

**BOROUGH OF LAKE COMO
1740 MAIN STREET, P.O. BOX 569
LAKE COMO, NJ 07719**

PLANNING BOARD AGENDA

**NOVEMBER 9, 2020
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 JANUARY 23, 2020, 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 VIRTUAL MEETING WILL ALSO BE POSTED ON THE FRONT DOOR OF BOROUGH HALL AND POSTED ON THE WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**** SEE ATTACHED
INFORMATION FOR THE
ZOOM INVITATION**

**** FLAG SALUTE ****

III. ROLL CALL

**IV. COMMUNICATIONS
NONE**

**V. MEMORIALIZATION OF A RESOLUTION
ALLISON & MARK LEE
1705 B STREET**

BLK - 2 LOT - 2

**VI. INFORMAL APPLICATION
ELLERSON, GAIL
1841 PARKWAY**

BLK - 17 LOT - 17

**VII. PLANNING & ZONING DISCUSSION
REDEVELOPMENT COMMITTEE**

**JOE CAVALUZZI/ALAN HILLA
(WILL GIVE UPDATE AS NEEDED)**

VIII. UPDATES

FORMAL VARIANCE APPLICATION

FREEMAN, KEVIN

1805 GREENWOOD TERRACE

BLK - 4

LOT - 2

IX. FUTURE MEETING DISCUSSIONS

**STONES IN DRIVEWAYS, GRADING PLAN, AVERAGE FRONT YARD
SETBACK CALCULATION (OWN ZONE)**

X. MINUTES TO BE APPROVED

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

XI. MOTION TO ADJOURN

**THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL
BE HELD VIRTUALLY ON MONDAY, DECEMBER 14, 2020 AT 7:00 PM ALL
MEETINGS ARE OPEN TO THE PUBLIC.**

Viveca Graham is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting Monday Nov. 9, 2020

Time: Nov 9, 2020 07:00 PM Eastern Time (US and Canada)

Every month on the Second Mon, until Apr 12, 2021, 6 occurrence(s)

Nov 9, 2020 07:00 PM

Dec 14, 2020 07:00 PM

Jan 11, 2021 07:00 PM

Feb 8, 2021 07:00 PM

Mar 8, 2021 07:00 PM

Apr 12, 2021 07:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: https://zoom.us/meeting/tJcrfu-tpj4vH9ZH8q4bVyv05PWxURZ09ibE/ics?icsToken=98tyKuCrqDlsH9yQtRyFR0wqBlr4M-_xiCVYgvpntEf0VyJlexWmY9J1KodNKoiJ

Join Zoom Meeting

<https://zoom.us/j/93696585552?pwd=L2VCMjFhYk9aZTIKUC8vOFI5dXNkQT09>

Meeting ID: 936 9658 5552

Passcode: 183118

One tap mobile

+13017158592,,93696585552#,,,,,0#,,183118# US (Washington D.C)

+13126266799,,93696585552#,,,,,0#,,183118# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

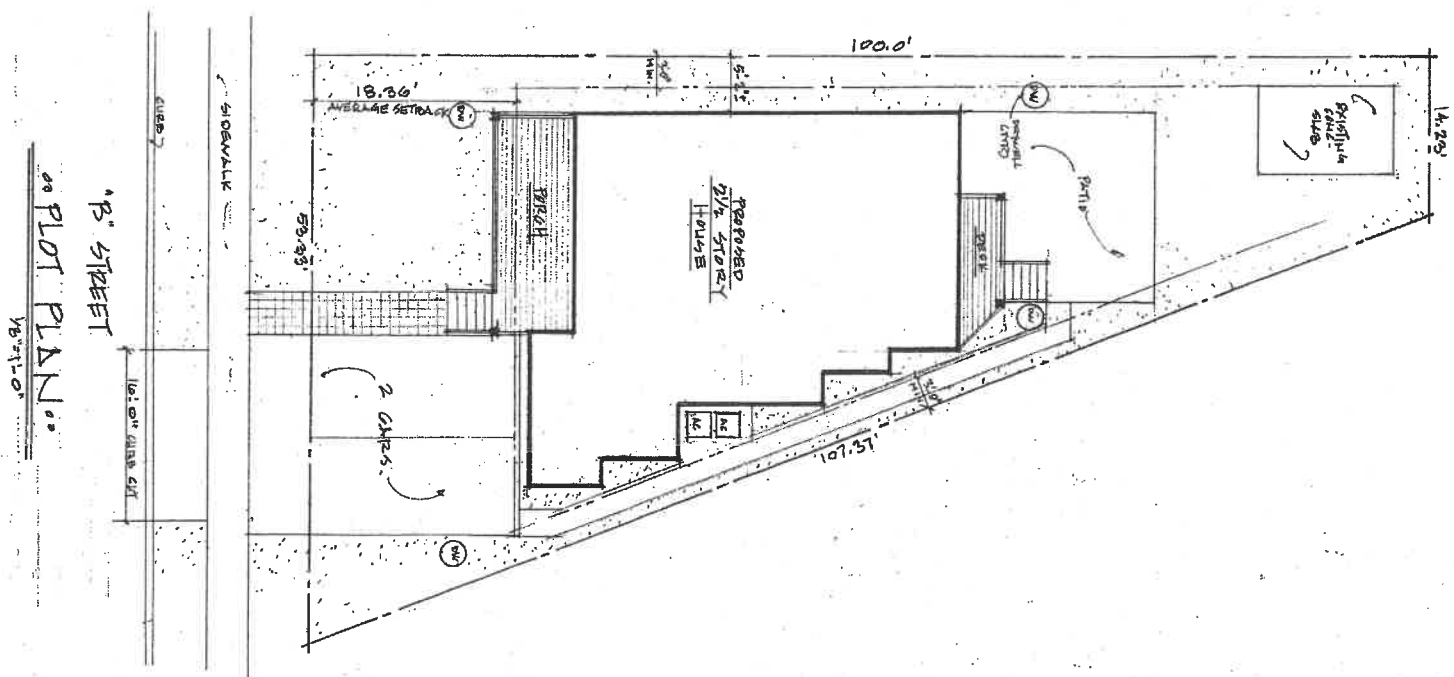
+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 936 9658 5552

