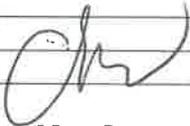


DEVELOPMENT APPLICATION

Application No. _____ Filed _____, 20____ Fee \$ _____

(DO NOT WRITE ABOVE LINE)

1. Applicant's Name Christopher Spagnoli
Address 6 Pennyroyal Court, Colts, Neck, NJ 07722 Phone # 713-859-1223
Signature _____

2. Present Owner (if other than applicant) Same as Applicant
Address _____ Phone # _____
Signature 

3. Attorney Representing Applicant (NOTE: Corporations must be represented by a New Jersey Atty.)
Name: Michael R. Rubino, Jr., Esq. Phone # (732)449-7500
Firm: Pandolfe, Shaw & Rubino, LLC
Address: 215 Morris Avenue, Spring Lake, New Jersey 07762

4. Licensed New Jersey Professional preparing plan:
Name: Joseph Kociuba, PE, PP Phone # 732-722-8555
Firm: KBA Engineering Services, LLC
Address: 2517 Route 35, Building E., Suite 203, Manasquan, New Jersey 08736

5. Interest of applicant (if other than owner): n/a

6. Application for (check as appropriate): Zoning Variance Yes ___ Conditional Use Yes ___
Site Plan – Preliminary Yes ___ Subdivision – Classification ___
Final Yes ___ Minor Yes
Amended Yes ___ Preliminary Yes ___
Final (Major) Yes ___

7. Location 402 Sixth Avenue
(street)
39 / R-5 / 76
(Tax Map Block Number) (Zone) (Lot Number(s))

8. Existing Use: Residential / Single Family

9. Proposed Use: Residential (subdivide into 2 lots)

10. Permission requested to: Erect ___ Move ___ Use ___ Alter ___ Subdivide Other ___

11. Descriptive explanation of request: The applicant who owns 402 Sixth Street in the Borough would like to subdivide it. It is an oversized lot containing 16,800 square feet, where 7,500 square feet is required. It is therefore over double the required area in that zone. Proposed Lot 76.01 will contain the existing house on it. A portion of that house will be taken down and will require a side yard setback of 5.5 feet. The house presently sits at 8.4 feet from the front yard setback. It will also require a rear yard setback for the existing enclosing porch of approximately 2 feet, whereas 16 feet is existing to house and 2 feet to the porch whereas 10 feet is required. Please note that there is an existing gore of 7.7 feet along the rear of the property. Applicant would like to maintain that setback as it is an existing condition and will not be affected by this application. That lot will meet all the other bulk and area requirements. Proposed Lot 76.02 will contain 9,000 square feet and will not only be conforming of size, but will also conform in width, frontage depth and will have conforming setbacks. Because of the existing condition of the house on the property, the variances are needed.

12. Has there been any previous application involving these premises? If so, state date of application, nature of application and disposition: No

13. Have all real estate taxes applicable been paid to date? Yes No (Attach proof of payment)

14. Attach and circle the following addenda (as appropriate): **ZONING VARIANCE ADDENDUM #1**
CONDITIONAL USE: ADDENDUM #2 SITE PLAN; ADDENDUM #3; SUBDIVISION ADDENDUM #4
(DO NOT WRITE BELOW THIS LINE)

Referred to _____
(Planning Board or Board of Adjustment)

Decision on Application: Approved: _____

Denied: _____

Resolution attached: Approved with Conditions _____

Date: _____

**BOROUGH OF SPRING LAKE HEIGHTS, NEW JERSEY
ADDENDUM FOR ZONING VARIANCE
ADDENDUM #1**

1. Applicant (does) (does not) own adjoining property? _____
2. Size of Lot (s) 16,800 square feet
3. Depth of Lot (s) 180 feet
4. Width of Lot (s) 130feet
5. Size of Proposed Structure(s) Proposed Lot 76.02 – 1,650 s.f.
6. Percentage of Lot Occupied by Building Prop. Lot 76.02 – 18.0%, Prop. Lot 76.01 – 24%
7. Height of Building <32 feet for both proposed lots Stories 2
8. Setback or Proposed Setback from Front Property Line Prop. 76.01 – 8.4 feet & Prop. 76.02 – 30 feet
9. Setback or Proposed Setback from Rear Property Line Prop. 76.01 – 16.5 feet & Prop. 76.02 – 95 feet
10. Side Line or Proposed Site Line Setback Prop. 76.01 – 5.50 & 26.5 feet & Prop. 76.02 – 10.0 & 10.0 feet
11. Has there been any previous appeal involving these premises? No
12. The proposed building or use thereof is contrary to the Zoning Ordinances in the following particulars:
(State Article & Sections)
Front Yard Setback – Proposed Lot 76.01 – 8.4 feet proposed, whereas 30 feet is required;
Side Yard Setback – Proposed Lot 76.01 – 5.50 feet proposed, whereas 10 feet is required.
Rear Yard Setback – Proposed Lot 76.01 - >2 ft. The property line and where the fence is has a questionable area in between that is not “owned” by applicant or the other lot owner.
13. State reasons why this zoning variance should be granted.

The applicant who owns 402 Sixth Street in the Borough would like to subdivide it. It is an oversized lot containing 16,800 square feet, where 7,500 square feet is required. It is therefore over double the required area in that zone. Proposed Lot 76.01 will contain the existing house on it. A portion of that house will be taken down and will require a side yard setback of 5.5 feet. The house presently sits at 8.4 feet from the front yard setback. It will also require a rear yard setback for the existing enclosing porch of approximately 2 feet, whereas 16 feet is existing to house and 2 feet to the porch whereas 10 feet is required. Please note that there is an existing gore of 7.7 feet along the rear of the property. Applicant would like to maintain that setback as it is an existing condition and will not be affected by this application. That lot will meet all the other bulk and area requirements. Proposed Lot 76.02 will contain 9,000 square feet and will not only be conforming of size, but will also conform in width, frontage depth and will have conforming setbacks. Because of the existing condition of the house on the property, the variances are needed. The applicant believes that the variances should be granted as the variance is pre-existing and will not negatively impact the area. The lot of 16,800 square feet will be brought more into conformity with the density requirements of the Borough as should the subdivision be granted.

NAME _____

ATTACH TO DEVELOPMENT APPLICATION NUMBER _____

APPLICANT seeks variance from the terms of Articles and Sections _____

_____ of the Zoning Ordinance so as to permit (explain what you are planning to do.)

ADDENDUM FOR SUBDIVISION APPROVAL – ADDENDUM #4

1. Area of entire tract: 16,800 (sq.ft) _____ (Acres)
Number of proposed lot: 2
2. Are all lots conforming? Yes No _____
3. If not, please indicate how many and their size: All lots conform in size

4. Indicate intention to sell lots only; construct houses for sale; or specify other development plans: Applicant will sell proposed Lot 76.01 and building a house on proposed Lot 76.02 for his use.
5. Location of nearest sanitary sewer: sanity sewer is along frontage
6. Location of nearest public water supply: water supply is along frontage
7. Type of existing surface of street: bituminous
8. Does subdivision abut or affect any County, State or Federal highways, properties, or facilities?
If yes, describe: no
9. Are any new streets, extensions or municipal amenities or utilities involved in this subdivision? no
10. Are there any other variances involved in this subdivision? Yes – proposed Lot 76.01 will require front yard, side yard and rear yard setback
11. Are any easements or special covenants by Deed involved in this subdivision?
Yes _____ No If yes, attach copy
12. Are any draining ditches, streams, or other water courses involved in this subdivision? no
13. Name, address, and lot and block numbers (as disclosed by most recent tax records of all property owners within 200 feet of the tract to be subdivided must be shown on the plot plan. See attached
14. Have all real estate taxes, direct and indirect assessments on the property to be subdivided, been paid as of this date?
yes
-
-

Classified: _____

Dated: _____

If minor subdivision, this becomes a minor subdivision application) If minor subdivision application and you request that the Board waive any requirements, please list on a separate sheet and state the reasons why.

