

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

PLANNING BOARD AGENDA

**NOVEMBER 10, 2025
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 20, 2025, 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. MEMORIALIZATION OF A RESOLUTION NO. 2025-06:
TONELLI, JAMES
1808 FERNWOOD RD.
BLK – 14 LOT – 40**
- V. CONTINUED APPEAL OF ZONING DETERMINATION/VARIANCE
CZERMINSKI, DIANE
3 RIPLEY LANE
BLK – 16 LOT – 17
*(SEE MEMO FROM A.HUISMAN, BOROUGH ADMIN.)**
- VI. USE VARIANCE APPLICATION
STUTO, JOSEPH
399 NORTH BOULEVARD
B – 18 LOT – 20**
- VII. NEW BUSINESS**
- VIII. UPDATES & UNFINISHED BUSINESS
CHANGING ZONING MAP TO REFLECT 1825 BRADLEY TERR. IN THE R-40 ZONE.**
- IX. FUTURE MEETING DISCUSSIONS
PLANNING BOARD APPLICATION AND ESCROW FEES; STONES IN DRIVEWAYS; VERGE**
- X. MINUTES TO BE APPROVED
MINUTES TO BE APPROVED AS TYPEWRITTEN REVIEWED AND E-MAILED.**
- XI. MOTION TO ADJOURN**

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD IN THE MEETING ROOM ON MONDAY, DECEMBER 08, 2025, AT 7:00 PM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**APPLICANT: JAMES AND JENNIFER TONELLI
ATTORNEY: GEORGE MCGILL, ESQUIRE
APPLICATION NUMBER: 25-06
BLOCK 14; LOT 40
PROPERTY: 1808 FERNWOOD ROAD, LAKE COMO, NJ**

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

WHEREAS, the applicants James and Jennifer Tonelli are the record owners of a certain parcel of real property shown on the tax map of the Borough of Lake Como as Block 14; Lot 40 in the said Borough. Applicants, through their counsel George D. McGill, Esquire, filed the subject application seeking bulk variance relief to renovate the subject dwelling house located on the subject property by razing same and constructing a new dwelling house on the footprint of the existing structure; and

WHEREAS, the applicants had made a number of changes to the initial plans submitted in conjunction with the application to reflect that the subject improvements to the dwelling house to provide for a roof height of 21.875 feet, with a pitch of a "2 on 12" pitch which therein brought the proposed roof into conformity with the requirements of the said zoning ordinance; and

WHEREAS, the applicants also amended the initial plan to reflect that the front of the dwelling house would be redesigned to indicate that the front entrance to the dwelling house would be located on the left/northerly side of the dwelling house and repositioning the driveway to the right/southerly side of the dwelling house and also to include one single parking space where two off-street parking spaces are required by the ordinance; and

WHEREAS, the applicants appeared with their attorney George D. McGill, Esquire and James Tonelli testified on behalf of the applicants with respect to the redesign of the premises as did Michael Winkler, RA who also testified as to the redesign of the subject premises and was recognized by the Board as an Expert in Architecture; and

WHEREAS, the Board, having given due consideration to the exhibits submitted into evidence, and the testimony presented by and on behalf of the applicant, makes the following findings of fact:

1. The subject property is located on Fernwood Road in the Borough of Lake Como and within the R-40 zone of the Borough of Lake Como.

2. The proposed use of the premises as a single family dwelling house is consistent with the use requirements in the zone wherein the subject property is located.
3. The application seeks permission to raze the existing residential dwelling house located on the subject property and construct a new residential dwelling comprised of one and one-half stories and the redesigned plans have eliminated any height requirement of the Ordinance.
4. Testimony was provided by James Tonelli who noted that he and his professionals had modified the initial plans to reflect the concerns voiced by the members of the Board during the first hearing on this application and the board was satisfied with these modifications to the subject plans in that the subject modifications have addressed aesthetic and safety concerns which were raised by the Board.
5. Testimony was provided by Michael Winkler, RA who was qualified as an expert and who provided testimony to the effect that the redesign of the roof would eliminate any issue with bulk variance relief as to the roof of the proposed dwelling house and also as to the redesign of the front of the house, including the relocation of the front entry door and the driveway and parking space in the front of the house. Mr. Winkler also testified that the revised layout of the driveway would eliminate any need for a shared driveway, which was raised by the next door neighbor named Angela Micchelli, who resided at 1810 Fernwood Rd. and who was satisfied with the proposal to eliminate the shared driveway.
6. Mr. Winkler also testified that he believed that the Board could properly grant the variance relief sought without undue harm to either the letter and spirit of the local zoning ordinance and the Municipal Land Use Law.
7. The following exhibits were moved into Evidence
 - a. Redrafted Plans dated August 2025 as A-1

THEREFORE, the Board finds that the relief sought by the applicant with respect to this application,, specifically the following variances, may be granted based upon the criteria of “undue hardship” as articulated in the provisions of section (c)(1) of the Municipal Land Use Law without undue hardship or offense to either the Municipal Land Use Law or the Local Zoning Ordinance in the Borough of Lake Como, and that the granting of such relief may be effectuated without impairment of the intent or purpose of the Lake Como Zoning Ordinance or zoning plan. The variances approved are:

1. Applicants may construct the front yard driveway on the right or southerly side of the property and the variance shall be permitted to permit one parking space where two are required.

NOW THEREFORE, BE IT RESOLVED that the Lake Como Planning Board concludes that the granting of the application requested by the applicant will not impair the zoning plan for the R-40 zone or the Borough subject to all the conditions set forth in this Resolution.

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. Applicant may construct the private dwelling house in conformity with the plans submitted and marked into evidence at the hearing held before the Board on October 6, 2025 before the Lake Como Planning Board and shall construct a house with a roof height of 21.875 feet and a utilization of “2 on 12” pitch as well as to construct driveway on the right or southerly side of the property and the entry door on the left or northerly side of the property. The property shall contain one off-street parking space where two are required pursuant to the local Ordinance.
2. Applicant will submit drainage calculations to the Borough Engineer for approval thereby as part of the application and permitting process for construction.
3. All construction and development of the subject site will be completed in accordance with the plans, renderings and testimony presented at the hearing and subject to any and all conditions set forth during such hearing whether or not included in the language of this Resolution.
4. Subject to the applicants complying with any and all federal, state, county and local laws and regulations pertaining to the construction and development of the site in question. Furthermore, if any governmental agency grants a waiver or variance of any regulation which affects this approval, the matter shall be brought back before the Board to review such action and the Board shall have the right to modify this approval and/or conditions attached hereto as a result of any such action.

THEREFORE, the application to grant the bulk relief sought by the Applicant with respect to the one and one-half story reconstruction of the dwelling house as testified to during the course of the hearing and consistent with the updated plans presented during the course of such hearing is hereby GRANTED.

RESOLUTION 2025-06

MOVED BY:

SECONDED BY:

ADOPTED BY THE FOLLOWING VOTESD

AYES

NAYS:

ABSTENTIONS

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the 10th day of November, 2025. I do hereby certify that the foregoing is a true and correct copy of the Planning Board Resolution No: 2025-06

Chairman, Joseph Cavaluzzi

McGill & Hall, L.L.C.

ATTORNEYS AT LAW
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Belmar, N.J. 07719
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Email, gdm@mcgillhall.com
Direct Dial, 732 749 7501

Thomas Hall, Esq. *N.J. and N.Y. Bars*
Email, th@mcgillhall.com
Direct Dial, 732 749 7502

November 5, 2025

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

**Re: Czerminski Land Use Application
3 Ripley Lane, Lake Como**

Dear Ms. Graham:

As you know, I represent the Applicant, Diane Czerminski in the aforementioned matter. Enclosed is a revised plan where the garage has been removed, drywall added, and driveway slopes into the property.

As always, thank you for your courtesies and kind assistance in this matter.

Very truly yours,



GEORGE D. MCGILL

enclosure
GDM/ss



Borough of Lake Como

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

Kevin G. Higgins
Mayor

Andrew Huisman
Administrator

October 30, 2025

Lake Como Planning Board

**Re: Appeal of Zoning Determination / Variance Application –
3 Ripley Lane, Lake Como, NJ**

Dear Members of the Lake Como Planning Board:

At the September 8, 2025 meeting of the Lake Como Planning Board, the Board requested the attendance of Mr. John Rowe, Zoning Officer, to provide testimony regarding the application for 3 Ripley Lane. Specifically, the Board sought clarification on why the application was initially approved but later denied for a permit involving the creation of a new curb cut and driveway access.

As background, the application was originally approved by Mr. Rowe but was subsequently denied at my request in my capacity as Borough Administrator. The denial was issued due to initial concerns regarding whether a new curb cut could be established without express authorization from the Borough. Upon further review, it appears that neither the Borough Code nor any applicable New Jersey statute expressly prohibits the installation of a new curb cut under the circumstances presented.

Additional consideration was given to the potential implications for extending a private driveway or access route from Ripley Lane to Pine Terrace. This raised legitimate questions regarding existing easements, the ownership of Ripley Lane, and the extent of public rights-of-way, issues that remain under review. As the Board may be aware, there is an ongoing dispute regarding the ownership and easement rights associated with Ripley Lane, which has influenced the applicants' interest in creating driveway access from Pine Terrace. There is also concern about the potential reduction of on-street parking on Pine Terrace resulting from the proposed curb cut.

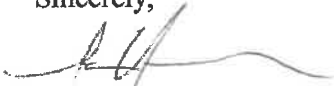
Given these complex issues, I believed it was appropriate and necessary for the Lake Como Planning Board to review this matter and offer its determination, consistent with its

powers under the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-70). This statute authorizes the Board to interpret zoning ordinances and to hear appeals of determinations made by borough officials, as well as to grant variances when justified by the evidence presented.

I respectfully submit this letter and the original application for your review and further consideration, in lieu of testimony from Mr. John Rowe. I understand that review of the Borough Code and applicable state law, there may be no legal basis for the Borough or the Planning Board to deny the proposed project from proceeding.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Huisman', with a long horizontal flourish extending to the right.

Andrew Huisman
Borough Administrator
Borough of Lake Como, New Jersey



Borough Of Lake Como
 1740 Main Street
 Lake Como, NJ 07719
 (732)681-3232

Zoning Permit

Permit Number: Z2400036	Permit Issue Date: 05/13/24	Invoice #: 24-00210
Application Id: 4546	Application Date: 05/10/24	

Owner/Property Details

Block/Lot/Qual: 16. 17. Owner Name: CZERMINSKI, DIANE & HAKUSA, STEVEN A Address: 3 RIPLEY LANE LAKE COMO, NJ 07719	Phone #: (732)522-1243 Zoning District: Location: 3 RIPLEY LANE 2
Contractor: ALBURTUS MODULAR HOMES INC. Address: 1540 ROUTE 138 SUITE301 Wall, NJ 07719 Phone Number: License #: 13VH03868400	

This is to certify that the above description premises together with any building thereon are used as or for:



ADDITION/ALTERATION

Conditions

APPROVED PER PLAN
 CONSTRUCTION PERMITS REQUIRED

Payments (Office Use Only)

NOTE: If construction does not commence within one (1) year of issuance or if construction ceases for a period of six (6) months, this permit is void.



 Zoning Officer Date

ZONING

Ck# 285 \$ 70.00 Rec'd by VAA Date 5-6-24 Permit # 24-36

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

Borough of Lake Como 4546

Zoning Application for Residential and Commercial Properties

1. **Address of Property:** 3 RIPLEY LANE
Block: 16 Lot: 17 Zone: _____

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

3. **Applicant's Name*:** JAMES ALBERTS

Address: 902 MAIN STREET BELMAR

Phone Number: 732-502-1243 / Office # 280-4

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

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

Address: 2207 Old Mill Rd Wall NJ

Phone Number: 732-236-4417

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 checked="" type="checkbox"/>
<input type="checkbox"/> Pool:	Above Ground _____	In-Ground _____	
<input type="checkbox"/> Shed	<input type="checkbox"/> Fence	<input type="checkbox"/> Deck	<input type="checkbox"/> Other *If other, please describe: _____
Water Line:	Existing <input checked="" type="checkbox"/>	New _____	Upgraded _____
Sewer Line:	Existing _____	New _____	Upgraded _____

Dimension of New Building/Addition: 151'8" 57. FT **Height of New Building/Addition:** 30' incl FOUNDATION
Area of New Building/Addition: _____ sq. ft. **Number and Types of Rooms:** 3 BR 2 BATHS

* 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: BUILD ON TOP OF EXISTING FOOT PRINT - 0 1/2 1st floor

Add Driveway From Pine To Ripley
Add GARAGE

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.

Jane [Signature]
Signature of Applicant

5-5-24
Date

Office Use Only

Zoning Reviewer: [Signature]

Date: 5/13/24

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: SEE ZONING PERMIT



Borough Of Lake Como
 1740 Main Street
 Lake Como, NJ 07719
 (732)681-3232

DENIED
Zoning Permit

Permit Number: Z2500021 Permit Issue Date: 04/01/25 Invoice #: 25-00095
 Application Id: 4812 Application Date: 03/29/25

Owner/Property Details

Block/Lot/Qual: 16. 17.
 Owner Name: CZERMINSKI, DIANE
 Address: 2207 OLD MILL ROAD
 SPRING LAKE HEIGHTS, NJ 07762

Phone #:
 Zoning District:
 Location: 3 RIPLEY LANE

Contractor: CZERMINSKI, DIANE
 Address: 2207 OLD MILL ROAD
 SPRING LAKE HEIGHTS, NJ 07762
 Phone Number: (732)236-4417
 License #:

~~This is to certify that the above description premises together with any building thereon are used as or for:~~

FENCE INSTALL PER PLOT PLAN MARKED
 4' HIGH
 INSTALL DRIVEWAY FROM PINE TERRACE TO

Conditions

DENIAL
 FENCE CAN PROCEED.
 NO ADDITIONAL CURB CUTS ARE PERMITTED PER BOROUGH ORDINANCE.
 SHED CANNOT BE LOCATED IN AN EASEMENT.