Passcode: 183118

Find your local number: <https://zoom.us/u/acJ7h84AKz>



'B' STREET

00 PLOT PLAN 00

16'-11-0"

16'-0" DRIVE CUT

Lee Residence

1705 'B' Street

Lake Como, NJ

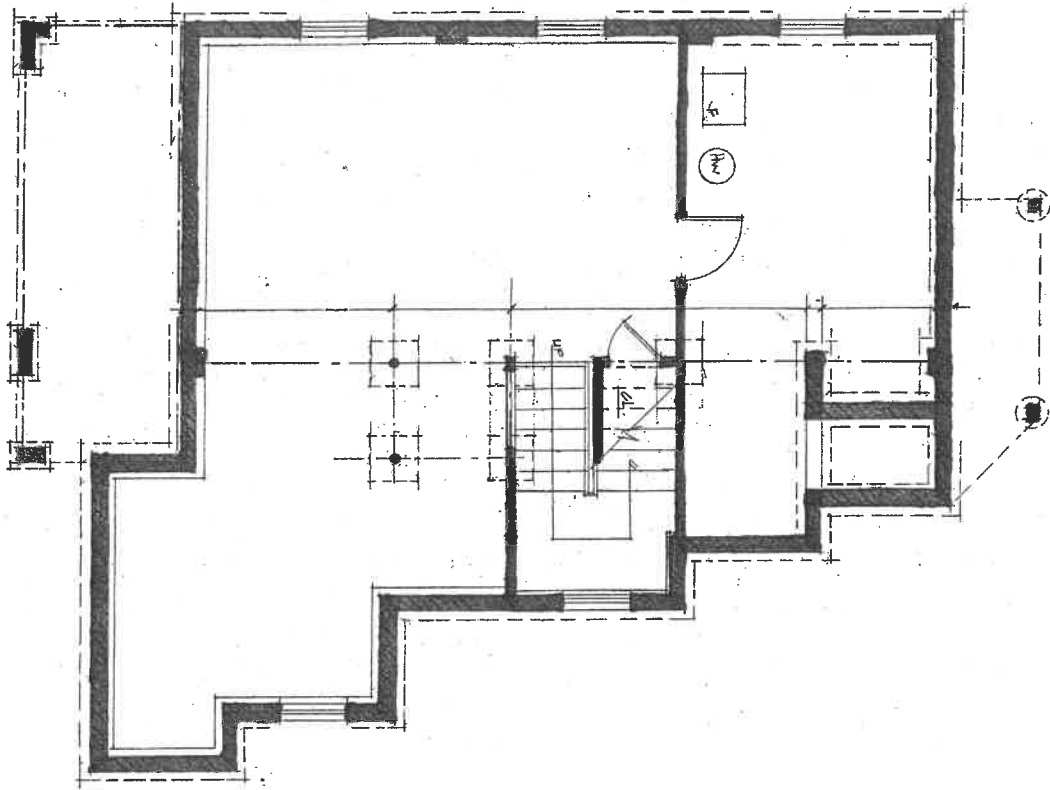
MARK A. FESSLER, R.A.