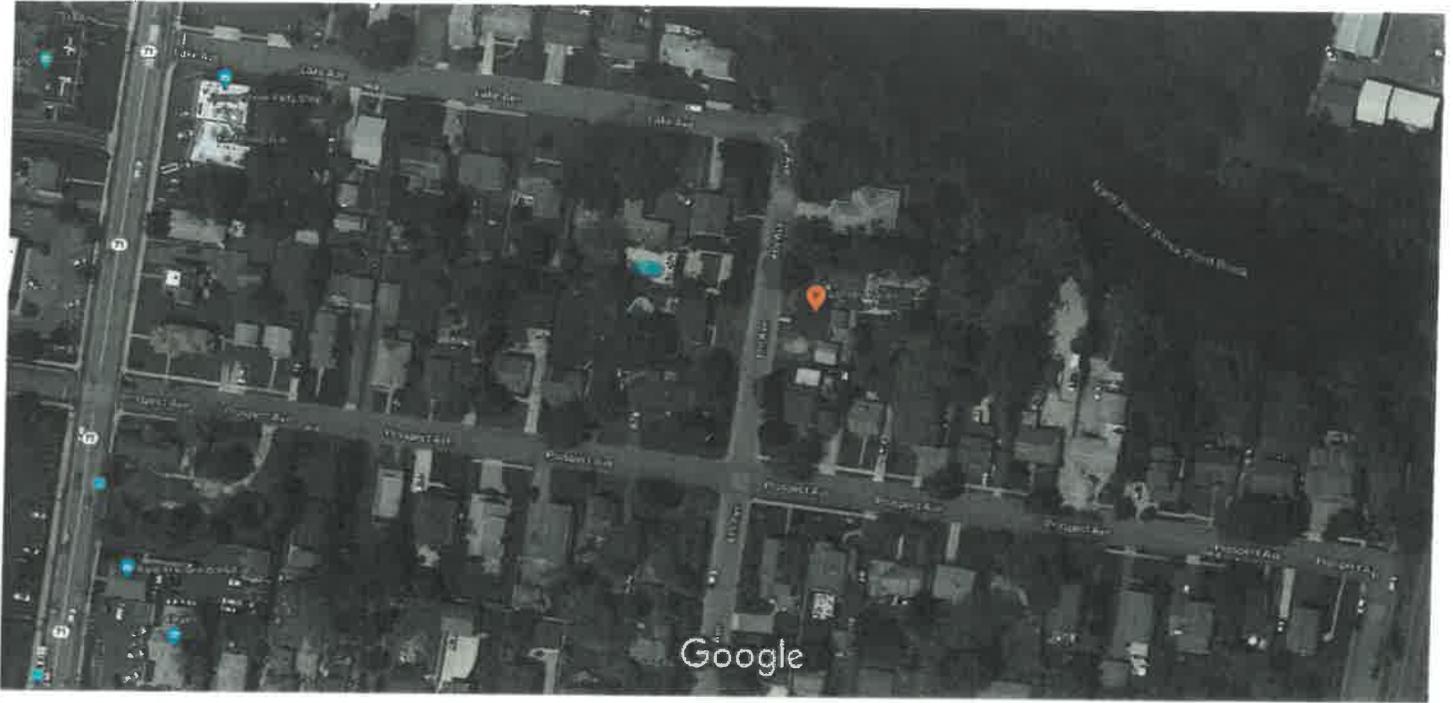
SUSTAINABILITY CHECKLIST FORM

	APPLICANT	BOROUGH OK (Date)
SUSTAINABLE BUILDING AND DESIGN STANDARDS		
Name of LEED Accredited Professional working on project	none currently	
List of Energy Star and WaterSense appliances, fixtures and construction techniques	currently unknown	
List of green and recycled building materials in new construction, renovation, and maintenance	currently unknown	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000	currently unavailable	
Use of any water efficient landscaping	currently unknown	
Use of any on-site renewable energy systems such as: Solar Wind Geothermal	currently unknown	
Details of roofing materials designed to reduce the urban heat island effect such as: Construction of roof top gardens to reduce solar gain in summer and insulate in winter Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	currently unknown	
Details of any sustainable stormwater systems employed such as: Bioswales/raingardens Permeable surfaces Grey water systems Retention and detention facilities Continuous trenching	drywells/retention	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides	currently unknown	
Details of energy efficient I-NAC equipment	currently unknown	
Details of building envelope efficiency such as insulation beyond code requirements, air sealing and advanced framing techniques	currently unknown	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project; or, alternatively, indicate the reason(s) why it is not being incorporated in the project

SPAGNOLI - 402 SIXTH AVENUE, BLOCK 39 LOT 76, SPRING LAKE HEIGHTS, NJ

Google Maps 402 6th Ave



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft L

402 6th Ave

Spring Lake, NJ 07762



Directions



Save



Nearby



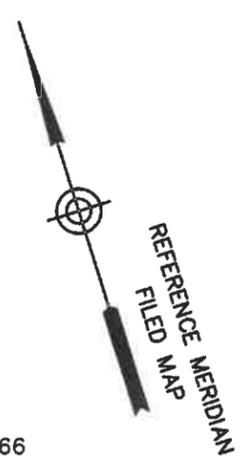
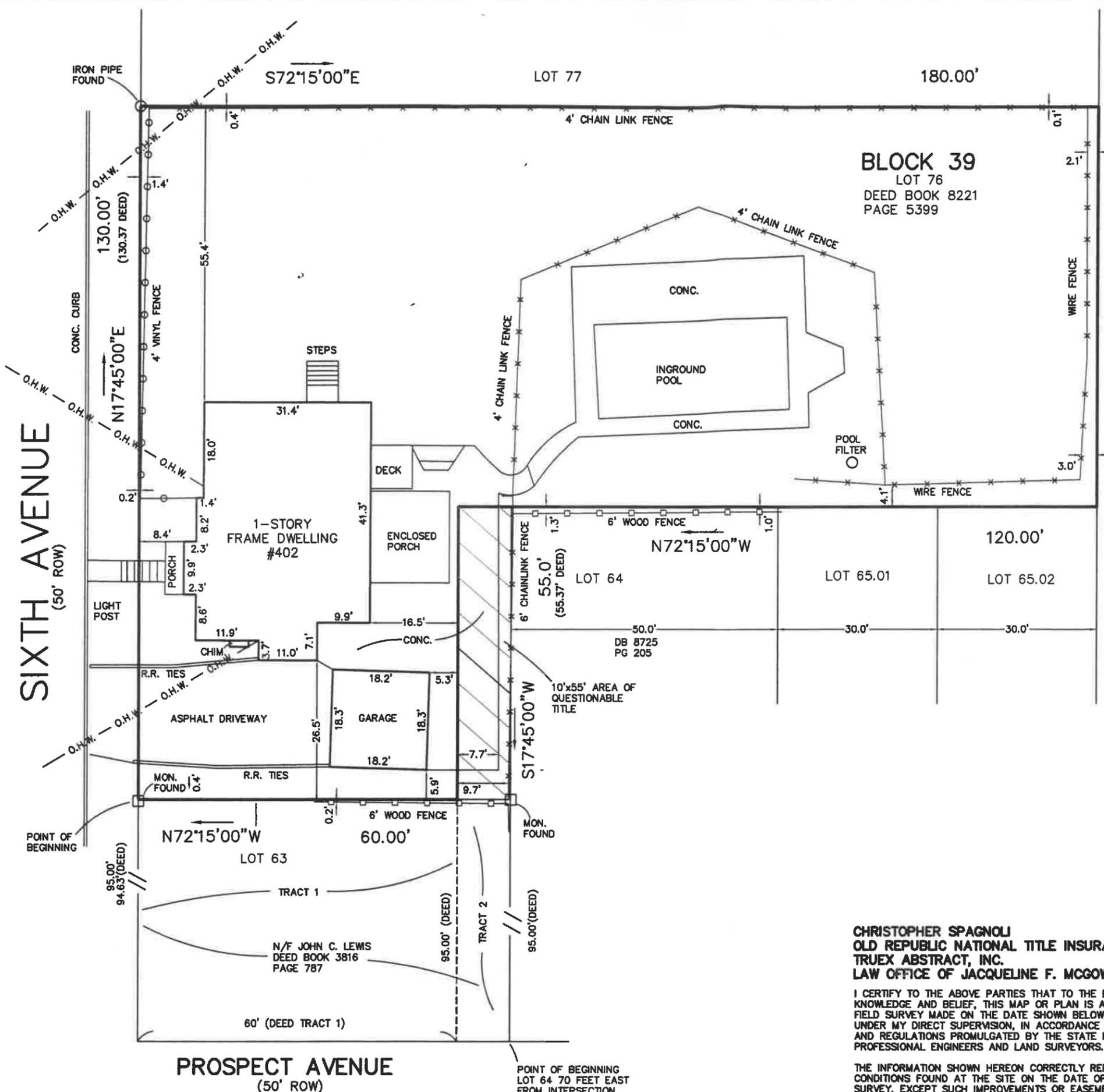
Send to your
phone



