

29.06' Side Yard Setback (VARIANCE GRANTED)

S 81° 52' 00" E

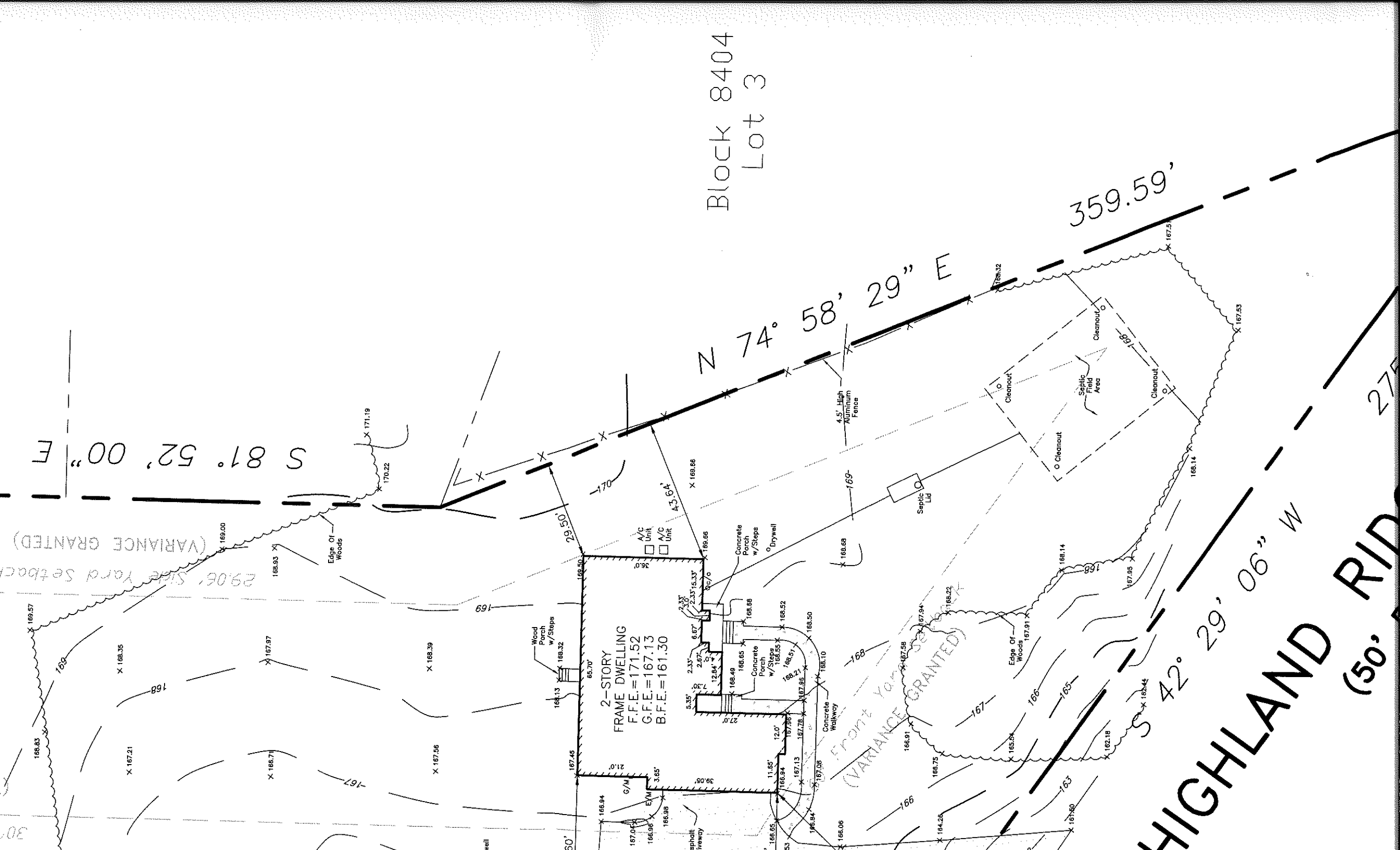
Block 8404
Lot 3

N 74° 58' 29" E

359.59'

42° 29' 06" W

HIGHLAND RIDGE
(50' A)



Block 8404
Lot 5

N 81° 52' 00" W 462.21'

30' Side Yard Setback (VARIANCE GRANTED)

29.06' Side Yard Setback (VARIANCE GRANTED)

S 81° 52' 00" E 312.19'

Block 8404
Lot 2

PROP. TREE LINE (TYP.)

LIMIT OF DISTURBANCE (TYP.)

PROP. SILT FENCE (TYP.)