REGISTERED ARCHITECT NJ-21A100659100
P.O. BOX 448 SPRING LAKE, NJ 07762 732-701-3770

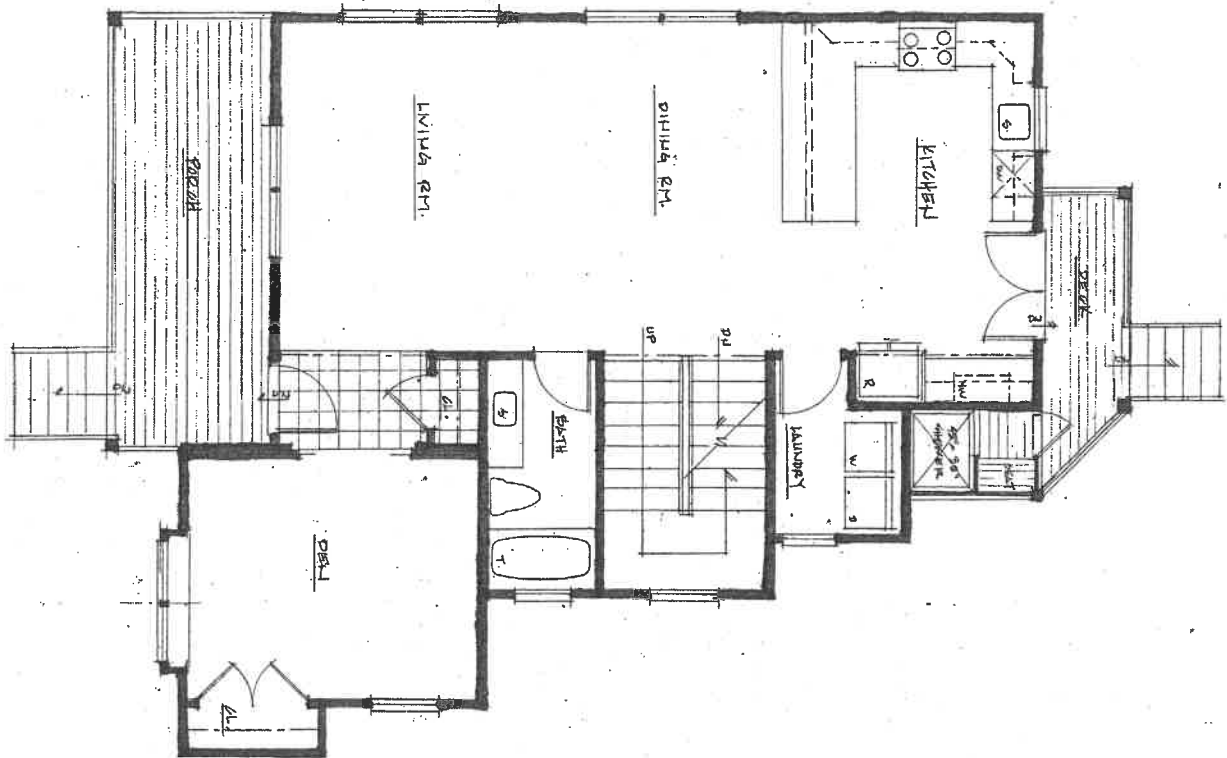
A-1

10/18/20

00 BASEMENT PLAN 00
1/4" = 1'-0"



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



Lee Residence

1705 'B' Street

Lake Como, NJ

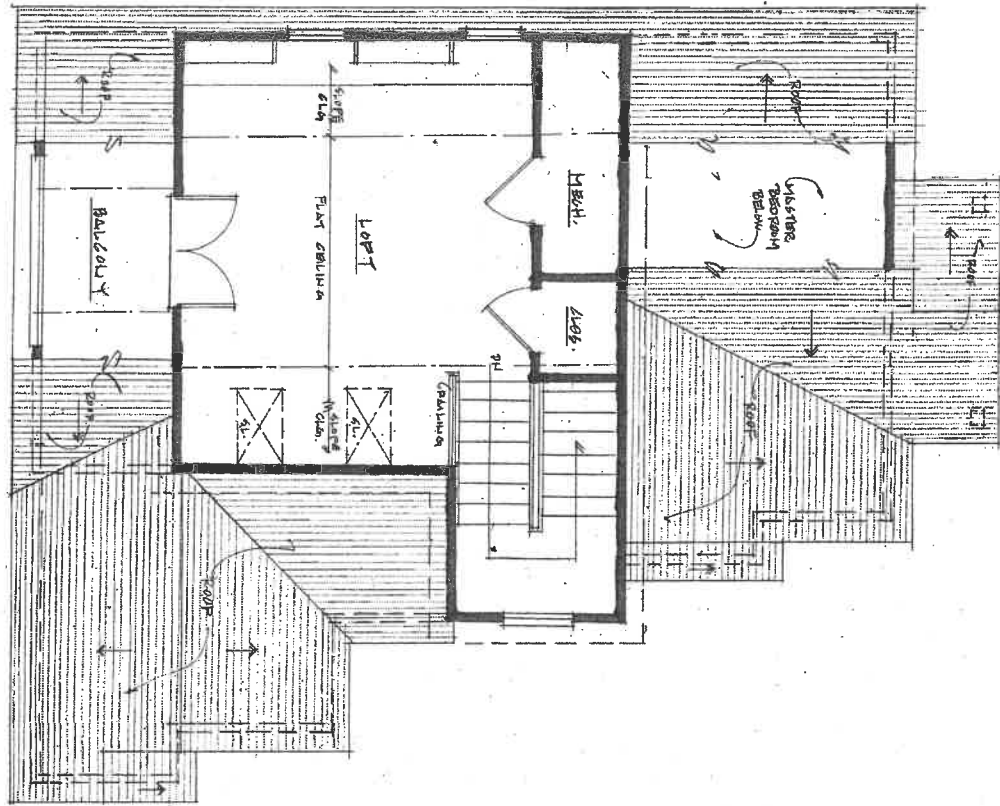
MARK A. FESSLER, R.A.

