and Land Surveyor
 License No. 35685

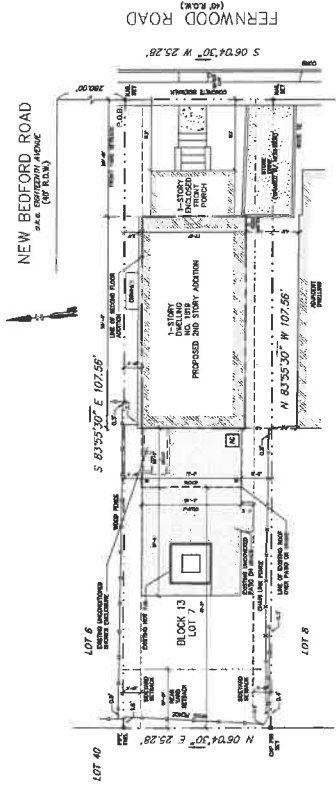
301 Main Street, 2nd Floor
 Allentown, New Jersey, 07711
 Phone 732-660-0608
 Fax 732-660-0404

PROJECT No. 17-1400

DATE: 10-08-21

SCALE: 1"=10'

SHEET: 1 OF 1



1 PROPOSED SITE PLAN
SCALE: 1"=10'-0"

ZONING & CONSTRUCTION DATA

REGULATORY: 15' MIN. SETBACK FROM ALL LOTS OR EXCEEDS THE MINIMUM SETBACK REQUIREMENTS FOR THE ZONING CLASS

CONSTRUCTION CLASS: TYPE VB

ZONE: R-40 (INDUSTRIAL)

NO FLUOR

NO LIVE LOAD PER DEAD LOAD

REQUIRED	PROPOSED
LOT AREA	4690 SQ. FT.
FRONT SETBACK	21.75 FT.
LOT WIDTH	45 FT.
LOT DEPTH	100 FT.
PRINCIPAL BUILDINGS	100 FT.
FRONT YARD	10 FT.
REAR YARD	5 FT.
SIDE YARD	5 FT.
BUILDING HEIGHT	25 FT.
PRINCIPAL BUILDINGS	25 FT.
MAXIMUM BUILDING COVERAGE	20%
MAXIMUM FLOOR AREA RATIO (FAR)	1.0
MAXIMUM NUMBER OF STORIES	3
MAXIMUM GROUND COVER	20%
MAXIMUM OPEN SPACE	80%

% BUILDING COVERAGE (PRINCIPAL)

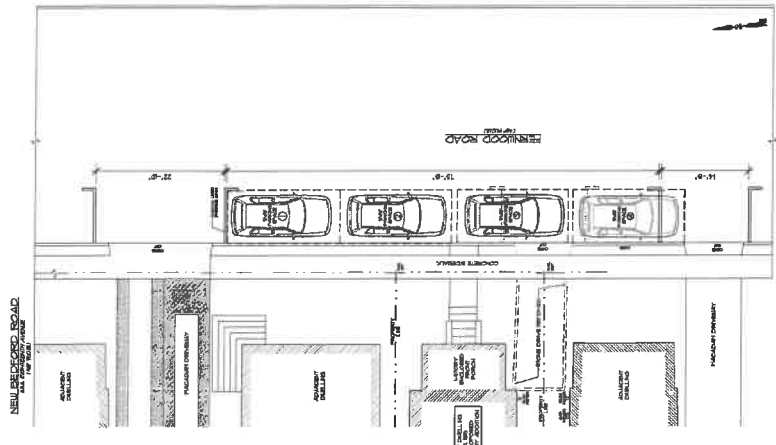
EXISTING	PROPOSED
EXISTING LOUSE	NO CHANGE
COVERED PATIO	NO CHANGE
TOTAL	NO CHANGE

IMPERVIOUS COVERAGE CALCULATION

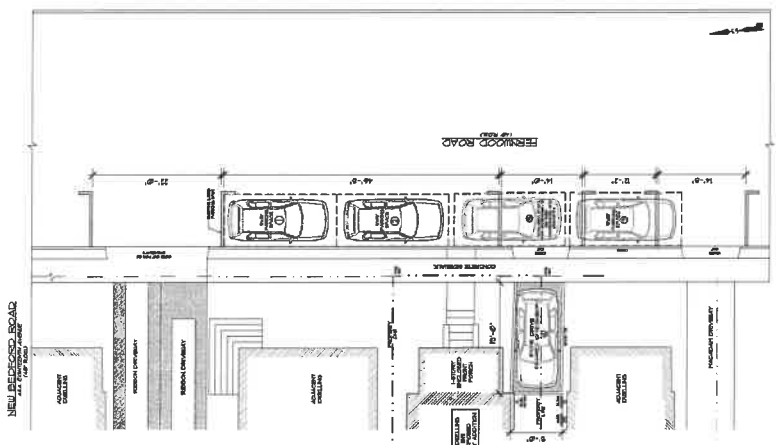
EXISTING	PROPOSED
ROOF	NO CHANGE
FRONT DRIVE WALK	NO CHANGE
COVERED PATIO	NO CHANGE
IMPERVIOUS PATIO	NO CHANGE
LOT TB	NO CHANGE
TOTAL	NO CHANGE

BUILDING VOLUME CALCULATIONS

EXISTING	PROPOSED
CELLAR	NO CHANGE
FIRST FLOOR	NO CHANGE
SECOND FLOOR	NO CHANGE
ROOF	NO CHANGE
TOTAL	NO CHANGE



3 ALTERNATE PARKING PLAN
SCALE: 1"=10'-0"



2 EXISTING PARKING PLAN
SCALE: 1"=10'-0"

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PROPOSED SITE PLAN



MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT E LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

VAIL RESIDENCE



21/02/06 - PROPOSED
21/04 - PROPOSED #1
22/02/03 - ZONING SET
22/04/04 - VARIANCE APPLICATION
22/10/05 - UPDATED PER MEETING

1 OF 4
SCALE: AS NOTED ON 24' X 36'