Share

Photos

SIXTH AVENUE
(50' ROW)



BLOCK 39
LOT 76
DEED BOOK 8221
PAGE 5399

DEED DESCRIPTION:
PROPERTY IS KNOWN AND DESIGNATED AS LOT 76 IN BLOCK 39 AS SHOWN ON THE CURRENT TAX MAPS OF THE BOROUGH OF SPRING LAKE HEIGHTS, MONMOUTH COUNTY, NEW JERSEY. ALSO BEING KNOWN AND DESIGNATED AS LOT AS ALL OF LOT 76, AND PORTION OF LOT 63 AND 77 ON A CERTAIN MAP ENTITLED "MAP OF THE ROGERS TRACT, SITUATE AT VILLA PARK" FILED IN THE MONMOUTH COUNTY CLERKS OFFICE ON JULY 3, 1889 AS MAP NUMBER 38-1.

ALSO KNOWN AS 402 SIXTH AVENUE, SPRING LAKE, N.J.
CONTAINING: 16,822 ± S.F.

SURVEY OF PROPERTY		
LOT 76 BLOCK 39		
SITUATED IN BOROUGH OF SPRING LAKE HEIGHTS MONMOUTH COUNTY, NEW JERSEY		
FRD SURVEYING, LLC		
136 GOLF VIEW BOULEVARD	OFFICE: 732.986.4630	
TOMS RIVER, NEW JERSEY 08753	FAX: 732.415.0924	
 FRANK R. DESANTIS, P.L.S. PROFESSIONAL LAND SURVEYOR N.J. Lic. No. 42001		
DATE	SCALE	
7/10/19	1"=20'	19-0333

CHRISTOPHER SPAGNOLI
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TRUAX ABSTRACT, INC.
LAW OFFICE OF JACQUELINE F. MCGOWAN, LLC

I CERTIFY TO THE ABOVE PARTIES THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE SITE ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE OF THE GROUND AND NOT VISIBLE.

PROSPECT AVENUE
(50' ROW)

POINT OF BEGINNING
LOT 64 70 FEET EAST
FROM INTERSECTION

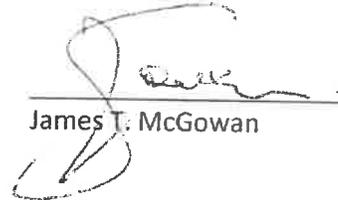
AFFIDAVIT

STATE OF MAINE :

COUNTY OF Waldo :

JAMES T. MCGOWAN, being sworn according to law upon oath deposes and says:

1. I am the owner of property located in Spring Lake Heights. The address was 402 Sixth Avenue, and the property is known as Block No. 39, Lot 76 on the tax map of the borough of Spring Lake Heights.
2. I took title to the premises in the year 1991 and 2003.
3. During all of the time that I owned the Property, the approximate ten (10) feet of land between my premises and Lot 64 was used by me. There is a fence that encroaches Lot 64 as well as pavement and a concrete roof cover from the garage. This was always considered my property and, as you can see from the survey dated April 19, 1991, the fence is in place some 9.8 feet over onto Lot 64.
4. To my knowledge no one has laid claim to this land since it was considered part of my Property.
5. I hereby certify that the foregoing statements made by me are true to the best of my knowledge and belief, and that if any of the foregoing statements made by me are willfully false, I may be subject to punishment.


James T. McGowan

Sworn and Subscribed to before
me this 24 day of July, 2019


Notary Public



Joanne L. Moulton
NOTARY PUBLIC
State of Maine
My Commission Expires
May 29, 2026

Prepared by:

ADAM J. STEUERMAN, ESQUIRE

QUITCLAIM DEED

This Deed is made on this 24 day of JULY, 2019

BETWEEN:

JAMES T. MCGOWAN, unmarried

whose address is 81 West Main Street, Searsport, ME 04974

hereinafter referred to as the Grantor,

AND:

CHRISTOPHER SPAGNOLI,

whose address is 6 Pennyroyal Court, Colts Neck NJ 07722

hereinafter referred to as the Grantee.

The words "Grantor and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE AND NO/100 (\$1.00) DOLLAR.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15.1) Borough of Spring Lake Heights, County of Monmouth,

No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the structures on the land in the Borough of Spring Lake Heights, County of Monmouth and State of New Jersey being known and designated as a parcel of land adjoining Lot 76 Block 39 shown as a "10' x 55' Area of Questionable Title" on the survey dated July 10, 2019 prepared by FRD Surveying, LLC.

Subject to easements, restrictions and reservations, if any.

(for Recorders use only)

STATE OF NEW JERSEY AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY MONMOUTH } SS. County Municipal Code 1370
MUNICIPALITY OF PROPERTY LOCATION SPRING LAKE HEIGHTS

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, JAMES T. MCGOWAN, being duly sworn according to law upon his/her oath, deposes and says that he/she is the GRANTOR in a deed dated 7/24/07 transferring real property identified as Block number ... Lot number ... located at Spring Lake Heights and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) [X] no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

[a] For consideration of less than \$100:

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) [] 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) [] legally blind or; *
DISABLED PERSON Grantor(s) [] permanently and totally disabled [] receiving disability payments [] not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
[] Owned and occupied by grantor(s) at time of sale. [] Resident of State of New Jersey.
[] One or two-family residential premises. [] Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- [] Affordable according to H.U.D. standards. [] Reserved for occupancy.
[] Meets income requirements of region. [] Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- [] Entirely new improvement. [] Not previously occupied.
[] Not previously used for any purpose. [] "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- [] No prior mortgage assumed or to which property is subject at time of sale.
[] No contributions to capital by either grantor or grantee legal entity.
[] No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 24 day of JULY, 2019

Waldo County, State of Maine

Joanne L Moulton

Signature of Deponent
81 West Main Street, Searsport, ME 04974

JAMES T. MCGOWAN
Grantor Name
81 West Main Street, Searsport, ME 04974

Deponent Address
XXX-XXX-591

Grantor Address at Time of Sale

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer



Joanne L. Moulton
NOTARY PUBLIC
State of Maine
My Commission Expires
May 29, 2026

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY PO BOX 251 TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 JAMES T. MCGOWAN

Current Street Address
 31 West Main Street

City, Town, Post Office Box
 State Zip Code
 Searsport ME 04974

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier

Street Address

City, Town, Post Office Box
 Spring Lake Heights State Zip Code
 NJ 07762

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$1.00	\$1.00	7-30-19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7/24/2019

 Date

 Date

 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

Signatures. The Grantors sign this Deed as of the date at the top of the first page.