REGISTERED ARCHITECT NJ-21A100659100
P.O. BOX 448 SPRING LAKE, NJ 07762 732-701-3770

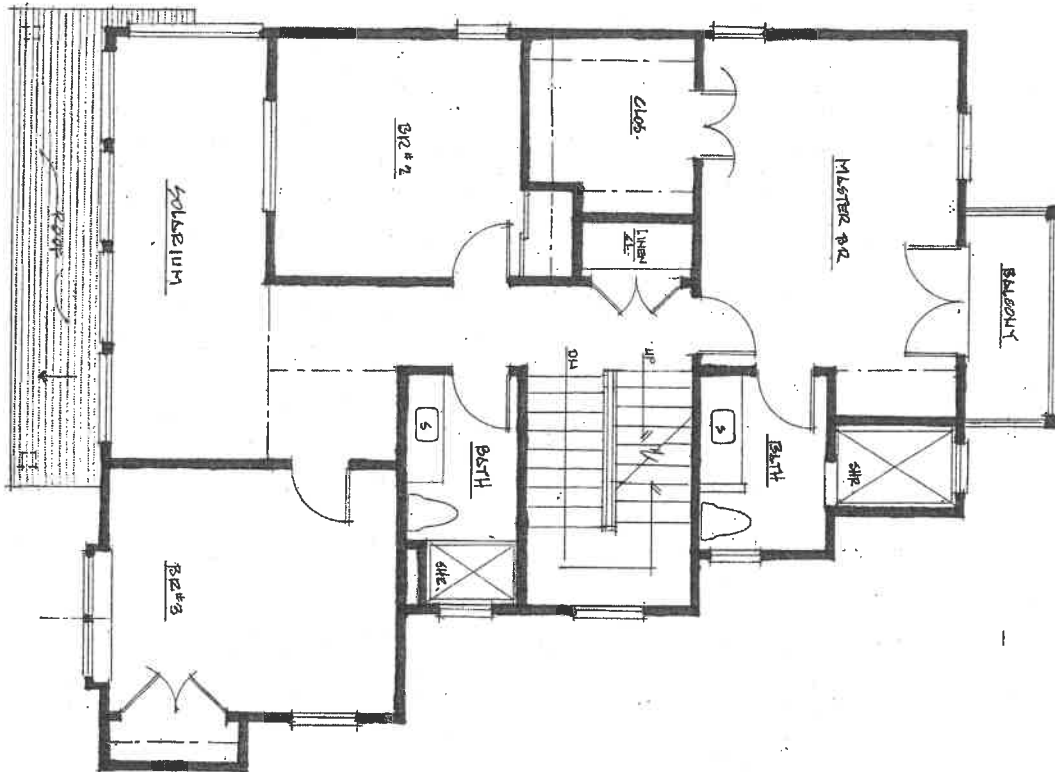
10/23/20

A-2

00 LOFT PLAN 00 (HALF-STORY)
1/4"=1'-0"



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



Lee Residence

1705 'B' Street

Lake Como, NJ

MARK A. FESSLER, R.A.

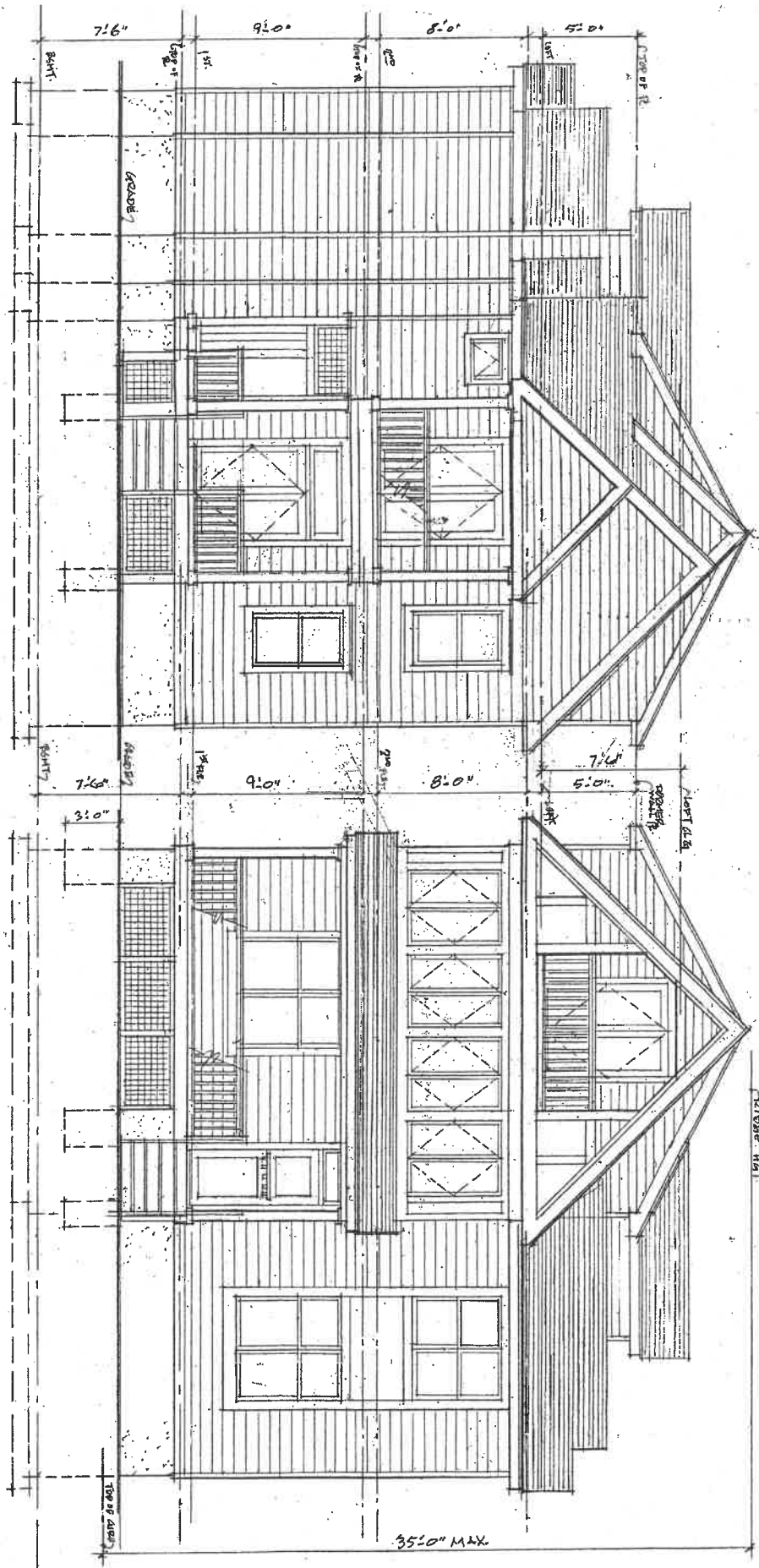
REGISTERED ARCHITECT NJ-21A100659100
P.O. BOX 448 SPRING LAKE, NJ 07762 732-701-3770