PROP. WELL

Aluminum Fence

Tree Line (Typ.)

PROPOSED
2 1/2-STORY
FRAME DWELLING
F.F.E.=171.67
G.F.E.=167.20
B.F.E.=161.50

3-CAR
GARAGE

PROP. 12' WIDE
PAVED
DRIVEWAY

Soil Log SL-3
Elev.=165.71
S.H.W.T.=158.94
See Note #17

Benchmark #1
Mag. Nail Set
Elev.=160.07

PROP. CONSTRUCTION
DRIVEWAY (SEE DETAIL)

R=350.00'
L=25.95'

Benchmark #2
Mag. Nail Set
Elev.=162.23

PROP. 54' WIDE WALK

PROPOSED
RESERVE
AREA

PROPOSED
DISPOSAL
FIELD
(41'X32')

INSPECTION

Soil Log
Elev.=
S.H.W.
See Note

CHESTNUT HILL DRIVE
(50' R.O.W.)

HIGHLAND
(50' RIDGE ROAD)
(50' R.O.W.)



ZONE REQUIREMENTS-RURAL RESIDENTIAL (R-R)

PRINCIPAL BUILDING	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	80,000 S.F.	80,091.2 S.F.	80,091.2 S.F.
MINIMUM FRONT YARD SETBACK	60 FT. ***	N/A FT.	60 FT. ***
MINIMUM REAR YARD SETBACK	50 FT.	N/A FT.	355.83 FT.
MINIMUM SIDE YARD SETBACK 1	30 FT. ***	N/A FT.	43.13 FT.
MINIMUM SIDE YARD SETBACK 2	29.06 FT. ***	N/A FT.	29.46 FT. ***
MINIMUM LOT WIDTH	200 FT.	125.82 FT. *	125.82 FT. *
MINIMUM LOT FRONTAGE	200 FT.	275.63 FT.	275.63 FT.
MAXIMUM BUILDING HEIGHT			
PRINCIPAL	38 FT. ***	N/A	30 FT. ***
MAXIMUM BUILDING COVERAGE	7.5%	N/A	3.94%
MAXIMUM HABITABLE FLOOR AREA RATIO	0.75	N/A	0.05
MINIMUM IMPROVABLE AREA	20,000 S.F.		39,860 S.F.

3-7-17
Marydel
217-0095
(2BE1448)

TOWNSHIP OF MANALAPAN
120 ROUTE 522
MANALAPAN, NJ 07726

Type of Application (Circle One)

Residential Alteration

New Single Family Dwelling

New Two Family Dwelling

New Multi-Family Dwelling

Commercial Alteration

New Commercial Bldg

Sign (Residential or Commercial)

Certificate of Non-Conformity

Circle One: (Sewer/Water) or (Septic/Well)

REQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION: 61 Highland Ridge RD BLOCK/LOT: 8404/4
PROPERTY OWNER: RDG Contractors LLC TEL#: 732-578-0960
PROPERTY OWNER'S ADDRESS: 788 Shrewsbury Ave #104, Tinton Falls, N.J. 07724
E-MAIL ADDRESS: navantieri@RDGINC.com
APPLICANT: RDG Contractors LLC TEL#: 732-578-0960
APPLICANT'S ADDRESS: 788 Shrewsbury Ave #104, Tinton Falls, N.J. 07724
PROPOSED WORK: Single family home DIMENSIONS: _____
SET BACKS: Front 60 Rear 50 Sides 30/29.06 Street Side _____ NO. OF STORIES: 2 HEIGHT: 33' 9"
SIGNAGE: SQUARE FOOTAGE: _____ ZONE: _____ TOTAL BLDG COVERAGE: _____
APPROVALS: Zoning Board X Planning Board ~~X~~ Resolution #: 2BE 1448

I have read and am familiar with the Codes and Ordinances of Manalapan Township. The proposed project will not constitute nor create a non-conforming use or structure. I will not add nor delete from the requested project specifications without approval. I accept responsibility for any and all violations created by the requested project and understand such violations must be removed and/or abated as directed by the Zoning Officer.

Property Owner's Signature [Signature] Print Name Frederick P. Pomeroy Date 2/7/17
Applicant's Signature [Signature] Print Name Jason Navantieri Date 2/7/17

OFFICE USE ONLY:

APPROVED: ✓ DENIED: _____ PERMIT # 217-0095
REMARKS: Plan prepared by Abbington Eng. dated 1/28/17, last revised 2/24/17.
Nancy DeFalco 3-7-17
Zoning Officer Date

CERTIFICATE OF ZONING COMPLIANCE

To the best of my knowledge the finished project conforms to the Code and Ordinances of the Township of Manalapan.

