

PANDOLFE, SHAW & RUBINO, L.L.C.

ATTORNEYS AT LAW

JOHN T. PANDOLFE, JR.*
CHARLES F. SHAW, III
MICHAEL R. RUBINO, JR.

215 Morris Avenue
Spring Lake, New Jersey 07762
(732) 449-7500

*MEMBER N.J. & FLA. BAR

TELEFAX: (732) 449-7501

May 26, 2020

Mary Ellen Karamus, Board Secretary
Spring Lake Heights Planning Board
555 Brighton Avenue
Spring Lake Heights, NJ 07762

Re: MILES - Application for Variance
610 Route 71, Spring Lake Heights, NJ

Dear Ms. Karamus:

Attached please find revised Engineering plans and revised Survey showing the following changes:

The main change was that the survey/base map was revised to reflect the current conditions on site. The original plans was based on an older survey so there were some inconsistencies with the layout shown. The coverage numbers changed slightly as we recalculated based on the updated survey.

The storage area attached to the front house was relabeled, as the original survey & our plan had this as a storage shed under roof. In fact this is an existing closed area attached directly to the house and not a freestanding structure attached just places under the existing overhang. On the zoning table we also revised the parking item to show that the existing parking spaces are non-conforming as they are located within the right-of-way based on the current lot configuration. However, when you count the amount of spaces located within the property and right-of-way, it will be conforming. We are proposing the spaces be restriped to be conforming. We added note for the curbing as you would have to drive over the curb to access the handicapped parking stall, and it would also be hard to navigate in/out some of the easterly parking spots without driving over the curb. This most likely would have been a condition of resolution, so we showed it to reflect that we are trying to bring the site into conformance as part of the variance approval. We also added a note for the new compressors to be located on the ground (we can meet the 5 ft. setback and not pass the buildings on the

side yard) to avoid concerns/complaints from the neighbors about them having to see additional units on the roof.

We also added the approximate locations of the existing trees along the property line. At the original meeting, the neighbor complained about the noise/sight of the units on the roof. As visible on Google Maps Aerial & Street View (current pictures should be provided for the hearing) the existing mature trees extend along the property line for the entire side of the building. On the street view along Essex from July, there is only a small portion of the neighboring building visible through the trees, so that should eliminate any concerns about noise/screening of the existing units on the roof.

We also show the existing fence being modified to provide an enclosure around the existing roll-off container and garbage cans that is located near the planters on the Eastern Property line. We show the enclosure based on the existing location. As an alternative, Stephen may want to talk with the disposal company to see if it would be possible to get a container on wheels that can be placed behind the existing fence line, and then wheeled in/out when it is picked up.

If you require anything further.