Witnessed by:

Hebrah Proude

James T. McGowan (Seal)
James T. McGowan

STATE OF Maine :

SS: :

1 COUNTY OF Waldo :

2 I CERTIFY that on July 24, 2019, **James T. McGowan, unmarried** personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) were the makers of the attached deed;
- (b) executed this deed as his or her own act; and
- (c) make this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

(Such consideration is defined in N.J.S.A. 46:15-5.)

3 Joanne L. Moulton
(Print name and title below signature)

4
5



Joanne L. Moulton
NOTARY PUBLIC
State of Maine
My Commission Expires
May 29, 2026

Record & Return to:

PANDOLFE, SHAW & RUBINO, L.L.C

ATTORNEYS AT LAW

JOHN T. PANDOLFE, JR.*
CHARLES F. SHAW, III
Email: cshaw@psr215.com
MICHAEL R. RUBINO, JR.
Email: mrubino@psr215.com

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

TELEFAX: (732) 449-7501
*** N.J. & FLA. BAR**

August 10, 2020

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

RE: SPAGNOLI; CHRISTOPHER
402 SIXTH AVENUE
BLOCK 39, LOT 76
SPRING LAKE HEIGHTS, NJ

Dear Ms. Karamus:

Enclosed please find the following documents with regard to the above matter:

1. PROOF OF MAILING with original Legal Notice, certified property owners list, and certified mail receipts;
2. AFFIDAVIT OF PUBLICATION provided by Asbury Park Press dated August 5, 2020.

If you require anything further, please do not hesitate to contact me.

Very truly yours,



Lauren M. Wright, Land Use Paralegal
For MICHAEL R. RUBINO, JR., ESQ.

MRR:lmw
Enclosure(s)

IN THE MATTER OF
CHRISTOPHER SPAGNOLI
402 SIXTH AVENUE
BLOCK 39 LOT 76
SPRING LAKE HEIGHTS, NEW JERSEY

PROOF OF MAILING

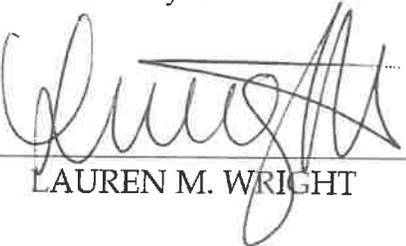
STATE OF NEW JERSEY:

SS:

COUNTY OF MONMOUTH:

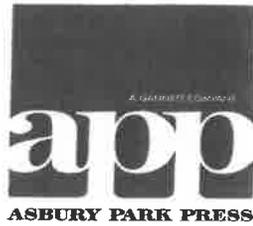
I, LAUREN M. WRIGHT, of full age, legal assistant in the offices of Pandolfe, Shaw & Rubino, LLC, did on August 6, 2020 give notice to each of the property owners on the attached list regarding the hearing before the Spring Lake Heights Planning Board on August 19, 2020, with reference to 402 Sixth Avenue, Block 39, Lot 76 in the Borough of Spring Lake Heights. Service to each property owner was affected by serving them by certified mail, return receipt requested, and said return receipts are attached hereto.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.


LAUREN M. WRIGHT

Sworn to and subscribed
before me this 10th
day of August, 2020

MICHAEL R. RUBINO, JR.
Attorney at Law of New Jersey



Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: PANDOLFF SHAW & RUBINO
Address: 215 MORRIS AVE
SPRING LAKE NJ 07762
USA

Ad No.: 0004318205
Pynt Method: Invoice
Net Amt: \$132.20

Run Times: 1
Run Dates: 08/07/20

No. of Affidavits: 1

Text of Ad:

LEGAL NOTICE

IN THE MATTER OF
CHRISTOPHER SPAGNOLI
402 SIXTH AVENUE
BLOCK 39 LOT 76
SPRING LAKE HEIGHTS, NJ

PLEASE TAKE NOTICE that the Applicant(s), Christopher Spagnoli, has applied to the Borough of Spring Lake Heights Planning Board for Minor Subdivision approval to create two (2) lots of varying shape and size. Proposed Lot 76.01 will consist of 7,800 s.f. The applicant will keep the existing building on the lot, but will take a portion of it down and will require a side yard setback of 5.5 feet and a front yard setback of 6.5 feet and a rear yard setback of 1.7 feet. Proposed Lot 76.02 will require variances that are existing and proposed for lot depth and lot coverage. Proposed Lot 76.02 will consist of 9,000 s.f. with no variances. The applicant will ask for the following variances.

PROPOSED LOT 76.01

1. Lot Depth - 60 feet proposed, whereas 150 feet is required.
2. Maximum Lot Coverage - 50.35% proposed, whereas 50% is permitted.
3. Minimum Side Yard Setback 5.5 feet proposed, whereas 10 feet is required.
4. Front Yard Setback - 6.5 feet existing and proposed, whereas 30 feet is required.
5. Rear Yard Setback - 1.7 feet existing and proposed, whereas 10 feet is required.

The applicant will also ask for any other variances whether bulk or use and/or waivers found during Borough Engineer review prior to hearing date or as deemed necessary by the Board at time of hearing.

The premises affected are known as Lot 76 Block 39 on the Spring Lake Heights Tax Map, and is located at 402 Sixth Avenue, Spring Lake Heights, New Jersey.

The hearing shall take place on August 19, 2020, at 7:00 p.m. or as soon thereafter. The meeting will be held remotely via electronic means using GoToMeeting.

PUBLIC ACCESS TO GoToMeeting MEETINGS:
Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/155192765>

You can also dial in using your phone.
United States (Toll Free): 1 877-309-2073
- One-touch: tel: +18773092073,, 155192765#

United States: +1 (646) 749-3129
- One-touch: tel: +16467493129,,155192765#
Access Code: 155-192-765

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PUBLIC PARTICIPATION DURING GoToMeeting MEETINGS:
•Members of the public are encouraged to join the meeting prior to its start time. Members who arrive early will be placed in a "waiting room" until the meeting starts.

•Members of the public will join muted and must remain muted until they are acknowledged during the Public Comment/Question portions of the Meeting. Only the Meeting Organizer will "unmute/mute" a participant and/or attendee.

•In order to participate in the Public Comment/Question portions of the Meeting, you may utilize one of the following options:

1. Submit your question/comment to the Board secretary a minimum of 2 days prior to the meeting date.
2. SMART DEVICE / COMPUTER you must type a request to the Meeting Organizer via the "Chat" feature in the app by stating ONLY your Name and Address for the record by smart device or computer. The Board Chairperson will then acknowledge you when it is your turn to speak. The "Chat" feature should only be used to indicate your desire to participate in the Public Comment/Question portions of the meeting. NO COMMENTS OR QUESTIONS PLACED IN THE CHAT WILL BE DISCUSSED.

3. PHONE ONLY once all chat requests are complete the Board Chair

will ask phone participants to state their name and address ONLY and then acknowledge each one when it is their turn to speak.

*In order maintain necessary decorum, violators of the above rules will be disconnected from the meeting.

PUBLIC ACCESS TO APPLICATION FILES

*All Application files can be viewed at the following web address: <https://springlakehts.com/planning-board/>

*Members of the public can also view the file at Borough Hall, 555 Brighton Avenue, Spring Lake Heights, NJ 07762 during the hours of 9 AM to 4:30 PM.

All questions, comments, and submittals should be directed to the Board Secretary Monday through Friday during the hours of 9AM to 4:30PM.