Payments (Office Use Only)

NOTE: If construction does not commence within one (1) year of issuance or if construction ceases for a period of six (6) months, this permit is void.

Zoning Officer _____ Date APR 4/1/25

Ck# 262 \$ 75 Rec'd by APR Date 3-25 Permit # 225-21

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

Borough of Lake Como 42/2

Zoning Application for Residential and Commercial Properties

ZONING

1. **Address of Property:** 3 Ripley Lane

Block: 16 Lot: 17 Zone: R.4

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

3. **Applicant's Name*:** Czerminski

Address: 3 Ripley Lane

Phone Number: Call Jimmy Alberts 732-528-1243

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

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

Address: 3 Ripley Lane

Phone Number: 732-236-4417

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

<input type="checkbox"/> New Home	<input type="checkbox"/> Alteration to Existing Home: 1 - 1 1/2 Story	<input type="checkbox"/> 2 - 2 1/2 Story
<input type="checkbox"/> Pool: Above Ground	<input type="checkbox"/> In-Ground	
<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Deck
<input type="checkbox"/> Other *If other, please describe: <u>Driveway</u>		
Water Line: Existing <input type="checkbox"/> New <input type="checkbox"/> Upgraded <input type="checkbox"/>		
Sewer Line: Existing <input type="checkbox"/> New <input type="checkbox"/> Upgraded <input type="checkbox"/>		

Dimension of New Building/Addition: x **Height of New Building/Addition:** _____
Area of New Building/Addition: 64 sq. ft. **Number and Types of Rooms:** Shed

* 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: Fence install Per plot plan Drawing - 4' high
INSTALL Driveway from Pine to Ripley EASEMENT
MAY curb cut on Pine 14'
Add 8x8 Shed - house on crew 1 - 3' SB TO NORTH LINE
Keeps us under Allowed Building %

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

David J. Jurewski

Office Use Only

Zoning Reviewer:

JOE

Date: *3/29/05*

Application Complete: Yes No

Approved: Rejected

Planning/Variance Board action needed: Yes No

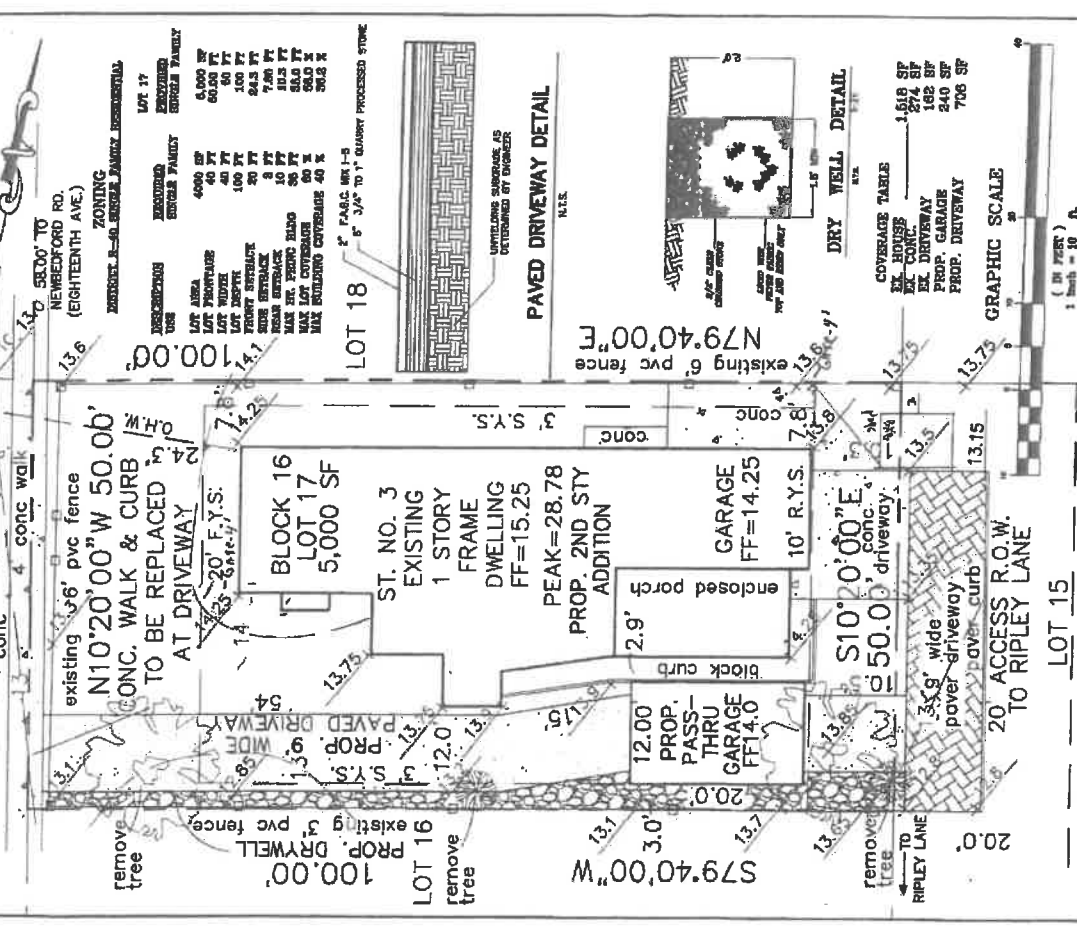
Proposed Work Needs Construction Permits: Yes No

Mercantile License Needed? Yes No

Notes:

SEE ZONING DENIAL

PINE (40' R.O.W.) TERRACE



REVISION
 9/2/24 BASMT

PLOT/GRADING PLAN FOR #3 RIPLEY LANE
 LOT 17 BLOCK 16, BORO OF LAKE COMO
 MONMOUTH COUNTY, NEW JERSEY

THE CANNON GROUP, P.C.
 881 HERBERTVILLE ROAD, 1ST FLOOR - 3
 BRICK, NEW JERSEY, 08724
 PHONE (732) 458-0005 FAX (732) 458-1103

MICHAEL T. CANNON
 (Signature)

PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #24690

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/9/23	ISSUE FOR PERMITS
2	12/9/23	ISSUE FOR PERMITS
3	12/9/23	ISSUE FOR PERMITS
4	12/9/23	ISSUE FOR PERMITS
5	12/9/23	ISSUE FOR PERMITS
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98	12/9/23	ISSUE FOR PERMITS
99	12/9/23	ISSUE FOR PERMITS
100	12/9/23	ISSUE FOR PERMITS



architects + engineers

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

| ENGINEERING NJ #24GA28019100

September 2, 2025

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
Czerminski Application
3 Ripley Lane
Block 16, Lot 17
H2M Project No. LKCP 2506**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The package includes Plot/Grading Plan (1 sheet) prepared by Michael T. Cannon, P.E., P.L.S., dated April 15, 2025, a completed Planning Board Application, and denied Zoning Application. At this time, I find that this application is substantially complete and may be scheduled for a public hearing at the Board's convenience. Accordingly, based on my review of these documents in conjunction with the Borough Zoning Ordinance, I offer the following comments for your use through the public hearing process.

General

The property in question is located at the eastern side of Pine Terrace, approximately 600 feet south of the intersection with 18th Avenue. This location is within the Borough's Residential Zone 40 (R-40). The property is unique in that it does not contain a curb cut along Pine Terrace and is accessed via easement by Ripley Lane. The Applicant proposes to reconfigure the existing driveway to connect to a new curb cut at Pine Terrace and construct a second-story addition, as well as an enclosed rear porch and concrete walkways. The existing lot, existing dwelling, proposed lot, proposed dwelling and proposed driveway are all conforming for the zone, and Zoning Permit(s) have been issued for the building modifications.

Land Use/Site Planning Issues

As I believe that this proposal does not create any variance conditions, it is my understanding that the Applicant is seeking to appeal the Zoning Application denial for the new curb cut on Pine Terrace. To this effect, I have conducted a review of the subject property to identify any variances required. My review of the proposed plan identified the following issues that should be addressed through the public hearing process:

1. Ordinance 2024-01 specifies the requirements for drywells and seepage pits for new structures and additions. A drywell is proposed on the Plot/Grading Plan; however, it appears to be established along the surface of the entire southern boundary shared with Lot 16. Ordinance



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:	_____
Received By:	_____
Fees Collected:	_____
Hearing Date:	_____
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
Diane Czerminski
3 Ripley Lane
Lake Como, New Jersey 07719
732-236-4417

2. If the applicant is being represented by an attorney, please state name, address & telephone number
George D. McGill, Esq.
708 10th Avenue, Belmar, NJ, 07719
Office: 732-419-9000 Cell: 732- 618-2447

3. Applicant is:
 Corporation Partnership Individual
 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:
Not Applicable

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 **Appeal of Zoning Officer Denial of Permit pursuant to N.J.S.A. 40:55D-70(a).**
 - o **Bulk Variance: Construct curb cut on Pine Terrace for driveway access therefrom.**
Please see attached Addendum for details.
- Informal Hearing

7. Give a brief description of application:

See attached Addendum.

8. Street Address of Property:

3 Ripley Lane, Block 16, Lot 17

9. Use of Property:

Existing: **Single-family Residential**
Zone: **R-40**
Proposed: **Single-family Residential.**
Lot Area: **5,000 sq. ft.**
Building Area: **existing-35.2 %**

10. Map Information:

Map Dated: **April 15, 2025**
Prepared By: **Michael T. Cannon, P.E, P.L.S.**
Map Entitled: **Plot/Grading Plan for #3 Ripley Lane**

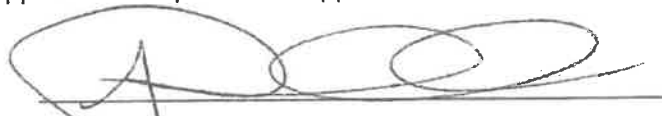
11. Additional comments by applicant which may be relevant to hearing:

Access to the property is solely through an easement extending from Ripley Lane to the subject property. Ingress and egress solely by the need to back down the lane.

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.

August 6, 2025

Date August 6, 2025



Applicant/Agent

Application Addendum

I have been retained to represent the applicant, Diane Czerminski, who is the owner and resident of a property known as 3 Ripley Lane. The applicant seeks to appeal the determination of the zoning officer and the Denial of the Permit issued April 1, 2025 finding "no additional curb cuts are permitted by Borough Ordinance, in order to construct a curb cut on Pine Terrace for driveway access therefrom. The Czerminski property is accessed by an easement that traverses five properties and connects with Ripley Lane proper. The Czerminski property and dwelling is oriented toward the easement and they have a parking area in front of the house along the easement connecting to Ripley Lane. The property otherwise backs up to Pine Terrace. The applicant would like to construct a driveway along the southerly side of the property with access to Pine Terrace. There is no present curb cut for this property along Pine Terrace or anywhere else on the property due to the easement access from Ripley Lane.

The history of the permitting process is a bit confusing. The applicant obtained a Permit to construct the driveway by a Permit issued May 13, 2024. The Permit was then denied by a Denial of Permit dated April 1, 2025. The plans regarding the driveway were substantially the same. The Denial of Permit states that the Borough Ordinances did not permit the curb cut. The Denial does not contain a specific site to the Ordinances. I have reviewed B.O. 17-10.7a4, which controls access to properties and which is attached hereto. I do not see where there may be a prohibition to the curb cut as proposed. First, there is no existing curb cut at the property and second, the Ordinances do not prohibit two access points. Granted, the Ordinance speaks to conditions where two curb cuts are proposed on the same street but that is not our circumstance here. The existing access to the front of the property is via an easement over existing lots and connected to Ripley Lane and the applicant seeks only a single curb cut on Pine Terrace. Under the circumstances, I would think that the lone curb cut on Pine Terrace should be permitted. I ask the Board to entertain a discussion of this matter prior to the discussion of any variance relief. I welcome the input of the Board Professionals in this regard. I otherwise have filed for variance relief to permit the curb cut on Pine Terrace though I do not think such a condition is prohibited.

As to the variance relief, if same is deemed necessary, the relief may be granted because the design makes for safer vehicle circulation. Presently, the Czerminskis have access to the property from an easement that connects to Ripley Lane. The access permitted by the easement does not allow for sufficient area in which to turn their vehicles around. The Czerminskis are therefore required to back their vehicles down the entire length of the easement and enter Ripley Lane in reverse. The proposed driveway and curb cut will provide for improved vehicular circulation and allow the Czerminskis to exit their driveway onto the easement in a forward fashion thus promoting safety regarding vehicular operation. The addition of a driveway would also provide for additional parking on the property, which would be a benefit to the community. With the addition of the driveway apron, there still will be 37 feet of curblines along the street which in reality is sufficient for two cars to park. The grant of the relief will not impair the Zone Plan because the property would have one curb cut on Pine Terrace which I think we can acknowledge is a normal situation in the Borough. By granting the variance relief, the Board may eliminate the circulation circumstance that now exists and provide for a safer means of ingress and egress to the property, along the easement, and to Ripley Lane. I do not think the grant would represent a substantial detriment to the public good but would be a benefit to the public for the reasons stated above.

§ 17-10.7 Off-Street Parking, Loading and Driveways.

[Ord. No. 90-535; Ord. No. 92-558; Ord. No. 96-621; Ord. No. 96-625; Ord. No. 2008-821; Ord. No. 2008-824; Ord. No. 2010-842]

a. General Provisions.

1. Landscaping.

- (a) Except for detached dwelling units, a screen planting of a dense evergreen material not less than four feet in height shall be provided between the off-street parking areas and any lot line or street line except where a building intervenes or where the distance between such areas and the lot line or street line is greater than one hundred fifty (150') feet.
- (b) All loading areas shall be landscaped and screened sufficiently to obscure the view of the parked vehicles and loading platforms from any public street, adjacent residential district or uses and the front yards of adjacent commercial and industrial uses. Such screening shall be by a fence, wall, planting or combination of the three and shall not be less than four (4') feet in height.
- (c) Each off-street parking shall have a minimum area equivalent to one parking space per every 30 parking spaces landscaped with one-half (1/2) of the spaces having shrubs no higher than three (3') feet and the other one-half (1/2) having trees with branches no lower than seven (7') feet. Such spaces shall be distributed throughout the parking area in a manner not impairing visibility.