APPROVED: ✓ DENIED: _____ REMARKS: Final survey received
Plan prepared by American Land Surveyors dated 1-10-18 unrevised.
Nancy DeFalco 1-12-18
Zoning Officer Date

APPLICATION OF WALTER AND STACY SZYNALSKI
CASE NO. ZBE 1448

Page 1 of 6

- B. For side yard setbacks for the principal structure of 29.06 feet and 30 feet, whereas 35 feet is required.
 - C. For a building height of 38 feet, whereas a maximum of 35 feet is permitted.
3. Based upon the sworn testimony of the applicants, Walter and Stacy Szynalski, the Board made the following findings of fact:
- A. The subject property is irregularly-shaped and narrower than other properties in the area and in the zone. The lot has a large frontage but becomes narrower towards the rear.
 - B. The setbacks for the subject property would restrict a house to being approximately 55 feet wide, while most houses in the neighborhood are 70-80 feet wide. The house was designed in the location shown on the map in order to conform to the character of the neighborhood and the prevailing front setback.
 - C. The house maintains the same distance from the road as the other houses in the neighborhood. To conform to the zoning ordinance would leave the proposed house well behind the prevailing setback for the neighborhood.
 - D. Applicants could build a house that conformed to the zoning ordinance, but such a house would be out of character for the neighborhood and would result in an awkward and inconvenient design.
 - E. To build a house with the front façade parallel to the road would result in the applicant's rear yard facing their neighbor's side yard.
 - F. Applicants intend to build a passive house, including environmentally-sensitive features regulating the heating and cooling of the house, such as super-efficient windows and extra-fortified insulation.
 - G. The applicants believe the proposed house can be built at 35 feet, which would conform to the zoning

- ordinance. However, the extra insulation needed for the passive housing component could raise the proposed house to a height of no more than 38 feet.
- H. A deed restriction for the subject property requires any house built on the lot be at least 2,750 square feet. The house proposed will be approximately 3,200 square feet.
 - I. Various engineering tests and determinations must still be done on the subject property.
 - J. The subject property was clear cut approximately twenty years ago, but currently it is entirely covered with trees.
 - K. Applicant toured the subject property with a representative of the Shade Tree Office. Most of the trees on the subject property are invasive species, except for a few oaks and other trees. A significant amount of the invasive species will be removed, but a few oaks and other trees will be maintained.
- 4. The Board found that the subject property was irregularly-shaped and that erecting a conforming house on this property would be difficult.
 - 5. The Board determined that the location of the proposed house on the subject property represented the best place for it in terms of balancing the need to be consistent with the prevailing setback and orientation of the properties to the street along with the encroachment into the front and side setbacks.
 - 6. The Board recognized that the passive housing component of the proposed house represented a beneficial feature even though it might necessitate a small increase in the height of the building.
 - 7. The benefits of this proposal outweigh its detriments.

CONCLUSIONS OF LAW:

WHEREAS, the Board has determined that the applicant has met the requirements of N.J.S.A. 40:55D-70(c)(1) because the applicants have a hardship owing to the unusual shape of the subject property, which is

roughly boot-shaped, being wider at its frontage and becoming narrower towards the rear of the subject property; and

WHEREAS, the Board has determined that the applicant has met the requirements of N.J.S.A. 40:55D-70(c)(2) because the passive housing component of the proposed house would advance the purposes of zoning, particularly "to encourage utilization of renewable energy resources," articulated in N.J.S.A. 40:55D-2(n), and the benefit of this deviation would substantially outweigh the minimal increase in height; and

WHEREAS, the location of the proposed house will match the overall design, placement, and orientation of other houses in the neighborhood, thereby advancing one of the purposes of zoning, "to encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare," as articulated in N.J.S.A. 40:55D-2(a); and

WHEREAS, the Board has determined that the deviations from the zoning ordinance are minimal enough that relief sought can be granted without substantial detriment to the light, air, or privacy of surrounding property owners; and

WHEREAS, the Board has determined that the relief sought would not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Township of Manalapan.

NOW, THEREFORE BE IT RESOLVED, by the Board of Adjustment of the Township of Manalapan, in the County of Monmouth, and State of New Jersey, on the 5th day of February, 2015, upon a motion made by Ms. Zucker-Strauss and seconded by Mr. Fisher that the application of Walter and Stacy Szynalski is APPROVED, subject to the following conditions:

1. The applicants shall be bound by all exhibits introduced, all representations made, and all testimony given before the Board at its meeting of February 5, 2015.
2. The applicants shall pay, in a timely manner, all outstanding and future fees, and escrow charges and shall post all performance guarantees in connections with the review of this application prior and subsequent to the approval of this application.