MaryEllen Karamus, Planning Board Secretary
(732)449-3500
mkaramus@springlakehts.com

PANDOLFE, SHAW & RUBINO, LLC
ATTORNEYS FOR APPLICANTS

Dated 8/5/2020

By

MICHAEL R. RUBINO, JR.

(\$97.20)

004318205-01

LEGAL NOTICE

IN THE MATTER OF
CHRISTOPHER SPAGNOLI
402 SIXTH AVENUE
BLOCK 39 LOT 76
SPRING LAKE HEIGHTS, NJ

PLEASE TAKE NOTICE that the Applicant(s), Christopher Spagnoli, has applied to the Borough of Spring Lake Heights Planning Board for Minor Subdivision approval to create two (2) lots of varying shape and size. Proposed Lot 76.01 will consist of 7,800 s.f. The applicant will keep the existing building on the lot, but will take a portion of it down and will require a side yard setback of 5.5 feet and a front yard setback of 6.5 feet and a rear yard setback of 1.7 feet. Proposed Lot 76.02 will require variances that are existing and proposed for lot depth and lot coverage. Proposed Lot 76.02 will consist of 9,000 s.f. with no variances. The applicant will ask for the following variances.

PROPOSED LOT 76.01

1. Lot Depth - 60 feet proposed, whereas 150 feet is required.
2. Maximum Lot Coverage - 50.35% proposed, whereas 50% is permitted.
3. Minimum Side Yard Setback 5.5 feet proposed, whereas 10 feet is required.
4. Front Yard Setback – 6.5 feet existing and proposed, whereas 30 feet is required.
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1. Submit your question/comment to the Board secretary a minimum of 2 days prior to the meeting date.

2. **SMART DEVICE / COMPUTER** you must type a request to the Meeting Organizer via the "Chat" feature in the app by stating **ONLY** your Name and Address for the record by smart device or computer. The Board Chairperson will then acknowledge you when it is your turn to speak. The "Chat" feature should only be used to indicate your desire to participate in the Public Comment/Question portions of the meeting. **NO COMMENTS OR QUESTIONS PLACED IN THE CHAT WILL BE DISCUSSED.**

3. **PHONE ONLY** once all chat requests are complete the Board Chair will ask phone participants to state their name and address **ONLY** and then acknowledge each one when it is their turn to speak.

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All questions, comments, and submittals should be directed to the Board Secretary Monday through Friday during the hours of 9AM to 4:30PM.

MaryEllen Karamus, Planning Board Secretary

(732)449-3500

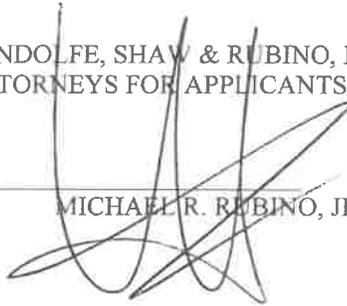
mkaramus@springlakehts.com

PANDOLFE, SHAW & RUBINO, LLC
ATTORNEYS FOR APPLICANTS

Dated 8/5/2020

By _____

MICHAEL R. RUBINO, JR.



**ENCLOSED PLEASE FIND THE REQUESTED
PROPERTY LIST**

**Block 39
Lot 76**

**Mary Ellen Karamus
Spring Lake Heights Tax Office**

Dated: July 24, 2020

OWNER & ADDRESS REPORT

SPRING LAKE HEIGHTS

200 FOOT LIST FROM BLOCK 39
LOT 76

07/22/20 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
35	8		2	600 OCEAN ROAD LLC 276 RIVERSIDE DRIVE #9G NEW YORK, N Y 10025	600 OCEAN RD ✓	L8-A,43
35	44		2	CONRAD, MARGARET 603 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	603 PROSPECT AVE ✓	
36	60		2	DUNN, SUSAN EMERY 604 PROSPECT AVE. SPRING LAKE HEIGHTS, NJ 07762	604 PROSPECT AVE ✓	
36	61		2	LOPEZ, ALVIN R & RONAN, LINDA M 600 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	600 PROSPECT AVE ✓	
36	62		2	PARAGANO, THOMAS & THERESE 227 MOUNTAINSIDE RD MENDHAM, N J 07945	401 SIXTH AVE ✓	
36	79		2	JONES, RICHARD & WILTSHIRE, REBECCA 1971 WINDING BROOK WAY SCOTCH PLAINS, NJ, 07076	601 LAKE AVE ✓	
36	80		2	KRAFT, R & K & BETTENCOURT, ERIK 603-605 LAKE AVENUE SPRING LAKE HEIGHTS, N J 07762	603 LAKE AVE ✓	81
37	86		2	ORT, THOMAS J JR & GERALDINE T/C 602 LAKE AVE SPRING LAKE HEIGHTS, NJ 07762	602 LAKE AVE ✓	87
37	88		2	FEISS, DANIEL R & CAROL A 604 LAKE AVE SPRING LAKE HEIGHTS, N J 07762	604 LAKE AVE ✓	
38	39		2	COY, MRS LOIS 565 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	565 PROSPECT AVE ✓	
38	40		2	MIDDLETON, COURTNEY(DEC)& EVELYN 567 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	567 PROSPECT AVE ✓	
38	41		2	BLACK, JAMES F & LILLIAN F 569 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	569 PROSPECT AVE ✓	
38	42		2	DURKIN, ANTHONY & MICHELLE 571 PROSPECT AVE SPRING LAKE HEIGHTS NJ 07762	571 PROSPECT AVE ✓	
39	63		2	CEMELLI, GARY 574 PROSPECT AVENUE SPRING LAKE HEIGHTS, NJ 07762	574 PROSPECT AVE ✓	
39	64		2	SCHOFIELD, C & MCCANN, F T/C 83 MONMOUTH RD MONROE TWP, N J 08831	572 PROSPECT AVE ✓	
39	65.01		1	MADONNA, JILL 568 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	570 PROSPECT AVE ✓	
39	65.02		2	MADONNA, JILL 568 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	568 PROSPECT AVE ✓	
39	66		2	DIMASI, ANNMARIE 566 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	566 PROSPECT AVE ✓	
39	67		2	VACCARO, DOMINICK & PAMELA 564 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	564 PROSPECT AVE ✓	

OWNER & ADDRESS REPORT

SPRING LAKE HEIGHTS

200 FOOT LIST FROM BLOCK 39
LOT 76

07/22/20 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
39	68		2	KENNEDY, JACQUELINE 562 PROSPECT AVE. SPRING LAKE HEIGHTS, N.J.07762	562 PROSPECT AVE ✓	
39	69		2	TROTTER, JAMES & JANET 560 PROSPECT AVE SPRING LAKE HEIGHTS, N J 07762	560 PROSPECT AVE ✓	
39	77		2	MILKOWSKI, RONALD & LYNN 406 SIXTH AVE SPRING LAKE HEIGHTS, NJ 07762	406 SIXTH AVE ✓	
39	79		15C	BOROUGH SPRING LAKE HEIGHTS 555 BRIGHTON AVE SPRING LAKE HEIGHTS, N J 07762	SIXTH AVE ✓	
40	1		15C	BOROUGH SPRING LAKE HEIGHTS 555 BRIGHTON AVE SPRING LAKE HEIGHTS, NJ 07762	WRECK POND ✓	

Handwritten marks: a circled '1' and a checkmark next to the 'SIXTH AVE' entry.