2. Lighting. Lighting used to illuminate off-street parking areas shall be arranged to reflect the light away from residential premises and streets and be in accordance with subsection 17-10.5. All parking facilities providing five (5) or more parking spaces shall be lighted.

3. Surfacing and Curbing.

- (a) Off-street parking lots and loading areas, together with their access aisles, driveways and fire lanes, shall not occupy more than thirty-five (35%) percent of the lot area. All parking and loading areas and access drives shall be paved as determined by the Borough Engineer and approved as part of the site plan approval. All parking areas, regardless of size and location, shall be suitably drained and maintained.
- (b) All off-street parking and loading areas shall be provided with curbing so that vehicles cannot be driven onto required perimeter landscaped areas, buffer zones and street rights-of-way and so that each parking and loading area has controlled entrances and exits and drainage control. Curbing or wheel stops shall be located to prevent any part of a vehicle from overhanging internal sidewalks or landscaped areas. Parking and loading spaces shall not be an extension of any street right-of-way.
- (c) All off-street parking lots shall have adequate designations to indicate traffic flow and parking spaces.

4. Access. Access points from any one lot crossing the street line shall be limited to a maximum of two along the frontage of any single street. The center lines of any separate access points shall be spaced at least 70 feet apart; shall handle no more than two lanes of traffic; shall be at least 40 feet from any property line; and shall be set back from the street line of any intersecting street at least 50 feet or 1/2 the lot frontage, whichever is greater, except that in no case need the setback

distance exceed 299 feet. Continuous open driveways in excess of 16 feet at the street line shall be prohibited, except that for non-residential uses, driveways of more than 16 feet may be permitted with the approval of the Planning Board, giving due consideration to the proposed width, curbing, direction of traffic flow, radii of curves and method of dividing traffic lanes. Curbing shall be depressed at the driveway and the curbing may be rounded at the corners and the driveway connected with the street in the same manner as another street.

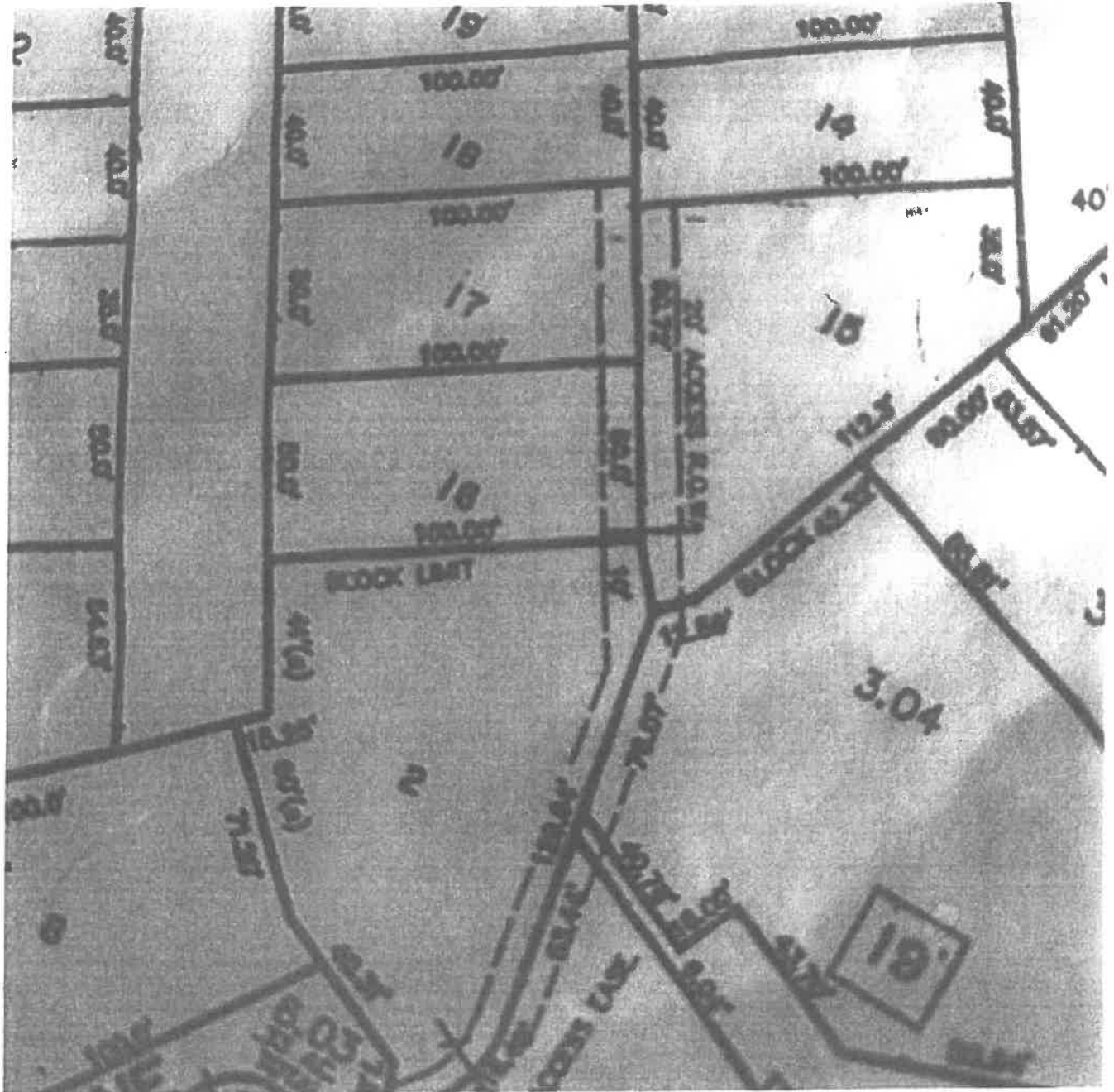
5. **Location of Parking Spaces.** All required off-street parking spaces shall be located on the same lot or premises as the use served, except that two uses may share the same lot and except further, that in cases when it is determined during site plan review that the requirements for on-site, off-street parking cannot be met because of existing conditions, the location and adequacy of off-site parking spaces to service the use shall be specified on the site plan for approval by the Planning Board.
6. **Type of Facility.**
 - (a) **Parking spaces may be on, above or below the surface of the ground.** When parking spaces are provided within a garage or other structure, the structure shall adhere to the proper accessory or principal building setbacks, as applicable.
 - (1) The provisions of parking spaces shall also include adequate driveway and necessary turning areas for handling the vehicles for which provision is made.
 - (2) Parking may occupy front, side and rear yard areas subject to site plan approval. The provisions of parking and loading spaces shall also include adequate driveway and necessary turning areas for handling of the vehicles for which provision is made. Aisles providing for access to parking spaces, shall have the following minimum dimensions. Where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail.

(No Subject)

From: James Alburtus (alburtus@yahoo.com)

To: alburtus@yahoo.com

Date: Friday, August 2, 2024 at 05:22 PM EDT

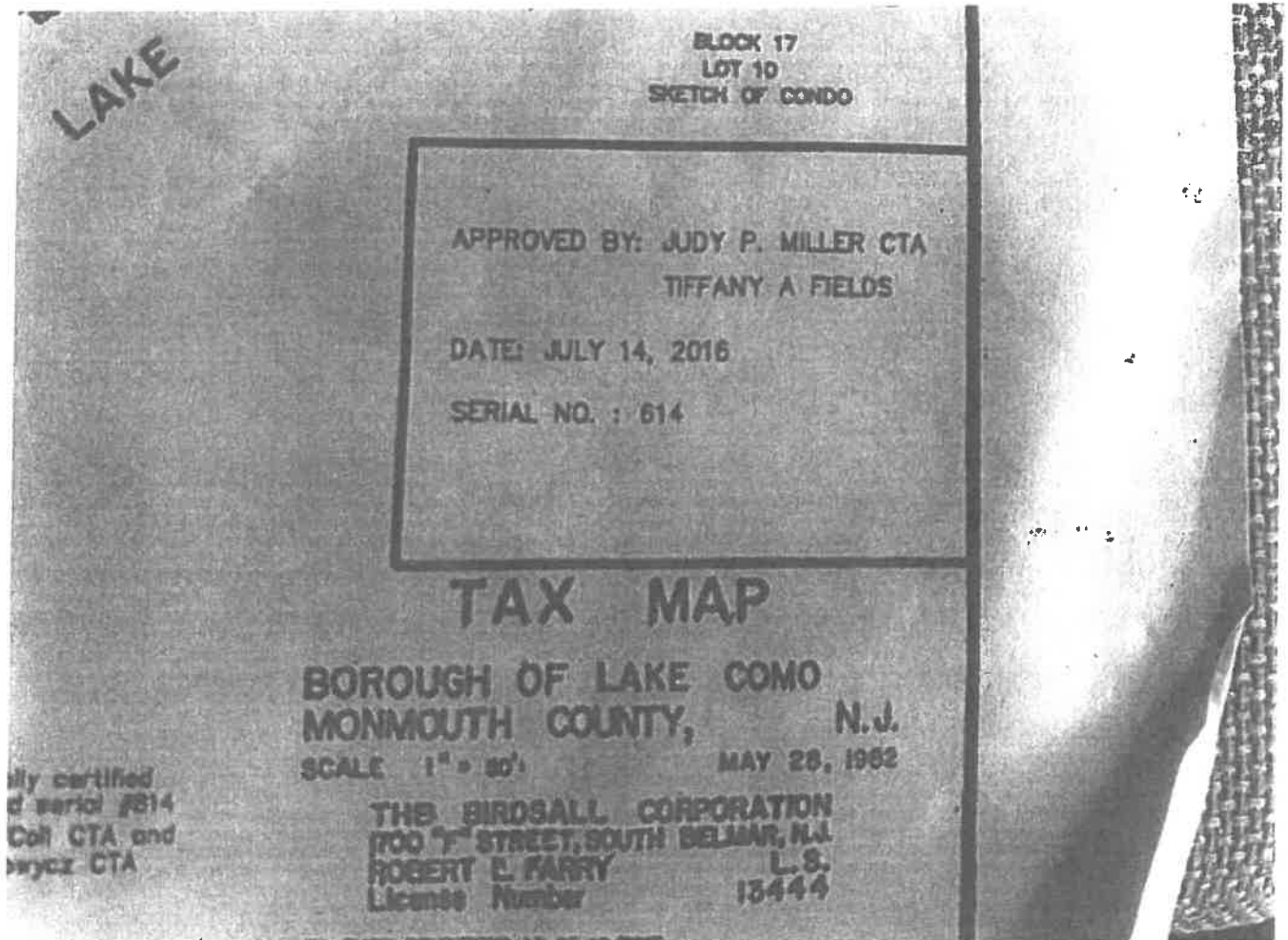


(No Subject)

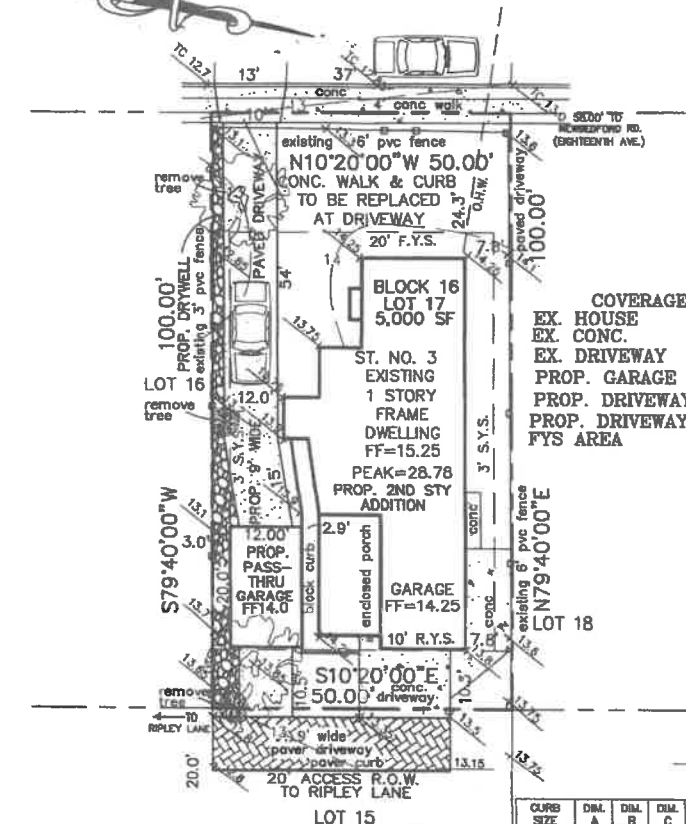
From: James Alburtus (alburtus@yahoo.com)

To: alburtus@yahoo.com

Date: Friday, August 2, 2024 at 05:23 PM EDT

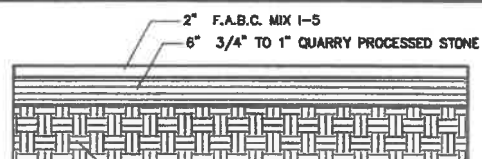


PINE (40' R.O.W.) TERRACE

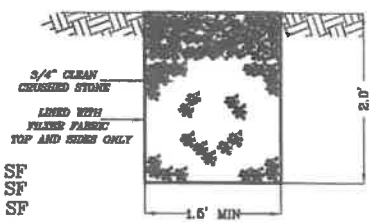


COVERAGE TABLE

EX. HOUSE	1,518 SF
EX. CONC.	274 SF
EX. DRIVEWAY	182 SF
PROP. GARAGE	240 SF
PROP. DRIVEWAY	708 SF
PROP. DRIVEWAY IN FYS	205 SF
FYS AREA	1,135 SF



PAVED DRIVEWAY DETAIL
N.T.S.