3. The applicants shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance.
4. The applicants shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the applicant shall comply with any requirements or conditions of such approvals or permits.
5. The applicants must comply with the Development Fee Ordinance of the Township of Manalapan, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing.
6. The applicants are to comply with the reports issued by the Board's professionals.
7. The septic and water systems shall be approved by the Health Department prior to the issuance of any building permits.
8. The applicants shall receive a tree removal permit from the Township Forester prior to any construction or clearing of the property.
9. The house shall not be taller than 38 feet. Should, for any reason, the top elevation of the building exceed 38 feet, then the applicants shall return to the Board to seek additional variance relief.
10. Applicants shall comply with the groundwater and grading requirements of City Code § 95-8.3.
11. Notice of this decision shall be published in an official newspaper of the municipality at the cost of the applicants, and proof of such publication shall be provided to the Board Secretary.

ADOPTED this 5th day of February, 2015

ROLL CALL VOTE	YES	NO	ABSTAIN	ABSENT	NOT ELIGIBLE
Mr. Cooper				X	
Mr. Fisher	X				
Mr. Rosenthal	X				
Ms. Siminerio	X				
Ms. Trifon				X	
Ms. Zucker-Strauss	X				
Mr. Budai	X				
Mr. Leviton(Alt. #1)				X	
Mr. Rappaport(Alt. #2)	X				

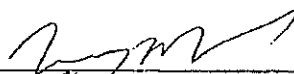
This Resolution is hereby adopted and memorialized by the following vote:

ROLL CALL VOTE	YES	NO	ABSTAIN	ABSENT	NOT ELIGIBLE
Mr. Cooper					X
Mr. Fisher	✓				
Mr. Rosenthal	✓				
Ms. Siminerio	✓				
Ms. Trifon					X
Ms. Zucker-Strauss	✓				
Mr. Budai	✓				
Mr. Leviton(Alt. #1)					X
Mr. Rappaport(Alt. #2)				✓	

CERTIFICATION

I, PATRICIA REISER, Secretary of the Zoning Board of Adjustment of the Township of Manalapan, County of Monmouth, State of New Jersey, do hereby certify the attached is a true copy of the Resolution for Application No. ZBE 1448 approved by the Board of Adjustment at its regular meeting on February 5, 2015 and memorialized on February 19, 2015.

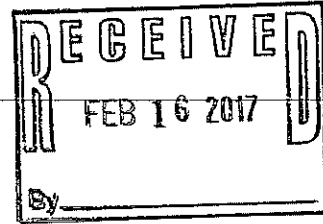

 PATRICIA REISER, SECRETARY
 Manalapan Board of Adjustment


 TERRY ROSENTHAL - VICE CHAIR
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INTEROFFICE MEMORANDUM



TO: HEALTH DEPARTMENT
FROM: DEPARTMENT OF ZONING & CODE ENFORCEMENT
SUBJECT: PLAN REVIEW
DATE: 2/14/2017
CC: FILE



Please find attached an application for a Zoning Permit.

Kindly review for Approval/Disapproval and return to our office.

BLOCK 8404

LOT 4

NAME RDG Contractors LLC

ADDRESS 61 Highland Ridge Road

APPLICATION TYPE: New Single Family Dwelling

APPROVED 2/21/17 JMC

DISAPPROVED _____

COMMENTS:



Please Refer to Our File: HMAP8404.04

Date: March 2, 2017

Date of Plan: January 28, 2017

Revision Date of Plan: February 24, 2017

Rick Hogan, Construction Code Official
Township of Manalapan
120 Route 522
Manalapan, New Jersey 07726

RE: **Plot Plan Review**
Development Name: RDG Contractors, LLC
Block(s) 8404 **Lot(s)** 4 **Building No.** N/A

Dear Mr. Hogan:

Please be advised that submitted plot plans for the above referenced block(s) and lot(s) have been reviewed by this office. Based on this review, we recommend the following actions:

APPROVAL	CONDITIONAL APPROVAL	DISAPPROVAL	RESUBMIT FOR REVIEW
X			

If conditional approval or disapproval is noted above, reasons for same are listed below:

Very truly yours,

CME Associates


Brian Boccanfuso, PE, CFM
Office of the Township Engineer

3/3/2017
Date

cc: Developer's Engineer: Abbington Engineering, LLC