N J STATE HIGHWAY DEPARTMENT OF TRANSPORTATION
1035 Parkway Avenue
CN 601
Trenton, N J 08625-0601

MONMOUTH COUNTY DIVISION OF TRANSPORTATION
250 Center Street
Freehold, N J 07728

BOROUGH OF SPRING LAKE HEIGHTS
555 Brighton Avenue
Spring Lake Heights, N J 07762

TOWNSHIP OF WALL
2700 Allaire Road
P O Box 1168
Wall, N J 07719

BOROUGH OF SPRING LAKE
Fifth and Warren Avenues
Spring Lake, N J 07762

WYCKHAM MANOR CONDO ASSOCIATION
61 Wyckham Road
Spring Lake Heights, N J 07762

FAIRWAY MEWS COMMUNITY ASSOCIATION
2 Locust Way
Spring Lake Heights, N J 07762

For your information.....

**CLERK, BOROUGH OF SPRING LAKE HEIGHTS
555 Brighton Ave.
Spring Lake Heights, NJ 07762**

**MONMOUTH COUNTY PLANNING BOARD
Hall of Records Annex
P O Box 1255
Freehold, N J 07728**

**N J WATER SUPPLY AUTHORITY
Manasquan Water Supply System
Hospital Road
P O Box 467
Allenwood, N J 08720**

**SOUTH MONMOUTH REGIONAL SEWERAGE AUTHORITY
1235 18th Avenue
Belmar, NJ 07719**

**G P U ENERGY
300 Madison Ave.
Morristown, N J 07926**

**N J NATURAL GAS CO.
1415 Wyckoff Rd.
Wall, N J 07719**

**CABLEVISION
1501 18th Avenue
Wall, N J 07719**

**NEW JERSEY TRANSIT
One Penn Plaza East
Newark, N J 07105-2246**

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NEW YORK, NY 10025



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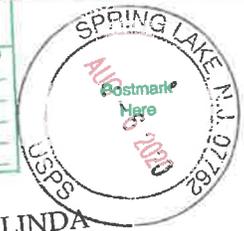
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M
600 PROSPECT AVE
SPRING LAKE HEIGHTS, NJ 07762



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PARAGANO, THOMAS & THERESE
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MENDHAM, NJ 07945



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DUNN, SUSAN EMERY
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REBECCA
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$



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Total Postage \$
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566 PROSPECT AVE
Street and SPRING LAKE HEIGHTS, NJ 07762
City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$
Total Postage \$
Sent To: **SCHOFIELD, C & MCCANN, F T/C**
83 MONMOUTH RD
Street and A MONROE TWP, NJ 08831
City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$
Total Postage \$
Sent To: **VACCARO, DOMINICK & PAMELA**
564 PROSPECT AVE
Street and SPRING LAKE HEIGHTS, NJ 07762
City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1445

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Post

KENNEDY, JACQUELINE
 562 PROPSECT AVE
 SPRING LAKE HEIGHTS, NJ 07762

Sent To

Street and

City, State, ZIP+4®



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1452

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Post

TROTTER, JAMES & JANET
 560 PROSPECT AVE
 SPRING LAKE HEIGHTS, NJ 07762

Sent To

Street and

City, State



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1469

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Certified Mail Fee

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Post

MILKOWSKI, RONALD & LYNN
 406 SIXTH AVE
 SPRING LAKE HEIGHTS, NJ 07762

Sent To

Street and

City, State



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1476

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Certified Mail Fee

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Post

BOROUGH OF SPRING LAKE
 HEIGHTS
 555 BRIGHTON AVE
 SPRING LAKE HEIGHTS, NJ 07762

Sent To

Street and

City, State



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1483

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Certified Mail Fee

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Post

CLERK, BOROUGH OF SPRING LAKE
 HEIGHTS
 555 BRIGHTON AVE.
 SPRING LAKE HEIGHTS, NJ 07762

Sent To

Street and

City, State



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1490

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Certified Mail Fee

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Post

MONMOUTH COUNTY PLANNING
 BOARD
 HALL OF RECORDS ANNEX
 PO BOX 1255
 FREEHOLD, NJ 07728CLERK,

Sent To

Street and

City, State, ZIP+4®



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1506

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<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$



Postage

\$

Total Postage

\$

Sent To

Street and

City, State

NJ WATER SUPPLY AUTHORITY
MANASQUAN WATER SUPPLY
SYSTEM
HOSPITAL ROAD
PO BOX 467
ALLENWOOD, NJ 08720

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1513

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<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$



Postage

\$

Total Postage

\$

Sent To

Street and

City, State

SOUTH MONMOUTH REGIONAL
SEWERAGE AUTHORITY
1235 18TH AVENUE
BELMAR, NJ 07719

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1520

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<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$



Postage

\$

Total Postage

\$

Sent To

Street and

City, State

G P U ENERGY
300 MADISON AVE.
MORRISTOWN, NJ 07926

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1333

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<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$



Postage

\$

Total Postage

\$

Sent To

Street and A

City, State, &

NJ NATURAL GAS CO.
1415 WYCKOFF ROAD
WALL, NJ 07719

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1346

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<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$



Postage

\$

Total Postage

\$

Sent To

Street and

City, State, &

CABLEVISION
1501 18TH AVENUE
WALL, NJ 07719

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0001 2518 1352

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<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$



Postage

\$

Total Postage

\$

Sent To

Street and

City, State

NEW JERSEY TRANSIT
ONE PENN PLAZA EAST
NEWARK, NJ 07105-2246

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To NJ STATE HIGHWAY DEPARTMENT
OF TRANSPORTATION
1035 PARKWAY AVENUE
CN 601
TRENTON, NJ 08625-0601

Street and City, State

7019 1120 0001 2518 1391

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To TOWNSHIP OF WALL
2700 ALLAIRE ROAD
PO BOX 1168
WALL, NJ 07719

Street and City, State

7019 1120 0001 2518 1377

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To MONMOUTH COUNTY DIVISION OF
TRANSPORTATION
250 CENTER STREET
FREEHOLD, NJ 07728

Street and City, State

7019 1120 0001 2518 1407

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To BOROUGH OF SPRING LAKE
FIFTH AND WARREN AVENUES
SPRING LAKE, NJ 07762

Street and City, State

7019 1120 0001 2518 1384

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To BOROUGH OF SPRING LAKE HEIGHTS
555 BRIGHTON AVENUE
SPRING LAKE HEIGHTS, NJ 07762

Street and City, State

7019 1120 0001 2518 1414

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To WYCKHAM MANOR CONDO
ASSOCIATION
61 WYCKHAM ROAD
SPRING LAKE HEIGHTS, NJ 07762

Street and City, State

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Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____



Postage \$ _____

Total \$ _____

Sent: FAIRWAY MEWS COMMUNITY ASSOCIATION

Street: 2 LOUCST WAY

City: SPRING LAKE HEIGHTS, NJ 07762

7019 1120 0001 2518 1421

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$97.20 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared Nicholas Penstrom at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

08/07/2020 A.D 2020

Nancy Heyrman
Notary Public State of Wisconsin County of Brown

5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

LEGAL NOTICE

IN THE MATTER OF
CHRISTOPHER SPAGNOLI
402 SIXTH AVENUE
BLOCK 39 LOT 76
SPRING LAKE HEIGHTS, NJ

PLEASE TAKE NOTICE that the Applicant(s), Christopher Spagnoli, has applied to the Borough of Spring Lake Heights Planning Board for Minor Subdivision approval to create two (2) lots of varying shape and size. Proposed Lot 76.01 will consist of 7,800 s.f. The applicant will keep the existing building on the lot, but will take a portion of it down and will require a side yard setback of 5.5 feet and a front yard setback of 6.5 feet and a rear yard setback of 1.7 feet. Proposed Lot 76.01 will require variances that are existing and proposed for lot depth and lot coverage. Proposed Lot 76.02 will consist of 9,000 s.f. with no variances. The applicant will ask for the following variances.