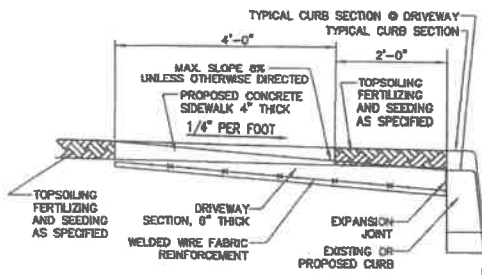
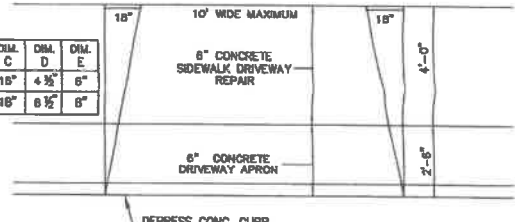


DRY WELL DETAIL
N.T.S.

ZONING
DISTRICT R-40 SINGLE FAMILY RESIDENTIAL

DESCRIPTION	REQUIRED	LOT 17 PROVIDED
USE	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	4000 SF	5,000 SF
LOT FRONTAGE	40 FT	50.00 FT
LOT WIDTH	40 FT	50 FT
LOT DEPTH	100 FT	100 FT
FRONT SETBACK	20 FT	24.3 FT
SIDE SETBACK	3 FT	7.80 FT
REAR SETBACK	10 FT	10.3 FT
MAX HT. PRINC BLDG	35 FT	35.0 FT
MAX LOT COVERAGE	80 %	58.0 %
MAX BUILDING COVERAGE	40 %	35.2 %
IMP. COVERAGE IN FYS	50 %	18.0 %

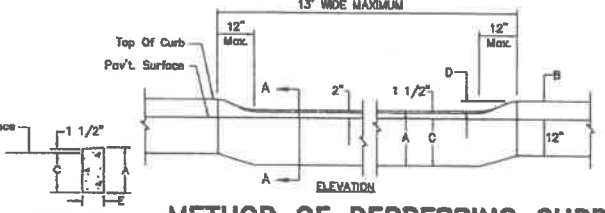
CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D	DIM. E
6" X 18"	18"	6"	18"	4 1/2"	6"
6" X 20"	20"	6"	18"	6 1/2"	6"



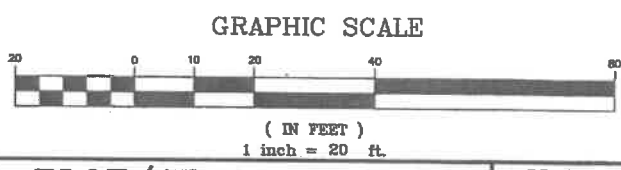
CONSTRUCTION NOTES:

1. ALL SIDEWALK AND DRIVEWAY APRON CONCRETE TO BE N.J.D.O.T. CLASS "B".
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK, AT 20'-0" (MAXIMUM) INTERVALS. PROVIDE DUMMY JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH BETWEEN EXPANSION JOINTS.
3. PROVIDE WELDED WIRE FABRIC REINFORCEMENT, TYPE 6 x 6 - W2.0 x W2.0, AT DRIVEWAY APRONS.
4. CURB AND SIDEWALK SHALL BE POURED SEPARATELY.
5. LONGITUDINAL JOINTS BETWEEN CURB AND SIDEWALK SHALL BE PRE FORMED BITUMINOUS FIBER EXPANSION MATERIAL 1/2" THICK.
6. FOR CURB, PROVIDE PRE FORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'-0" MAX. INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE SIDEWALK & APRON
N.T.S.



METHOD OF DEPRESSING CURB AT DRIVEWAYS
N.T.S.



NOTES:
PROPERTY OF HAKUSA/CZERWINSKI KNOWN AS BLOCK 18 LOT 17 AS SHOWN ON SEE TAX MAP FOR THE BOROUGH OF LAKE COMO, MONMOUTH COUNTY, NEW JERSEY

REFERENCE: DEED BOOK 9858 PAGE 8547
TOPOGRAPHIC SURVEY BY THE CANNON GROUP, P.C. DATED 12/9/03
ELEVATION DATUM NAVD 1988

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
2. ALL UTILITIES TO BE REUSED
3. THIS PLAN IS NOT TO BE SCALED FOR DISTANCES
4. ANY CONFLICTS OR DEVIATION FROM THIS PLAN SHALL BE APPROVED BY THE ENGINEER
5. ROOF GUTTERS AND LEADERS TO BE DIRECTED TO STREET.
6. EXISTING DRIVEWAY TO REMAIN DURING CONSTRUCTION.
7. EXISTING TREES ON SITE MARKED TO BE REMOVED
8. PROPERTY LOCATED IN THE R-40 ZONE
9. PROPERTY LOCATED IN FLOOD ZONE "X" (NO MIN. FLOOD), FIRM 340328 PANEL 0001

<p>PLOT/GRADING PLAN FOR #3 RIPLEY LANE LOT 17 BLOCK 16, BORO OF LAKE COMO MONMOUTH COUNTY, NEW JERSEY</p>	<p>REVISION</p>
	<p>THE CANNON GROUP, P.C.</p> <p>291 HERBERTSVILLE ROAD, 1ST FLOOR - 3 BRICK, NEW JERSEY, 08724</p> <p>PHONE (732) 458-0003 FAX (732) 458-1103</p> <p>MICHAEL T. CANNON</p> <p><i>Michael T. Cannon</i></p> <p>PROF. ENGINEER & LAND SURVEYOR N.J. LIC. #34691</p>
<p>CHK: MTC</p> <p>DRN BY MTC</p> <p>DATE 4/15/25</p> <p>SCALE 1"=20'</p> <p>JOB # 23144</p> <p>DWG# REVPL0T</p>	<p>SHEET 1 OF 1</p>



architects + engineers

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

ENGINEERING NJ #24QA28019100

February 3, 2025

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
 Stuto Use Variance Application
 399 North Boulevard
 Block 18, Lot 20
 H2M Project No. LKCP2407**

Dear Chairman and Board Members:

I am in receipt of an amended application package for the referenced project. The application package includes Plot Plan and Architectural Plans (10 sheets) prepared by Mark A. Fessler, R.A., dated revised January 20, 2025, a completed application, and a survey of the property prepared by Dominick J. Venditto, dated revised August 22, 2023.

At this time, I find this revised application is substantially complete at this time and may be scheduled for a public hearing at the Board's convenience. Based on my review of these submitted documents in conjunction with the Borough Ordinance and good engineering practice, I offer the following comments for your use through the public hearing process. It should be noted as this matter has yet to be heard by the Board, this review letter supersedes my review letter dated January 2, 2025.

General

The property in question is located on the northerly side of North Boulevard, approximately 90 feet east of the intersection with Parkway. This location is within the Residential R-50 Zone. The undersized lot currently contains a 2- story frame & masonry dwelling with raised deck above the driveway, and two flagstone patios and a shed in the rear. The Applicant proposes to demolish the shed and patios in the rear and install (1) a 3 story addition to the rear of the existing dwelling; (2) a full width expansion of the second floor deck in the front of the dwelling; and (3) full additional story above the expanded floorplan of the existing structure. The existing and proposed uses are conforming for the zone; however, the existing lot and existing and principal structure are non-conforming for the zone.

The Board should be mindful that this property was before the Board around 10 years ago and while I do not have any of the documentation from that action at this time, the Board Secretary will be providing copies of the resolution for your information prior to the hearing. The Board should also be aware that various documents as part of the application package refer to Borough owned land on the easterly side of the subject lot that contains existing drainage infrastructure, and though the Applicant has sought to acquire same, this land is not under consideration through this application.

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(d) sets forth the Requirements within the R-50 Zone. A review of the plans in conjunction with this section identified the following non-conformities:
 - Lot Area – 5,000 square feet required, 2,994 square feet existing;
 - Lot Frontage – 50 feet required, 28.86 feet existing;
 - Lot Width – 50 feet required, 28.16 feet existing;
 - Front Yard Setback – 20 feet minimum, 17 feet existing (to 2nd floor deck), 17 feet proposed (to 3rd floor deck);
 - Side Setback (west side) – 5 feet minimum, 3.7 feet existing, 3.7 feet proposed (to 3rd floor addition to existing structure);
 - Side Setback (east side) – 5 feet minimum, 0 feet existing, 0 feet proposed (to 2nd floor deck and 3rd floor addition to existing structure), 1.86 feet proposed (to 1st, 2nd and 3rd floor addition to the rear);
 - Building Height – 2.5 stories/19.7 feet maximum, 2 stories/24 feet existing, 3 stories/32.75 feet proposed; and
 - Building Coverage – 40% maximum allowable, 30.7% existing, 40.2% proposed.

The existing non-conforming conditions cited above are provided for the Board's information only as they are existing conditions. Bulk variances will be required for the non-conforming dimensions cited above with the exception of Building Height. The proposed Building Height as determined by ordinance would be 3 stories totaling 32.75 feet. This includes the ground floor, main floor, and upper floor, as depicted by the Architectural Plans. Due to the narrow width of the site, the building height is permitted to be 20.3 feet (58% of 35ft). The proposed height of 32.5 feet is in excess of the maximum by 12.2 feet, which is approximately 60% over the allowable amount. As this dimension exceeds 10% of the allowable building height, a Use Variance will be required for the proposed Building Height.

2. There is no Grading Plan provided and topographic contours/elevations are not represented on the Plot Plan. There is no information provided regarding intended stormwater management at the site. The Board should elicit testimony regarding stormwater management and condition any approval on submission of an acceptable Grading Plan.
3. The Plot Plan and survey do not depict an easement for the sidewalk that is located on the property. The Board should consider any approval on the Applicant providing an easement to permit the existing sidewalk to remain as part of this application.
4. Sheet A-7 appears to be an unscaled close-up of the property survey with hatching in the previously mentioned adjacent land strip. This sheet should be modified as it promotes confusion with respect to the adjacent Borough property and its relationship to the Applicant's property.

5. The property is in the FEMA Flood Zone AE 9, which has a flood elevation of 9 feet. The finished floor of the existing garage is 6.97 per the survey. This property is subject to flooding of the ground floor. The proposed improvements exceed 50% of the property's market value, thus triggering FEMA's 50% Rule with regard to Substantial Improvement. Among the Rule's requirements, all improvements and the existing building to comply with the post-FIRM construction requirements. Of specific concern is the existence of a bathroom on the ground floor that is proposed to remain per the Architectural Plans. This bathroom must be removed per FEMA requirements. The Board should elicit testimony regarding the FEMA 50% Rule and how the Applicant intends to comply with all of the requirements.
6. The proposed plan identifies an existing mechanical unit in the westerly side yard and appears to propose a new mechanical unit at the rear of the proposed structure. As the 50% Rule cited above would require the existing unit to be raised in the non-conforming side yard location, the Board should elicit testimony regarding the placement of all raised mechanical equipment in a conforming location in the rear yard.
7. The Board should expressly condition any approval on the removal of the rear shed as that is not clearly proffered within the application but has bearing of the Building Coverage calculation.

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: Joseph Stuto, Applicant
Adam Schneider, Esq., Board Attorney (via email)
George McGill, Esq., Applicant's Attorney (via email)



architects + engineers

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

| ENGINEERING NJ #24GA28019100

January 2, 2025

**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 #2
Stuto Use Variance Application
399 North Boulevard
Block 18, Lot 20
H2M Project No. LKCP2407**

Dear Chairman and Board Members:

I am in receipt of an amended application package for the referenced project. The application package includes Plot Plan and Architectural Plans (10 sheets) prepared by Mark A. Fassler, R.A., dated revised October 14, 2024, a completed application, and a survey of the property prepared by Dominick J. Venditto, dated revised August 22, 2023.

At this time, I find this application is substantially complete at this time and may be scheduled for a public hearing at the Board's convenience. Based on my review of these submitted documents in conjunction with the Borough Ordinance and good engineering practice, I offer the following comments for your use through the public hearing process

General

The property in question is located on the northerly side of North Boulevard, approximately 90 feet east of the intersection with Parkway. This location is within the Residential R-50 Zone. The undersized lot currently contains a 2-story frame & masonry dwelling with raised deck above the driveway, and two flagstone patios and a shed in the rear. The Applicant proposes to install an addition to the rear of the existing dwelling and install a full additional story, including an expansion of the deck in the front of the dwelling. The existing and proposed uses are conforming for the zone; however, the existing lot and existing and principal structure are non-conforming for the zone.

The Board should be mindful that this property was before the Board around 10 years ago and while I do not have any of the documentation from that action at this time, the Board Secretary will be providing copies of the resolution for your information prior to the hearing. The Board should also be aware that various documents as part of the application package refer to Borough owned land on the easterly side of the subject lot that contains existing drainage infrastructure, and though the Applicant has sought to acquire same, this land is not under consideration through this application.

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(d) sets forth the Requirements within the R-50 Zone. A review of the plans in conjunction with this section identified the following non-conformities:
 - Lot Area – 5,000 square feet required, 2,994 square feet existing;
 - Lot Frontage – 50 feet required, 28.86 feet existing;
 - Lot Width – 50 feet required, 28.16 feet existing;
 - Front Yard Setback – 20 feet minimum, 17 feet existing (to 2nd floor deck), 17 feet proposed (to 3rd floor deck);
 - Side Setback (west side) – 5 feet minimum, 3.7 feet existing, 3.7 feet proposed (to 3rd floor addition to existing structure);
 - Side Setback (east side) – 5 feet minimum, 0 feet existing, 0 feet proposed (to 2nd floor deck and 3rd floor addition to existing structure), 1.33 feet proposed (to 1st, 2nd and 3rd floor addition to the rear);
 - Building Height – 2.5 stories/19.7 feet maximum, 2 stories/24 feet existing, 3 stories/32.75* feet proposed;
 - Building Coverage – 40% maximum, 29.2% existing, 41.4**% proposed; and
 - Impervious Coverage – 60% maximum, 49% existing, 63.8**% proposed;

* The values reported above for Building Height, Building Area, and Impervious Area differ from the table on Sheet A-2 of the Architectural Plans. The values utilized in the table were not reproducible and were found to be variance conditions by our calculations which were based on scaling of the provided plans.