10/18/20

A-3

00 REAR ELEVATION 00

00 FRONT ELEVATION 00



Lee Residence

1705 'B' Street

Lake Como, NJ

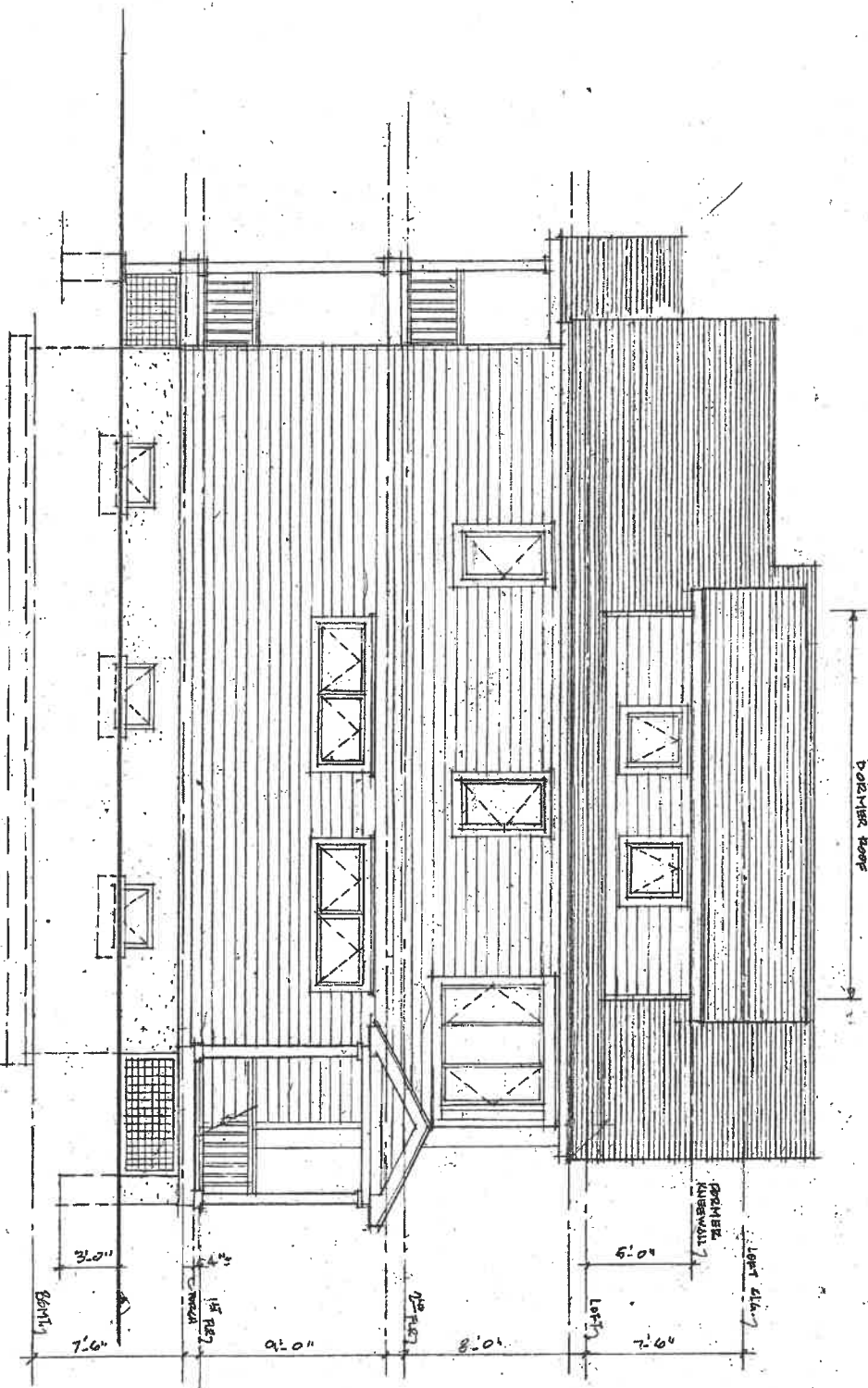
MARK A. FESSLER, R.A.

REGISTERED ARCHITECT NJ-21A100659100
P.O. BOX 448 SPRING LAKE, NJ 07762 732-701-3770

10/28/20

A-4

LEFT SIDE ELEVATION (SOUTH)