PROPOSED LOT 76.01

1. Lot Depth - 60 feet proposed, whereas 150 feet is required.
2. Maximum Lot Coverage - 50.35% proposed, whereas 50% is permitted.
3. Minimum Side Yard Setback 5.5 feet proposed, whereas 10 feet is required.
4. Front Yard Setback - 6.5 feet existing and proposed, whereas 30 feet is required.
5. Rear Yard Setback - 1.7 feet existing and proposed, whereas 10 feet is required.

The applicant will also ask for any other variances whether bulk or use and/or waivers found during Borough Engineer review prior to hearing date or as deemed necessary by the Board at time of hearing.

The premises affected are known as Lot 76 Block 39 on the Spring Lake Heights Tax Map, and is located at 402 Sixth Avenue, Spring Lake Heights, New Jersey.

The hearing shall take place on August 19, 2020, at 7:00 p.m. or as soon thereafter. The meeting will be held remotely via electronic means using GoToMeeting.

PUBLIC ACCESS TO GoToMeeting MEETINGS:
Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/155192765>

You can also dial in using your phone.
United States (Toll Free): 1 877-309-2073
- One-touch: tel: +18773092073,, 155192765#

United States: +1 (646) 749-3129
- One-touch: tel: +16467493129,,155192765#
Access Code: 155-192-765

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<https://global.gotomeeting.com/install/155192765>

PUBLIC PARTICIPATION DURING GoToMeeting MEETINGS:

•Members of the public are encouraged to join the meeting prior to its start time. Members who arrive early will be placed in a "waiting room" until the meeting starts.

•Members of the public will join muted and must remain muted until they are acknowledged during the Public Comment/Question portions of the Meeting. Only the Meeting Organizer will "unmute/mute" a participant and/or attendee.

•In order to participate in the Public Comment/Question portions of the Meeting, you may utilize one of the following options:

1. Submit your question/comment to the Board secretary a minimum of 2 days prior to the meeting date.
2. SMART DEVICE / COMPUTER you must type a request to the Meeting Organizer via the "Chat" feature in the app by stating ONLY your Name and Address for the record by smart device or computer. The Board Chairperson will then acknowledge you when it is your turn to speak. The "Chat" feature should only be used to indicate your desire to participate in the Public Comment/Question portions of the meeting. NO COMMENTS OR QUESTIONS PLACED IN THE CHAT WILL BE DISCUSSED.
3. PHONE ONLY once all chat requests are complete the Board Chair will ask phone participants to state their name and address ONLY and then acknowledge each one when it is their turn to speak.

•In order maintain necessary decorum, violators of the above rules will be disconnected from the meeting.

PUBLIC ACCESS TO APPLICATION FILES

•All Application files can be viewed at the following web address: <https://springlakehts.com/planning-board/>

•Members of the public can also view the file at Borough Hall, 555 Brighton Avenue, Spring Lake Heights, NJ 07762 during the hours of 9 AM to 4:30 PM.

All questions, comments, and submittals should be directed to the Board Secretary Monday through Friday during the hours of 9AM to 4:30PM.

MaryEllen Karamus, Planning Board Secretary
(732)449-3500
mkaramus@springlakehts.com

PANDOLFE, SHAW & RUBINO, LLC
ATTORNEYS FOR APPLICANTS

Dated 8/5/2020

By MICHAEL R. RUBINO, JR.

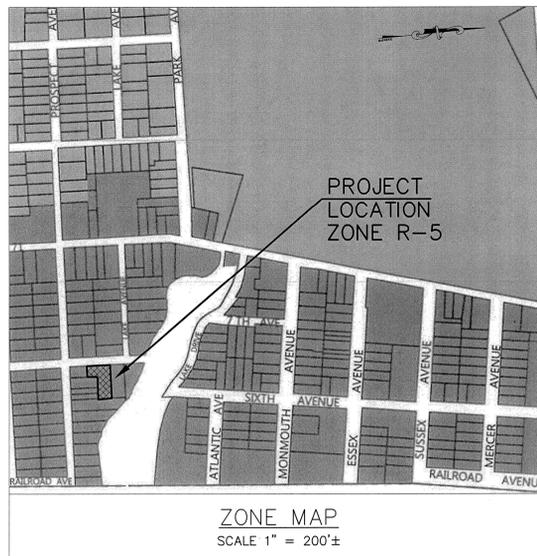
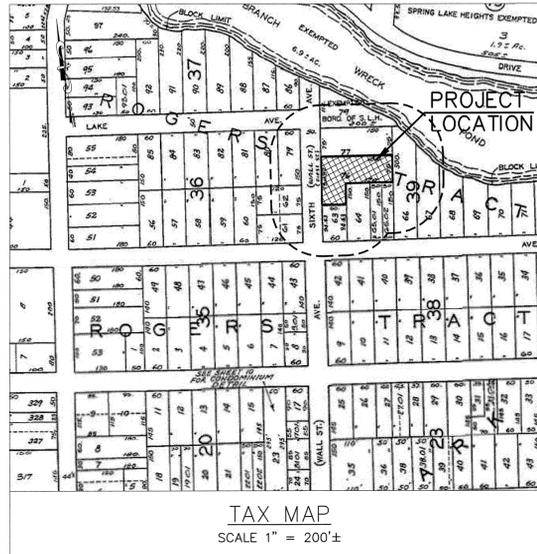
(\$97.20)

0004318205-01

MINOR SUBDIVISION

BLOCK 24 - LOT 19

BOROUGH OF SPRING LAKE HEIGHTS MONMOUTH COUNTY, NEW JERSEY



PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
35	8		2	600 OCEAN ROAD LLC 276 RIVERSIDE DRIVE #99 NEW YORK, N.Y.	600 OCEAN RD CLERK, BOROUGH OF SPRING LAKE HEIGHTS 555 Brighton Ave. Spring Lake Heights, NJ 07762
35	44		2	CONRAD, MARGARET 603 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	603 PROSPECT AVE N J STATE HIGHWAY DEPARTMENT OF TRANSPORTATION 1035 Parkway Avenue CN 601 Trenton, N J 08625-0601
36	60		2	DUNN, SUSAN EMERY 604 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	MONMOUTH COUNTY DIVISION OF TRANSPORTATION 250 Center Street Freehold, NJ 07728
36	61		2	LOPEZ, ALVIN R & ROMAN, LINDA M 600 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	BOROUGH OF SPRING LAKE HEIGHTS 555 Brighton Avenue Spring Lake Heights, NJ 07762
36	62		2	PASAGANO, THOMAS & THERESE 227 MOUNTAINSIDE RD MENDHAM, N.J.	TOWNSHIP OF WALL Hospital Road P O Box 467 Allenwood, N J 08720
36	79		2	JONES, RICHARD & WILTSPIRE, REBECCA 1971 WINDING BROOK HWY SCOTCH PLAINS, NJ.	BOROUGH OF SPRING LAKE 1235 18 th Avenue Spring Lake, NJ 07762
36	80		2	KRAFT, R & E & BETTECOURT, ERIC 403-801 AVE AVENUE SPRING LAKE HEIGHTS, NJ 07762	WYCKHAM MANOR CONDO ASSOCIATION 61 Wyckham Road Spring Lake Heights, NJ 07762
37	86		2	ORT, THOMAS J JR & GERALDINE T/C 602 LAKE AVE SPRING LAKE HEIGHTS, NJ 07762	FAIRWAY MEWS COMMUNITY ASSOCIATION 2 Locust Way Spring Lake Heights, NJ 07762
37	88		2	FEISS, DANIEL R & CAROL A 604 LAKE AVE SPRING LAKE HEIGHTS, NJ 07762	G P U ENERGY 300 Madison Ave. Morristown, N J 07926
38	39		2	COY, MRS LOIS 565 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	N J NATURAL GAS CO. 1415 Wyckoff Rd. Wall, N J 07719
38	40		2	MIDDLETON, COURTNEY(DEC) & EVELYN 567 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	CABLEVISION 1501 18 th Avenue Wall, N J 07719
38	41		2	BLACK, JAMES F & LILLIAN F 569 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	NEW JERSEY TRANSIT One Penn Plaza East Newark, N J 07105-3246
38	42		2	DURKIN, ANTHONY & MICHELLE 571 PROSPECT AVE SPRING LAKE HEIGHTS NJ 07762	
39	63		2	CEMELLI, GARY 574 PROSPECT AVENUE SPRING LAKE HEIGHTS, NJ 07762	
39	64		2	SCHOFIELD, C & MCCANN, F T/C 83 MONMOUTH RD MORRIS TWP, N.J.	
39	65.01		1	MADONNA, JILL 568 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	
39	65.02		2	MADONNA, JILL 568 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	
39	66		2	DIMASI, ANNAMARIE 566 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	
39	67		2	VACCARO, DOMINICK & PAMELA 564 PROSPECT AVE SPRING LAKE HEIGHTS, NJ 07762	
39	68		2	KENNEDY, JACQUELINE 562 PROSPECT AVE SPRING LAKE HEIGHTS, N.J. 07762	
39	69		2	TROTTER, JAMES & JANET 560 PROSPECT AVE SPRING LAKE HEIGHTS, N.J 07762	
39	77		2	MILKOWSKI, RONALD & LYNN 408 SIXTH AVE SPRING LAKE HEIGHTS, NJ 07762	
39	79		15C	BOROUGH SPRING LAKE HEIGHTS 555 BRIGHTON AVE SPRING LAKE HEIGHTS, N.J 07762	602 LAKE AVE SOUTH MONMOUTH REGIONAL SEWERAGE AUTHORITY 1235 18 th Avenue Belmar, NJ 07719
40	1		15C	BOROUGH SPRING LAKE HEIGHTS 555 BRIGHTON AVE SPRING LAKE HEIGHTS, NJ 07762	604 LAKE AVE G P U ENERGY 300 Madison Ave. Morristown, N J 07926