The existing non-conforming conditions cited above are provided for the Board's information only as they are existing conditions. Bulk variances will be required for the non-conforming dimensions cited above with the exception of Building Height. The proposed Building Height as determined by ordinance would be 3 stories totaling 32.75 feet. This includes the ground floor, main floor, and upper floor, as depicted by the Architectural Plans. Due to the narrow width of the site, the building height is permitted to be 20.9 feet (69.8% of 35ft). The proposed height of 32.5 feet is in excess of the maximum by 11.6 feet, which is approximately 55.5% over the allowable amount. As this dimension exceeds 10% of the allowable building height, a Use Variance will be required for the proposed Building Height.

2. We have noted scaling discrepancies across the Survey, Plot Plan and Architectural Plans that should be revised prior to final submission to ensure consistency between reported dimensions and scaled dimensions.
3. There is no Grading Plan provided and topographic contours/elevations are not represented on the Plot Plan. There is no information provided regarding intended stormwater management at the site. The Board should elicit testimony regarding stormwater management and condition any approval on submission of an acceptable Grading Plan.

4. The Plot Plan and survey do not depict an easement for the sidewalk that is located on the property. The Board should consider any approval on the Applicant providing an easement to permit the existing sidewalk to remain as part of this application.
5. Sheet A-7 appears to be an unscaled close-up of the property survey with hatching in the previously mentioned adjacent land strip. This sheet should be modified as it promotes confusion with respect to the adjacent Borough property and its relationship to the Applicant's property.
6. The property is in the FEMA Flood Zone AE 9, which has a flood elevation of 9 feet. The finished floor of the existing garage is 6.97 per the survey. This property is subject to flooding of the ground floor. The proposed improvements exceed 50% of the property's market value, thus triggering FEMA's 50% Rule with regard to Substantial Improvement. Among the Rule's requirements, all improvements and the existing building to comply with the post-FIRM construction requirements. Of specific concern is the existence of a bathroom on the ground floor that is proposed to remain per the Architectural Plans. This bathroom must be removed per FEMA requirements. The Board should elicit testimony regarding the FEMA 50% Rule and how the Applicant intends to comply with all of the requirements.
7. The proposed plan identifies an existing mechanical unit in the westerly side yard and appears to propose a new mechanical unit at the rear of the proposed structure. As the 50% Rule cited above would require the existing unit to be raised in the non-conforming side yard location, the Board should elicit testimony regarding the placement of all raised mechanical equipment in a conforming location in the rear yard.

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: Joseph Stuto, Applicant
Adam Schneider, Esq., Board Attorney (via email)



architects + engineers

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

| ENGINEERING NJ #24GA28018100

September 25, 2024

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
Stuto Variance Application
399 North Boulevard
Block 18, Lot 20
H2M Project No. LKCP2407**

Dear Chairman and Board Members:

I am in receipt of an application package for the referenced project. The application package includes a completed application form, architectural plans (7 sheets) prepared by Mark Fessler, RA, dated January 30, 2024, and a survey of the property prepared by Dominick J. Venditto, dated revised August 22, 2023. Based on a review of the submitted documents, I find the application is incomplete at this time for lack of the following:

- Application Form signed by the Owner (architect cannot act as agent); and
- Written description of extra land issue referred to in application.

I trust this report is suitable for your purposes. I will await submission of these documents before proceeding further with my review. 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: Joseph Stuto, Applicant
Adam Schneider, Esq., Board Attorney (via email)
Mark Fessler, Applicant's Architect

Clt# 897 \$ 170⁰⁰ Rec'd by VHA Date 1/16/24 Permit # 24-05

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

Borough of Lake Como 4452

Zoning Application for Residential and Commercial Properties

ZONING

1. Address of Property: 399 NORTH BLVD.

Block: _____ Lot: _____ Zone: R-150

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

3. Applicant's Name*: MARK A. FESSLER, P.A.

Address: P.O. BOX 440 SPRING LAKE, NJ 07762

Phone Number: 732-701-3770

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

4. Owner's Name: JOSEPH + SUE STIHO

Address: 399 NORTH BLVD, LAKE COMO, NJ 07719

Phone Number: 917-359-6390

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

Dimension of New Building/Addition: 10'-4" x 21'-4" Height of New Building/Addition: 13.4 FT.
Area of New Building/Addition: 1920 sq. ft. Number and Types of Rooms: 4 SLEEPING ROOMS,
1 NEW SITTING ROOM/DEN & 2 NEW BATH 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:
OWNER'S WISH TO ADD ANOTHER STORY & A REAR ADDITION TO THEIR EXISTING 3 BR/2 BAT
GARAGE APT. DWELLING, WHICH WOULD THEN BECOME THEIR PERMANENT RESIDENCE.
THE HOUSE IS LOCATED IN THE FLOOD ZONE & THE EXISTING GROUND LEVEL WILL CONTINUE
TO BE USED FOR A GARAGE & STORAGE. PLEASE REFER TO THE ATTACHED
PLANS & ZONING CHART WHICH DETAILS THE EXISTING NON-CONFORMING CONDITIONS.

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, variance and other permits granted with respect to said property shall be complied with.

Mark A. Kunk, RA
Signature of Applicant

JAN. 8, 2024
Date

Office Use Only

Zoning Reviewer: [Signature]

Date: 1/15/24

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: SEE ATTACHED

Zoning Application #24-05 399 North Blvd

Owner proposes

ADDITION/ALTERATION

ADDITION 16'4" X 21'4" 34' HEIGHT

4 BEDROOMS, NEW SITTING ROOM/DEN, & 2 NEW BATHROOMS. FIRST FLOOR IN FLOOD ZONE TO BE USED AS GARAGE & STORAGE

DENIAL

**EXISTING LOT IS 2994 SF IN A R-50 ZONE
28.86' X 106.32'**

VARIANCES WILL BE NEEDED FROM THE PLANNING BOARD:

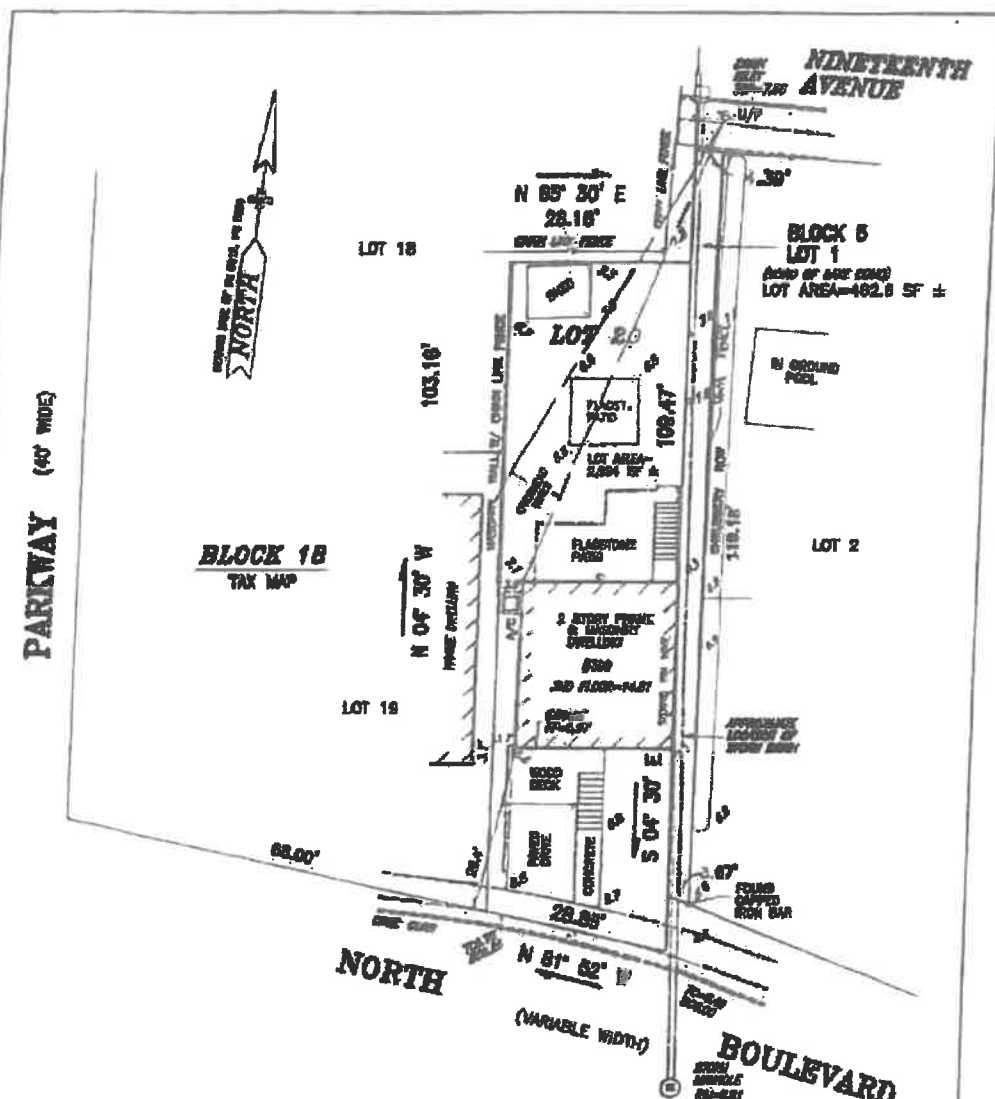
FRONT SETBACK	17' WHERE 20' IS REQUIRED
SIDE SET BACKS	3.7' & 0' WHERE 6' IS REQUIRED
BUILDING HEIGHT	34' WHERE 22.2' IS PERMITTED.

THE NEIGHBORING EAST LOT IS IN DISPUTE AT THIS TIME

~~Approved~~
Denied
~~Received~~

John P. Rows, Zoning Officer

Date



RECORDING INDEX ON 1980 CURB

NOTES:
 1. THE SURVEY IS A REPRESENTATIVE STATEMENT OF THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF AT THE TIME OF THE SURVEY. IT IS NOT A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SCOPE OF THE SURVEY AND THE SURVEYOR'S NEGLIGENCE OR GROSS NEGLIGENCE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE SURVEY. THE SURVEYOR'S SERVICES ARE LIMITED TO THE SURVEY AND THE SURVEYOR'S NEGLIGENCE OR GROSS NEGLIGENCE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE SURVEY.

CERTIFIED TO:
 JOSEPH C. STUTO

REVISED: AUGUST 22, 2023 : LOT 1 AREA
 JUNE 18, 2023
 SCALE: 1"=20'
 JOB 33140
 FB213-114

**TOPOGRAPHIC SURVEY OF
 399 NORTH BOULEVARD
 BOROUGH OF LAKE COMO
 MONMOUTH COUNTY, NEW JERSEY**

PREPARED FOR: JOSEPH C. STUTO

DOMINICK J. VENDITTO, III
 NJ LIC. PROFESSIONAL LAND SURVEYOR #30093
 626 FERWOOD TERRACE, LINDEN, NJ 07036
 908-310-3868 FAX 908-825-8828



Borough of Lake Como

1740 Main Street • Lake Como, New Jersey 07719
(732) 681-5252 • FAX (732) 681-5951

Kevin G. Higgins
Mayor

Andrew Holzman
Administrator

PLANNING BOARD APPLICATION

FOR MUNICIPAL USE ONLY	
Application Number:	_____
Received By:	_____
Fees Collected:	_____ <i>ESC</i>
Hearing Date:	_____
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

JOSEPH STUTO
379 NORTH BLVD. LAKE COMO NJ 07719
917-359-6300

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

3. Applicant is:

Corporation Partnership Individual Other _____

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:

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

UNDERSIZE LOT AREA & WIDTH; FRONT & SIDE YARD SETBACKS;
BUILDING HEIGHT

Informal Hearing

7. Give a brief description of application:

OWNERS WISH TO CONVERT THEIR EXISTING "GARAGE LOT" VACATION HOME INTO THREE PERMANENT YEAR ROUND HOMES BY ADDING AN ADDITION TO THE REAR OF THE HOME AND NOTING AN ADDITIONAL STREET TO THE EXISTING.

8. Street Address of Property:

399 NORTH BLVD., LAKE COMD NJ

Block: 13

Lot: 20

9. Use of Property:

SINGLE-FAMILY

Existing:

SINGLE-FAMILY

Zone:

R-30

Proposed:

SINGLE-FAMILY

Lot Area:

2994 SQ. FT.

Building Area:

1320 SQ. FT. (PLS GARAGE & DECK)

10. Map Information:

Map Dated:

JUNE 16, 2023

Prepared By:

DOMINICK J. VENDETTO III

Map Entitled:

TOPD SURVEY OF 399 NORTH BLVD, LAKE COMD

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

HOUSE IS LOCATED IN A FLOOD ZONE (BEE 100) AND

ADJACENT TO A 402.5 SQ. FT. STRIP OF LAND OWNED

BY THE BOROUGH OF LAKE COMD, WHICH THE APPLICANT

IS TRYING TO PURCHASE ALL OR SOME OF TO RESOLVE THEIR
NON-CONFORMING CONDITIONS.

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.

1-30-24

Date

Dominick J. Vendetto III
Applicant/Agent



Borough of Lake Como

1740 Main Street, R.O. Box 569 • Lake Como, New Jersey 07719-0569
(908) 661-3282 • FAX (908) 661-4981

GENERAL INFORMATION

Meeting Dates: As published pursuant to N.J.S.A. 40:55D-9 et and additional meetings scheduled as required.

Time & Place: 7:00pm
Lake Como Borough Hall Meeting Room
1740 Main Street, Lake Como, NJ 07719

Chairman: Joseph Cavaluzzi

Attorney: Adam Schmeider, Esq.