Lee Residence

1705 'B' Street

Lake Como, NJ

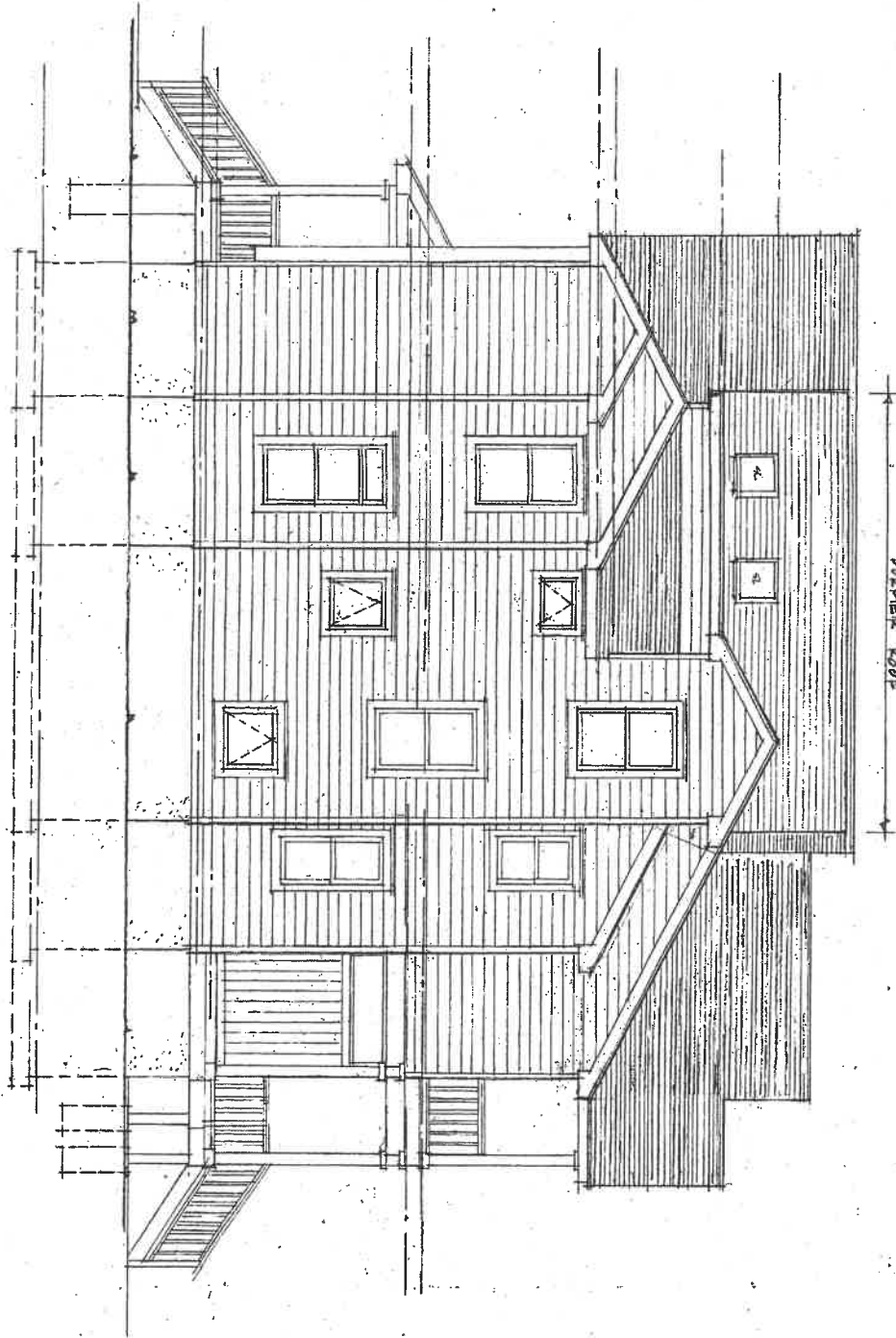
MARK A. FESSLER, R.A.

REGISTERED ARCHITECT NJ-21A100659100
P.O. BOX 448 SPRING LAKE, NJ 07762 732-701-3770

12/23/20

A-5

00 RIGHT SIDE ELEVATION (North)



POWELL ROAD

Lee Residence
1705 'B' Street Lake Como, NJ

MARK A. FESSLER, R.A.
REGISTERED ARCHITECT NJ-21A100659100
P.O. BOX 448 SPRING LAKE, NJ 07762 732-701-3770

10/25/20

A-6

ZONING

Chk# 1283 \$ 70⁰⁰ Rec'd by JH Date 9-16-20 Permit # 20-64

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

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

1. Address of Property: 1841 Parkway
Block: 17 Lot: 17 Zone: _____
2. Property Designation: Single Family ☒ Multi Family _____ Commercial _____
3. Applicant's Name*: Carl Ellerson
Address: 1841 Parkway
Phone Number: 201 - 538-3999
*Applicant is: Owner ☒ Contractor _____ Other _____
(If other, please describe) _____
4. Owner's Name: SAME
Address: _____
Phone Number: _____
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: <u>stairs</u>
<u>Water Line:</u> Existing _____ New _____ Upgraded _____	<u>Sewer Line:</u> Existing _____ New _____ Upgraded _____

Dimension of New Building/Addition: 6 Deck & Stairs x 8 Height of New Building/Addition: _____
Area of New Building/Addition: _____ sq. ft. Number and Types of Rooms: _____

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

Additional Information:

the stairs were wood and were broken, so my sons are putting in new stairs, and a side deck, that's around 6 feet.

EMAIL

J.T.V. 1600 And Ann

902 Main St
2d Main

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:

MARK FESSLER

Date:

9/2/20

Application Complete:

Yes ☒

No ☐

Approved:

Rejected:

* AS NOTED

Planning/Variance Board action needed:

Yes ☒

No ☐

Proposed Work Needs Construction Permits:

Yes ☒

No ☐

Mercantile License Needed?