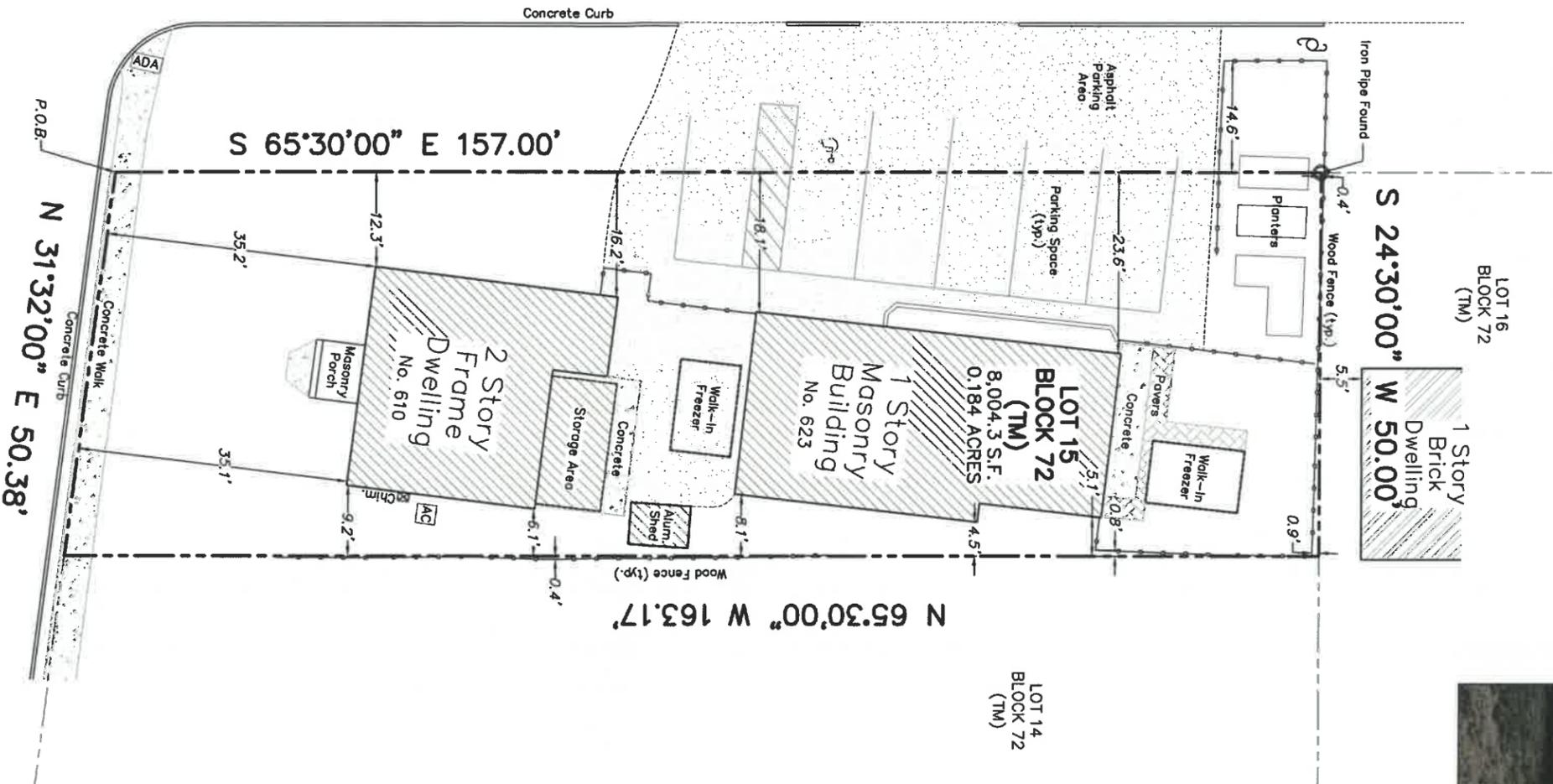
Very truly yours,

MICHAEL R. RUBINO, JR.

MRR/lmw
Enclosure(s)
Cc: Client



ESSEX VARIABLE WIDTH ROW AVENUE



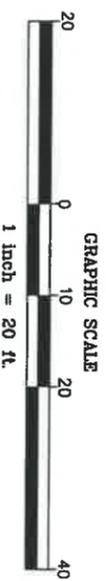
**NEW JERSEY STATE
HIGHWAY ROUTE 71
44.5' ROW**

This survey certified to:
STEPHEN MILES

This survey references:
Deed Book 8809 Page 7623

Notes:
Field Survey Performed on 03/10/2020
Subject to an accurate title search

Subject to documents of record
Survey performed without the benefit of a complete title search and subject to municipal
restrictions, easements of record and other facts that a title search may disclose.



A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

FIELD: WCB	DWN BY: JES	CHECKED: JSG	DATE 03/11/20	SCALE 1"=20'
SURVEY OF PROPERTY Tax Lot 15 - Block 72 610 Highway 71, Borough of Spring Lake Heights Monmouth County, New Jersey				PROJECT NUMBER 200493

117 Hibernia Avenue | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Certificate of Authorization
#246A2899000

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900
 Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision. In accordance with N.J.A.C. 13:40-5.1 and the rules of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such omissions, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not undertaken. Survey is valid only if print has original raised seal of the undersigned professional.