PROCEDURES CHECKLIST:

Submit following with each application

1. One (1) original and three (3) copies of application form. Fill out application in its entirety. Answer all questions pertaining to your application. Update all tax information from Tax Collector/Assessor's office.
2. Appropriate fee-check made payable to the Borough of Lake Como in accordance with fee schedule.
3. Include fifteen (15) full size prints of site plan and/or subdivision map and/or survey and/or photographs as required. Survey should be signed, certified and dated within last ten (10) years.

****PLEASE FOLD PLANS. DO NOT ROLL****

Major Subdivision	_____
Minor Subdivision (3 or less lots)	_____
Preliminary Subdivision	_____
Final Subdivision	_____
Site Plan - Preliminary	_____
Site Plan - Final	_____
Hardship variance(s) - Single Family	_____
Informal	_____
Other	_____

NOTE: When an application includes request for more than one action, the total accumulated for each action shall be collected. No application will be scheduled for hearing unless it is considered complete at least 21 days prior to the meeting date.

NOTE: When application represents requests for both preliminary and final approval simultaneously, both fees shall be collected.

MARK A. FESSLER
REGISTERED ARCHITECT
Lic#NJ-21-A100659100

732-701-97

PO BOX 448
SPRING LAKE
NJ 07762

Lake Como Planning Board
c/o Vivica Graham, Board Secretary
1740 Main St., Lake Como, NJ 07719

January 8, 2025

RE: Stuto Variance Application
399 North Blvd., Lake Como
Block:18; Lot: 20

Vivica-

I received Alan Hilla's Engineering Review letter, for the above project, dated 1/2/2025..

1) After reviewing Alan's letter, I went back out to the property to verify the existing dimensions of the house footprint, and revised some dimensions to both the existing house and the addition accordingly, so that the project will not exceed the building & impervious cover requirements.

The revised plans (which have additional dimensions added) show that the 'Proposed Building Coverage' to be 1195 sq.ft. or 39.9% (existing house @ 640 sq.ft. + front deck @ 219 sq.ft. + the rear addition @ 336 sq.ft.) and the 'Proposed Impervious Lot Coverage' to be 1732 sq.ft. or 57.8% (building coverage @ 1195 sq.ft. + existing town sidewalk @ 115 sq.ft. + existing driveway & front walk @ 218 sq.ft. + rear patio @ 192 sq.ft. + A/C pads @ 12 sq.ft.).

2) The 'review letter' refers to the proposed project as a '3-story house' while my zoning chart refers to it as a '2 1/2 stop house'. Both the Planning Board and the Building Code allow for houses in flood zones to be raised up to be above the 'base flood elevation' with a garage/storage area below, and not count the area below the 'base flood elevation' as a story. There are numerous houses in the flood zone area that the Planning Board and the Building Dept. have allowed and have not considered them to be 3-story.

3) The existing property has a grade elevation at the rear property line of elevation 7.3 ft. and slopes down to an elevation of 6.7 ft. at the front sidewalk, which will allow surface water to drain to North Blvd. There is presently a depressed area in the middle of the rear yard, which would be raised accordingly with this project.

4) The 4 ft. wide Borough sidewalk is located within the Stuto property, similar to all the properties on either side of Parkway and a few other streets in town. To my knowledge none of these other properties have been required to deed an easement to the Borough; though it is an issue that the mayor & council might want to review on a town wide scale.

Respectfully submitted,


Mark A. Fessler, R.A.

ARCHITECTURAL
SOLUTIONS BY

MARK A. FESSLER
REGISTERED ARCHITECT
Lic#NJ-21-A100659100

732-701-37

PO BOX 448
SPRING LAKE
NJ 07762

Lake Como Planning Board
c/o Vivica Grahm, Board Secretary
1740 Main St., Lake Como, NJ 07719

January 24, 2025

RE: Stuto Variance Application
399 North Blvd., Lake Como
Block:18; Lot:20

Vivica-

My submitted drawings revision dated 1/4/2025 were numerically dimensionally correct, however, some of the drawings were slightly out of scale graphically. The numbers shown were all correct but some of the drawings were slightly out of scale.

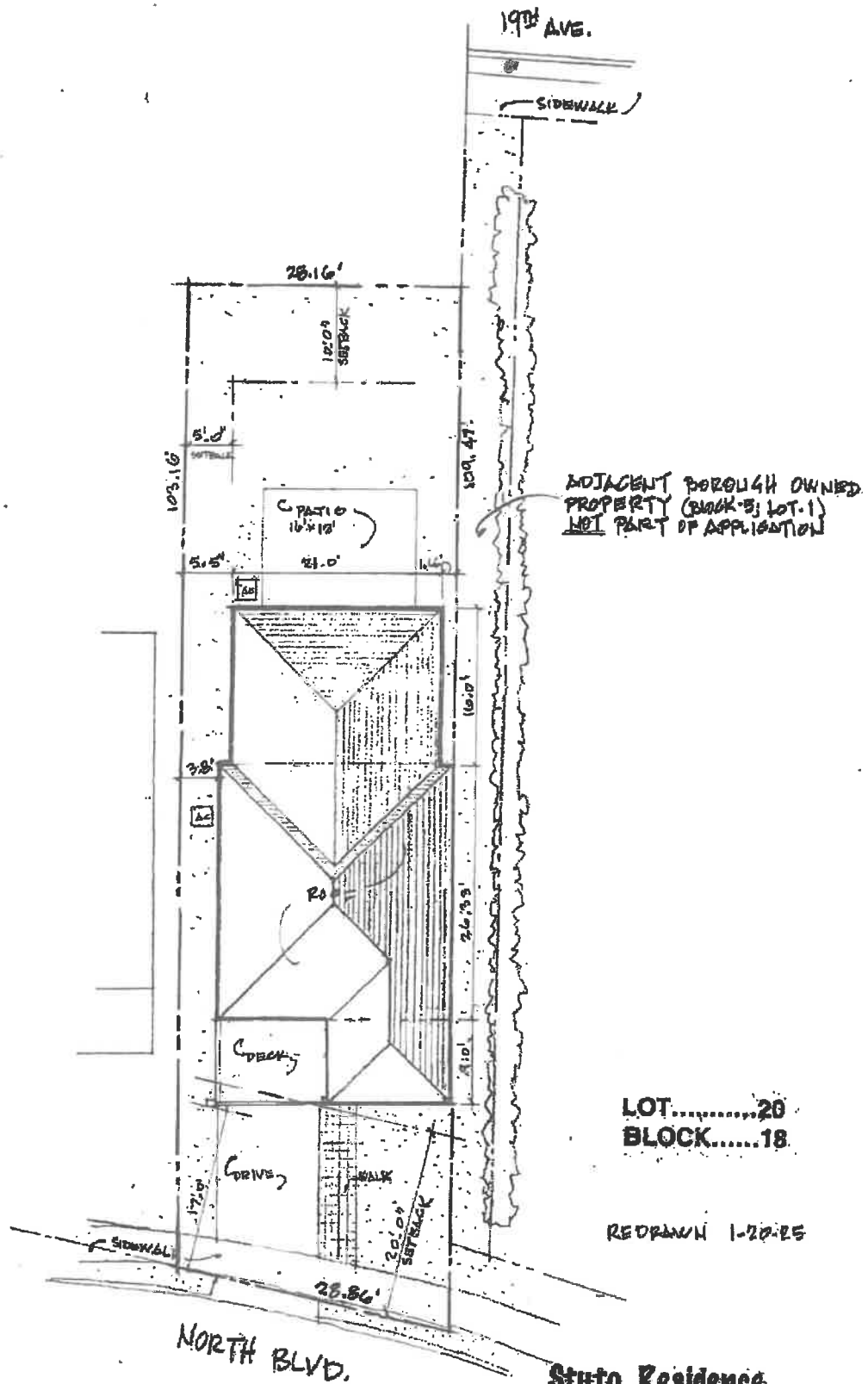
As per Alan Hilla's request, I have redrawn everything so that the drawings are now both graphically and dimensionally correct. These redrawn drawings have been dated 1/20/2025.

Attached are two 'signed & sealed' sets. Please get one set to Alan as soon as possible.

Thank you.



Mark A. Fessler, R.A.



ADJACENT BOROUGH OWNED
PROPERTY (BLOCK 3; LOT 1)
NOT PART OF APPLICATION

LOT.....20
BLOCK.....18

RE-DRAWN 1-20-25

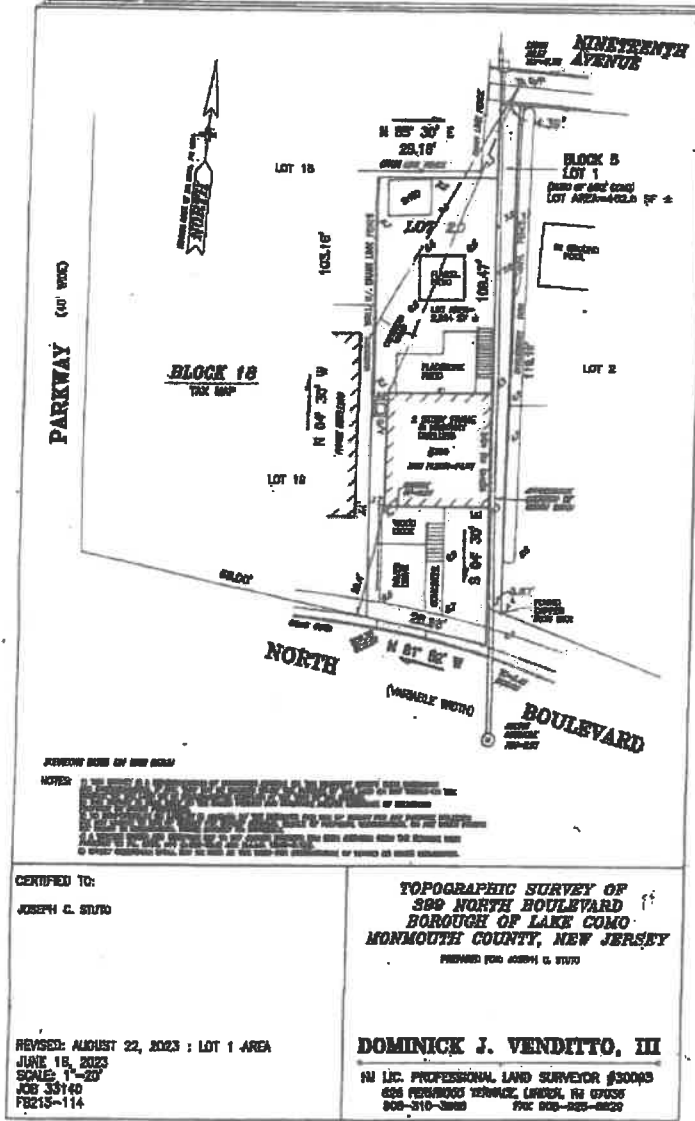
00 PLOT PLAN 00
1"=10'-0"

Stuto Residence
399 North Blvd., Lake Comp. NJ

Mark A. Fessler
Mark A. Fessler, Architect
Lic. # NJ-21A00099100
P.O. Box 444 Spring Lake, NJ 07762
732-701-5770

ZONING CHART		Stuto Residence - 399 North Blvd., Lake Como, NJ		
Zone : R-50	Required	Existing	Proposed	
Principle Use	Single-Family	Single-Family	Single-Family	
Lot Area	5,000 sq.ft.	2994 sq.ft.*	2994 sq.ft.*	
Lot Frontage	50 ft.	28.86 ft.*	28.86 ft.*	
Lot Width	50 ft.	28.16 ft.*	28.16 ft.*	
Front Setback	20 ft. / or average	17 ft.± @ exist. deck*	17 ft. @ deck*	
Side Setbacks	5 ft. & 5 ft.	3.7 ft. & 0 ft.	3.7 ft. & 0 ft.	
Rear Setback	10 ft.	50 ft.±	33 ft.±	
Building Height (Narrow Lot Width=66.8% x 35=18.7ft.)	2 1/2 story / 19.7ft.	1 1/2 story / 24ft.±*	2 1/2 story / 33ft.±**	
Accessory Bldg.				
Side Setback	5 ft.	2.5 ft.±*	NA	
Rear Setback	5 ft.	.5 ft.±*	NA	
Shed Area	100 sq. ft.	80 sq. ft.	NA	
Building Coverage	40% (1197.6sf)	30.7%± (921sf)	39.8%± (1195sf)	
Impervious Coverage	60% (1796.4sf)	54.6%± (1635sf±)	57.8%± (1732sf±)	
Parking	2	2	2	
Front Yard (Landscaping) (28.86 X 16.0 = 462 sq.ft. X 50%)	50%min. (231sf)	51.3% (236.8%)	51.3% (236.8%)	