Yes ☐

No ☒

Notes: * THE PROPERTY IS AN UNDERSIZED LOT (2797.5 SF V.S. 4000 SF REQUIRED)
* THE FRONT FACE OF THE PROPOSED DECK IS SETBACK 12 FT. FROM THE FRONT PROPERTY LINE (WHICH CONFORMS) AND 5.5 FT FROM THE SIDEWALK.
* IN THIS CASE THE FRONT YARD AREA IS MEASURED FROM THE FRONT FACE OF THE HOUSE TO THE SIDEWALK & IS 340 SF IN AREA.
* THE PROPOSED FRONT DECK WOULD INCREASE THE OVERALL BUILDING COVERAGE BY 104 SF, FOR A TOTAL BUILDING AREA OF 1138 SF OR 40.7% WHICH EXCEEDS THE MAXIMUM OF 40% ALLOWED. IN ADDITION THE FRONT YARD AREA REQUIRED TO BE LEFT OPEN FOR "LANDSCAPING" WOULD ONLY BE 41.2% WHERE A MINIMUM OF 50% IS REQUIRED.
* THESE ZONING NON-CONFORMANCES WOULD REQUIRE VARIANCES AT A "FORMAL" PLANNING BOARD MEETING.

HOWEVER

* IF THE PROPOSED DECK WERE REDUCED IN WIDTH FROM 17'-10" TO 12'-8" THE DECK WOULD BE REDUCED TO 75 SF AND THE OVERALL BUILDING AREA COVERAGE WOULD BE REDUCED TO 39.7% AND THE FRONT YARD "OPEN LANDSCAPING AREA" WOULD BE INCREASED TO 50.2%, AND BOTH OF THESE ITEMS WOULD THEN BE IN CONFORMANCE.

* BECAUSE OF THE UNDERSIZE LOT AREA, THE APPLICANT WOULD STILL NEED TO APPEAR BEFORE THE PLANNING BOARD, BUT ONLY AS AN "INFORMAL" APPLICATION.

Mark Fessler



Borough of Lake Como

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

Kevin G. Higgins
Mayor

INFORMAL PLANNING BOARD APPLICATION

Louise A. Mekos
Borough Clerk/Administrator

For Municipal Use Only

Application No. INF 20-
Received by Clerk: 12-20
Fees Collected: 12.50
Hearing Date: 11-8-20
Resolution Adopted by Board: _____
() Granted () Denied

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

1. Applicant(s) Name
& Address

Gail Ellerson
1341 Parkway

Telephone No.

201-538-3999

2. If the applicant is being represented by an attorney, please state name, address, and telephone no.

3. Applicant is:
Corporation
Partnership
Individual
Other

Individual

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

4. The relationship of applicant to the property in question is: ✓ Owner _____ Lessee

APPLICANT BUILT OVER ¹ sized FRONT DECK - NO PERMITS
CURRENT STOP ORDER UNTIL BOARD MEETING
IF APPROVED - OWNER WILL REMOVE DECK PER PLANS + ZONING OFFICER

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

APPLICANT IS HAVING Jim ALBERTUS "WALK" Her Through
MEETING DIRECT WITH BOCK ADVISEMENTS

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

6. Application is a request for the following:

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

☒ Informal Hearing

7. Give brief description of application:

EXPAND FRONT STOOD TO OPEN 12'4" X 70' DECK
PER ENCLOSED ZONING & EILLOS INTERPRETATION

8. Street Address of Property: 1841 Parkway
Block: 17 Lot(s): 17 ****Must be Current Blk/Lot**

9. Use of Property: Existing Single Family
Zone R-92 Proposed Single Family

Lot Area: 8792.5 Building Area: _____

10. Map Information: Map Dated 5-2-08
Prepared by Delco
Map Entitled 1841 Parkway

11. Additional comments by applicant which may be relevant to hearing: Survey shows front EXIST. STOOD
Please indicate proposed deck

I certify that the statements and information contained in this application are true