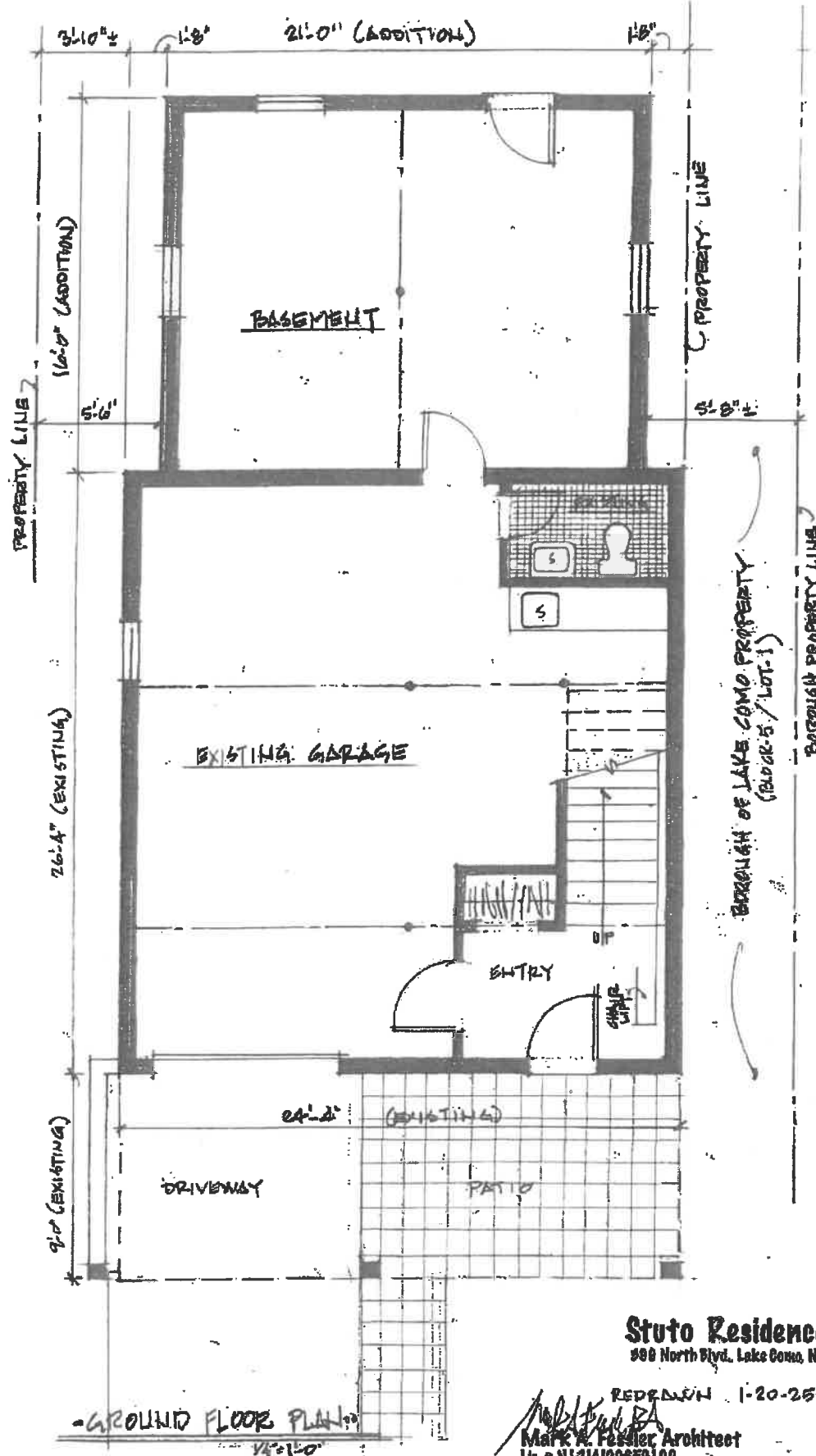
* Denotes an Existing Non-Conforming Condition
 ** Denotes an Increased Non-conforming Condition



LOT.....20
 BLOCK.....18
 1-70-2025

REVISED 10-14-24 & 1-4-25
Stuto Residence
 399 North Blvd., Lake Como, NJ

Mark A. Fessler
Mark A. Fessler, Architect
 Lic. # NJ-21A00899100
 P.O. Box 448 Spring Lake, NJ 07762
 732-701-8770

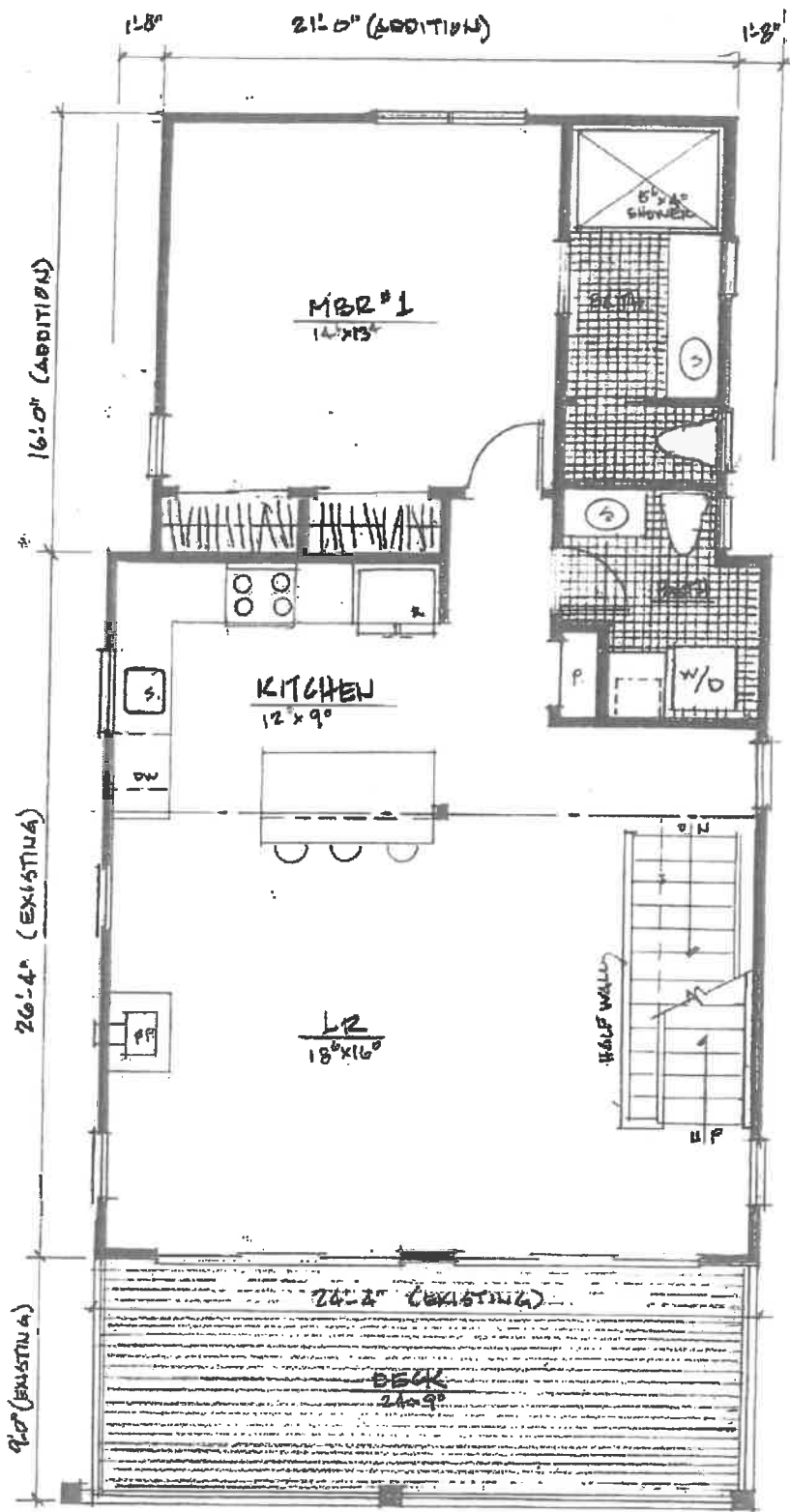


-GROUND FLOOR PLAN-
1/4" = 1'-0"

Stuto Residence
888 North Blvd., Lake Como, NJ

REDEMPTION 1-20-25

Mark A. Fessler
Mark A. Fessler, Architect
Lic. # NJ-21A100679100
PO Box 445, Spring Lake, NJ 07762
732-701-9770

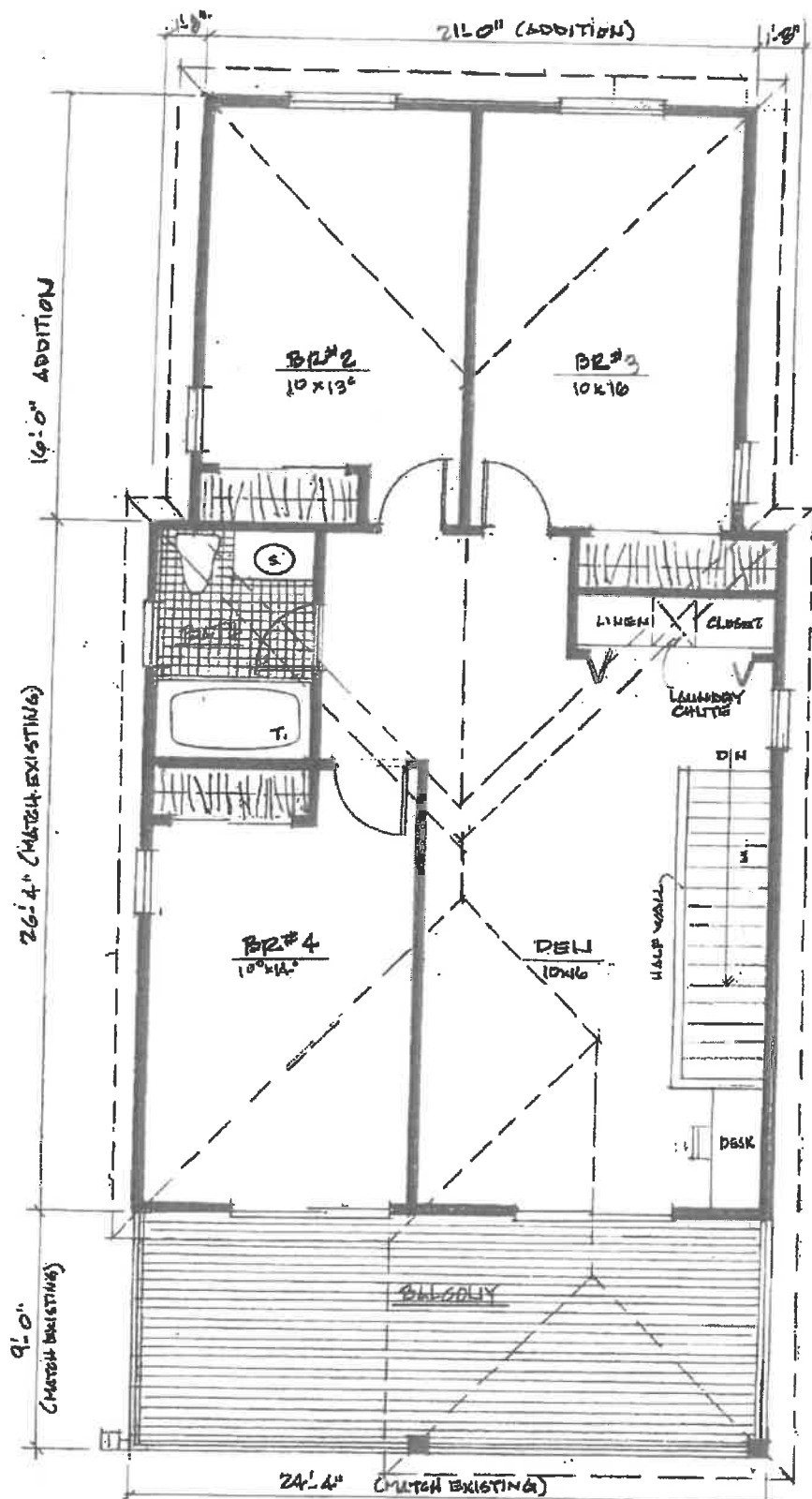


00 MAIN FLOOR PLAN 00
 1/4" = 1'-0"

Stuto Residence
 300 North Blvd., Lake Como, NJ

REDRAWN 1-20-25

Mark A. Fessler, P.E.
Mark A. Fessler, Architect
 Lic. # NJ-21A00659100
 P.O. Box 448, Spring Lake, NJ 07762
 732-701-6770



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

Stuto Residence
300 North Blvd., Lake Como, NJ

REVISION 1-20-25

Mark A. Fessler
Mark A. Fessler Architect
Lic. # NJ21A00050100
P.O. Box 444, Spring Lake, NJ 07702
732-701-5770

A-5



00 FRONT ELEVATION 00
 1/4" = 1'-0"

REDRAWN 1-20-25

Stuto Residence
 588 North Blvd., Lake Como, NJ

Mark A. Feasler
Mark A. Feasler Architect
 Lic. # NJ-21A100650100
 P.O. Box 444, Sp. Ing. Lake, NJ 07762

A-R

NINETEENTH AVENUE

DRAIN INLET
TOP=7.56

U/P

LOT 18

N 85° 30' E
28.16'

CHAIN LINK FENCE

4.39'

**BLOCK 5
LOT 1**

(BOARD OF LAKE COMD)
LOT AREA=462.6 SF ±

SHED

LOT 20

FLAGST. PATIO

LOT AREA
2,994 SF

IN GROUND POOL

103.16'

MASONRY WALL W/ CHAIN LINK FENCE

OVERHEAD WIRES

FLAGSTONE PATIO

2 STORY FRAME & MASONRY DWELLING

#399
2ND FLOOR=14.61

GARAGE
FF=6.97

WOOD DECK

PAVED DRIVE
20' DRIVE
35' TRACK

28.86'

N 81° 52' W

LOT 19

N 04° 30' W

FRAME DWELLING

AC

SIDING ON LINE

119.18'

SHRUBBERY ROW

CHAIN LINK FENCE

LOT 2

NOTES: THIS DRAWING IS FOR INFORMATION & CLARIFICATION OF THE APPROXIMATE OWNED LAND SUBJECT TO THE SURVEY.

APPROXIMATE LOCATION OF STORM DRAIN

REVISED 10-14-24
1-2-25

Stuto Residence

399 North Blvd., Lake Como, NJ
1-20-2025

Mark A. Fessler, Architect
Lic. # NJ21A00659100
20, Box 448, Spring Lake, NJ 07762
732-701-9770

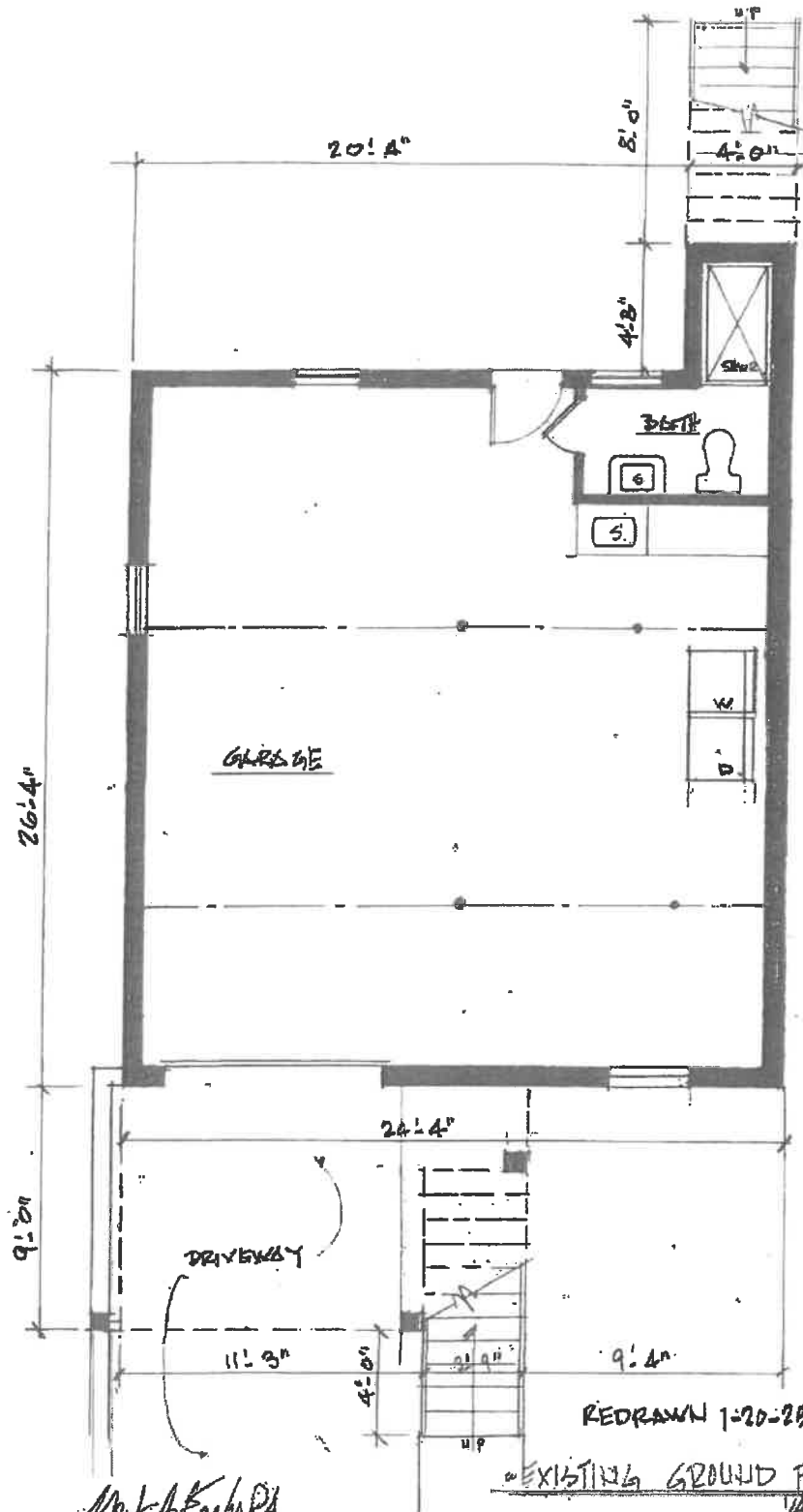
Mark A. Fessler

FOUND CAPPED IRON BAR

NORTH

(VARIABLE WIDTH)

A-7



REDRAWN 1-20-25

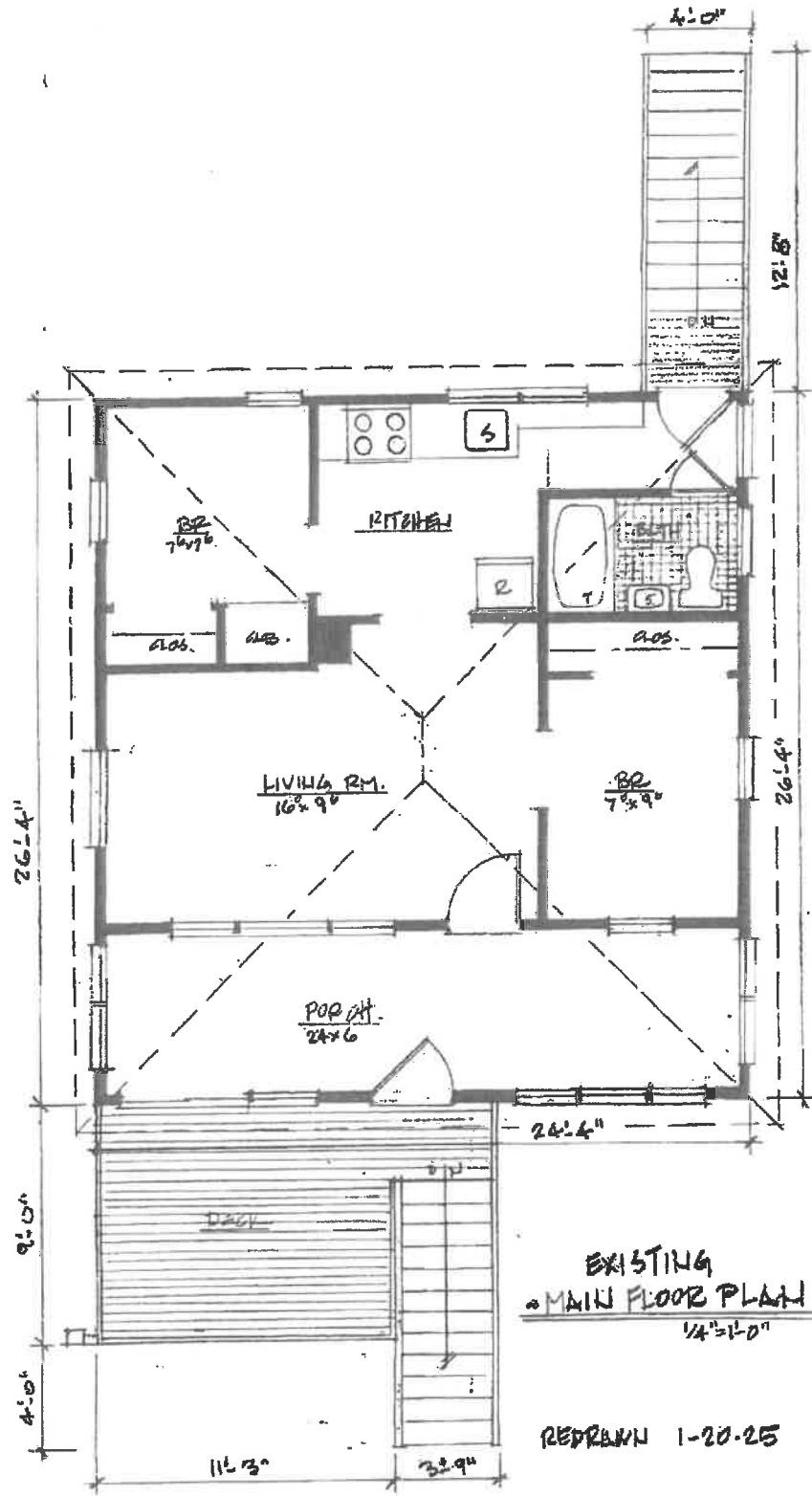
"EXISTING GROUND FLOOR PLAN"
1/4" = 1'-0"

REDRAWN 1-20-25

Mark A. Fessler
Mark A. Fessler Architect
 Lic. # NJ-21A100659100
 P.O. Box 448, Sp. Burg Lake, NJ 07762
 732-701-5770

Stuto Residence
 399 North Blvd., Lake Como, NJ

A-R

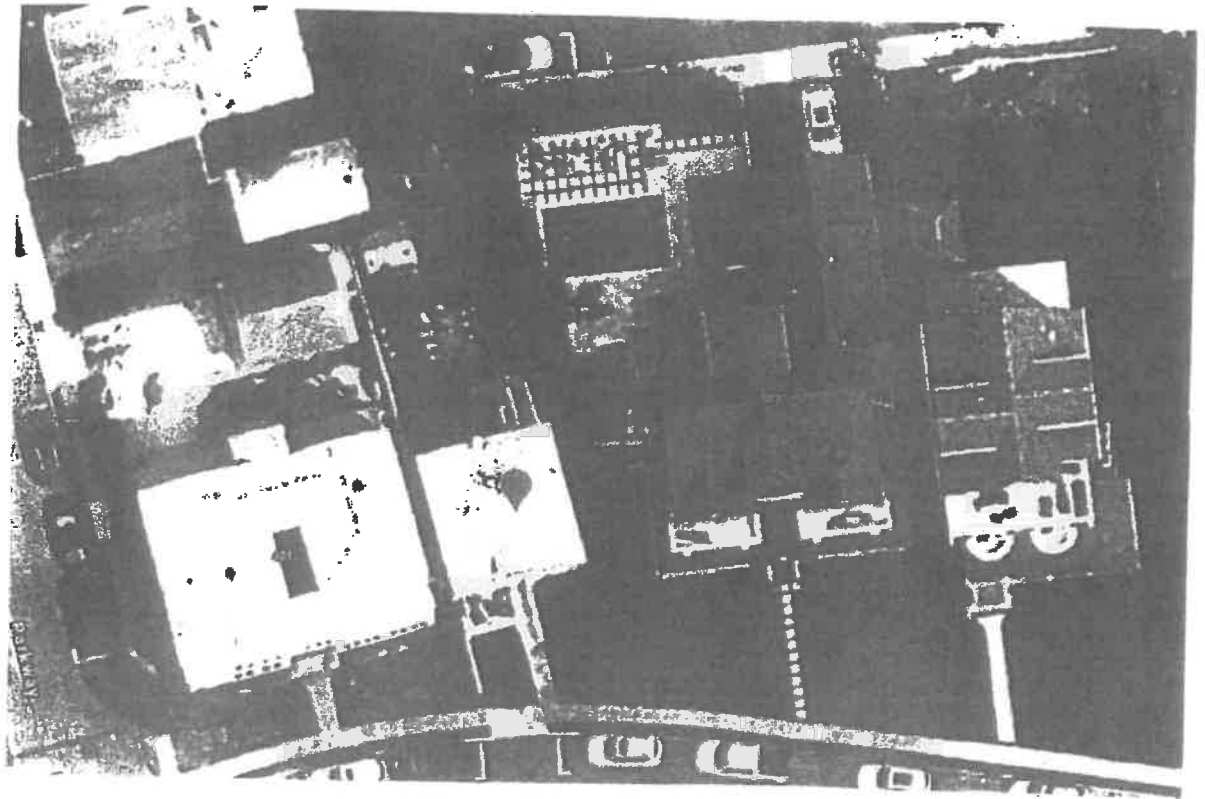


EXISTING
 "MAIN FLOOR PLAN"
 1/4"=1'-0"

REDRAWN 1-20-25

Mark A. Fessler, P.A.
Mark A. Fessler, Architect
 Lic. # NJ-21A00639100
 RD. Box 442, Sp. Big Lake, NJ 07762
 792-701-5770

Stuto Residence
 398 North Blvd., Lake Como, NJ



Mark A. Fessler
Mark A. Fessler, Architect
Lic. # NJ-21A100699100
20, Box 444, Co. Sea-Lake, NJ 07762
732-761-9770

Stuto Residence
399 North Blvd., Lake Como, NJ
1-20-2025



Fwd: Distribution of the State Plan Impact Assessment Executive Summary - Monmouth County

1 message

Graham, Viveca <vgraham@lakecomonj.org>

Thu, Oct 30, 2025 at 10:17 AM

To: "Schneider, Adam" <aschneiderlawoffice@comcast.net>, "Alan P. Hilla" <AHilla@h2m.com>, Joe Cavaluzzi <jocavaluzzi1@gmail.com>, Kevin Higgins <khiggins@lakecomonj.org>, Doug Witte <dwwitte@lakecomonj.org>, "Witte, Douglas" <douglas.witte@atlantichhealth.org>, Steven Petrosino <stevepetro45@gmail.com>, Chip Cavanagh <chip401@me.com>, Allison Krilla <allison.krilla@gmail.com>, Keith Goisse <kgoisse@entact.com>, Gretchen Schmidhausler <gschmidhausler@gmail.com>, Andrew Reiners <areiners@gmail.com>, Thomas Neff <tomnef1@gmail.com>, George Sigle <gsigle14@hotmail.com>

Cc: "Cary F. Hilla" <CHilla@h2m.com>, John Rowe <jrowe@lakecomonj.org>, Andrew Huisman <ahuisman@lakecomonj.org>, Amy Boney <aboney@lakecomonj.org>

FYI.....

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

From: **Rivera, Jacqueline [DOS]** <Jacqueline.Rivera@sos.nj.gov>

Date: Thu, Oct 30, 2025 at 9:47 AM

Subject: Distribution of the State Plan Impact Assessment Executive Summary - Monmouth County

To:

Hello Government Officials and Interested Parties,

As you may be aware, the State Planning Commission (the Commission) initiated the process to update the New Jersey State Development and Redevelopment Plan (the State Plan) on December 4, 2024. As provided in N.J.S.A. 52:18A-202.1 and N.J.A.C. 15:30-4.7(a), the Commission is required to produce an Impact Assessment of the State Plan, which describes the impacts of the policies and strategies proposed in the State Plan ("plan impacts") relative to the impacts that would likely occur without a State Plan ("trend impacts"). The Impact Assessment was adopted by the Commission at the August 6th regular monthly meeting. An Executive Summary of the Impact Assessment was approved by the Commission at the October 8th regular monthly meeting.

To view the Impact Assessment and its Executive Summary, click here: [Impact Assessment & Infrastructure Needs Assessment](#)

Please do not hesitate to reach out to our office at stateplan.comments@sos.nj.gov with any questions.

Thank You,

Jacqueline Rivera

Program Specialist II

State Planning Commission

Office of Planning Advocacy

NJ Business Action Center

Department of State

225 W. State Street, 3rd Floor

PO Box 820

Trenton, NJ 08625-0820

609-292-3864