10-15-2020
Date

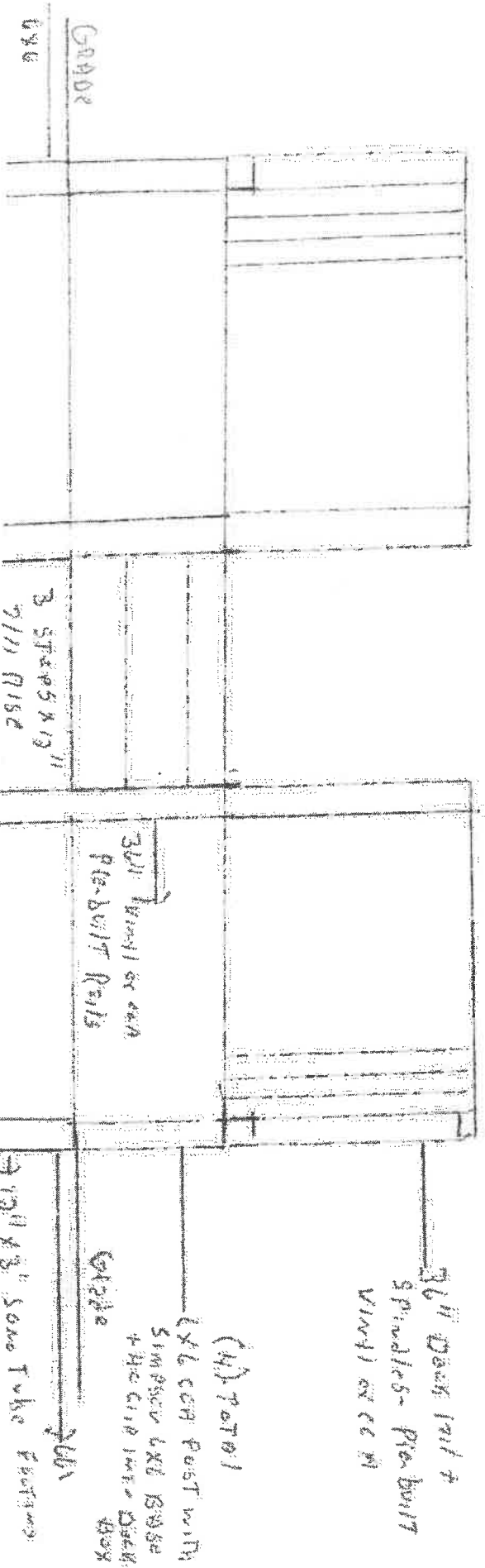
Hail Ellerson
Applicant/Agent

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

20 Sept

ELKESON
1841 PARKWAY
LOVE COMMO
Front Proposed
Deck Plan

12'6" x 70"

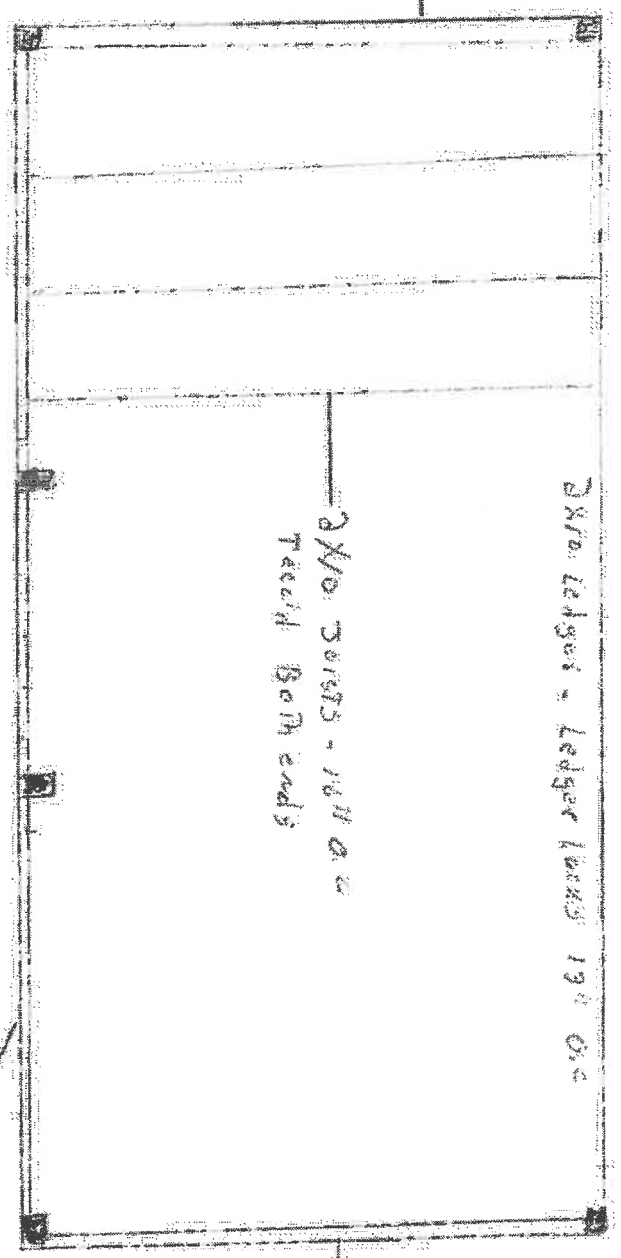


20 Scale

Elfersen
1841 PARADISE
FRONT PROPOSED
DECK PLAN

13'8" X 7'0"

WEST. Dwellings

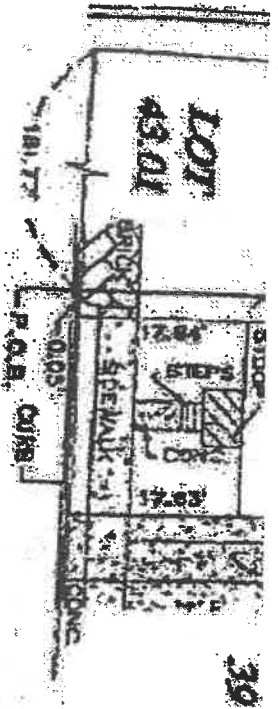


Double
2x10
Perimeter
Box
CEN

2x10 Joists - 16" O.C.
Tie-in Both ends

Double 2x10
Perimeter Box
CEN

Double 2x10 Perimeter Box
CEN



4x6
EXISTING
FRONT
STREET

81445000 E - 30.00'

PARKWAY (40' R.O.W.)

DE POC
JAN 17
2008

Map of Survey

LOT 17, BLOCK 17, TAX MAP, (SHEET NO. 2)
BOROUGH OF LAKE CONG - MONMOUTH COUNTY - NEW JERSEY

AKA, LOT 41, AS SHOWN ON A MAP ENTERED MAP OF
BENNETT REALTY COMPANY PROPERTY, FILED
JULY 2, 1910, AS CASE NO. 11, MAP NO. 8.

DEICO Land Surveying Corp.
108 West Strand Road
Beverly, N.J. 08721
Phone (732) 841-4200 Fax (732) 237-2623

SCALE	DATE
1" = 20'	05/02/08
DRAWN BY	SHEET
D.T.	1 OF 1

David Von Steenburg LICENSED LAND SURVEYOR N.J. NO. 11400

DWG. **5-2-08**