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 39 LOT 76 AS SHOWN ON SHT. 2 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF SPRING LAKE HEIGHTS, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-5 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.3857± ACRES (16,800 S.F.)

OWNER/APPLICANT: CHRISTOPHER SPAGNOLI
6 PENNROYAL COURT
COLTS NECK, N.J. 07722

NUMBER OF EXISTING LOTS - 1
NUMBER OF PROPOSED LOTS - 2
PROPOSED USE - DETACHED SINGLE FAMILY RESIDENTIAL
WATER - SPRING LAKE HEIGHTS
SEWER - SPRING LAKE HEIGHTS

SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY FRD SURVEYING, L.L.C.
DATED 12/2/19, REVISED 4/20/2020.

BY SIGNING OF THIS MAP, THE SURVEYOR CERTIFIES THAT ALL LINEAR AND ANGULAR DIMENSIONS OF THE EXTERIOR BOUNDARIES OF THE TRACT BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE PART IN 10,000.

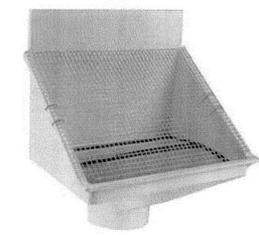
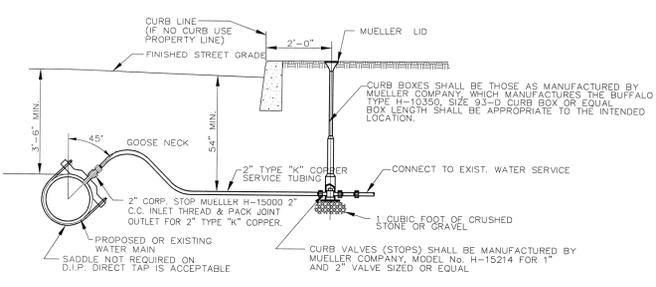
APPROVED BY
BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

2.	8/5/2020	REV. PER EAST POINT LTR. 7/23/2020 & AVAKIAN 8/5/2020 LTR.		
1.	4/25/2020	REVISED PER EAST POINT LETTER DATED 4/1/2020		
REV. NO.	DATE	DESCRIPTION		
TITLE SHEET				
402 SIXTH AVENUE BLOCK 39 - LOT 76 FOR SPAGNOLI				
BOROUGH OF SPRING LAKE HEIGHTS MONMOUTH COUNTY, NEW JERSEY				
		2877 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732)722-8556 F: (732)722-8557 Plans@KBAengineers.com Certificate of Authority No. 24GA28229500		
DRN	CHK			
SW	JK			
PROJECT NO. 2019-330				
SCALE AS SHOWN				
DATE 1/15/2020				
SHEET 1 OF 2				

I HEREBY CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (NJAC 5:21)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 12/2/19 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

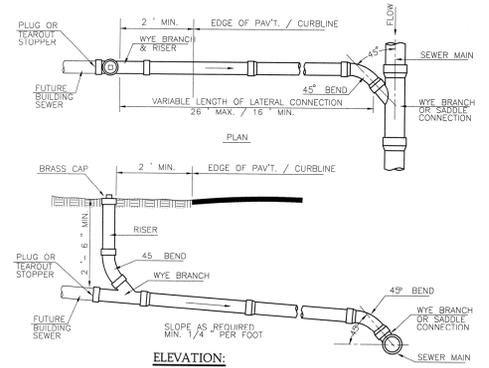


The ultimate high performance self-cleaning downspout filter...improves water quality and reduces tank maintenance. By screening leaves onto the ground, the Leaf Eater prevents gutters from blocking and eliminates a fire hazard.

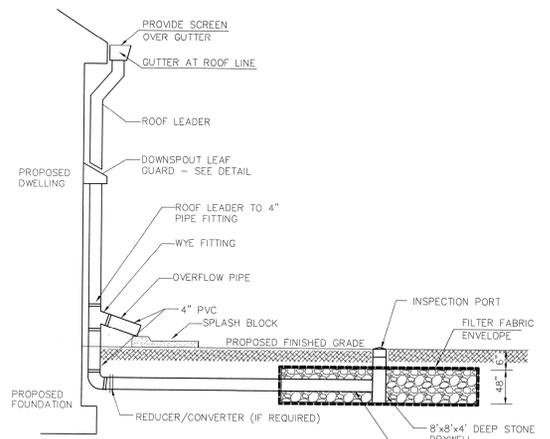


DETAIL: 'LEAF EATER' DOWNSPOUT LEAF GUARD
NOT TO SCALE

WATER SERVICE CONNECTION



STANDARD SEWER LATERAL CONNECTION WITH CLEANOUT
SEWER DEPTH - 10' OR LESS
NOT TO SCALE



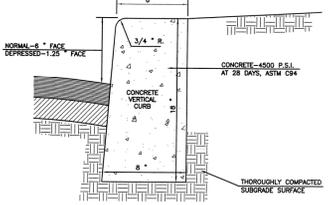
DETAIL: 8'x8'x3' DEEP STONE RECHARGE PIT
NOT TO SCALE

STORMWATER CALCULATIONS - LOT 76.02

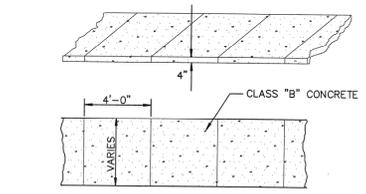
PROPOSED DWELLING = 1,650 S.F.
NJWQS = 1.50" / 2 HRS
VOL. = 1,650 S.F. X 1.50" = 206.3 C.F. REQUIRED
PROPOSED 12' x 15' x 4' DEEP STONE DRYWELL x 0.30 VOIDS
STORAGE VOL. = 216.0 C.F. PROVIDED
216.0 C.F. > 206.3 C.F.

STORMWATER CALCULATIONS - LOT 76.01

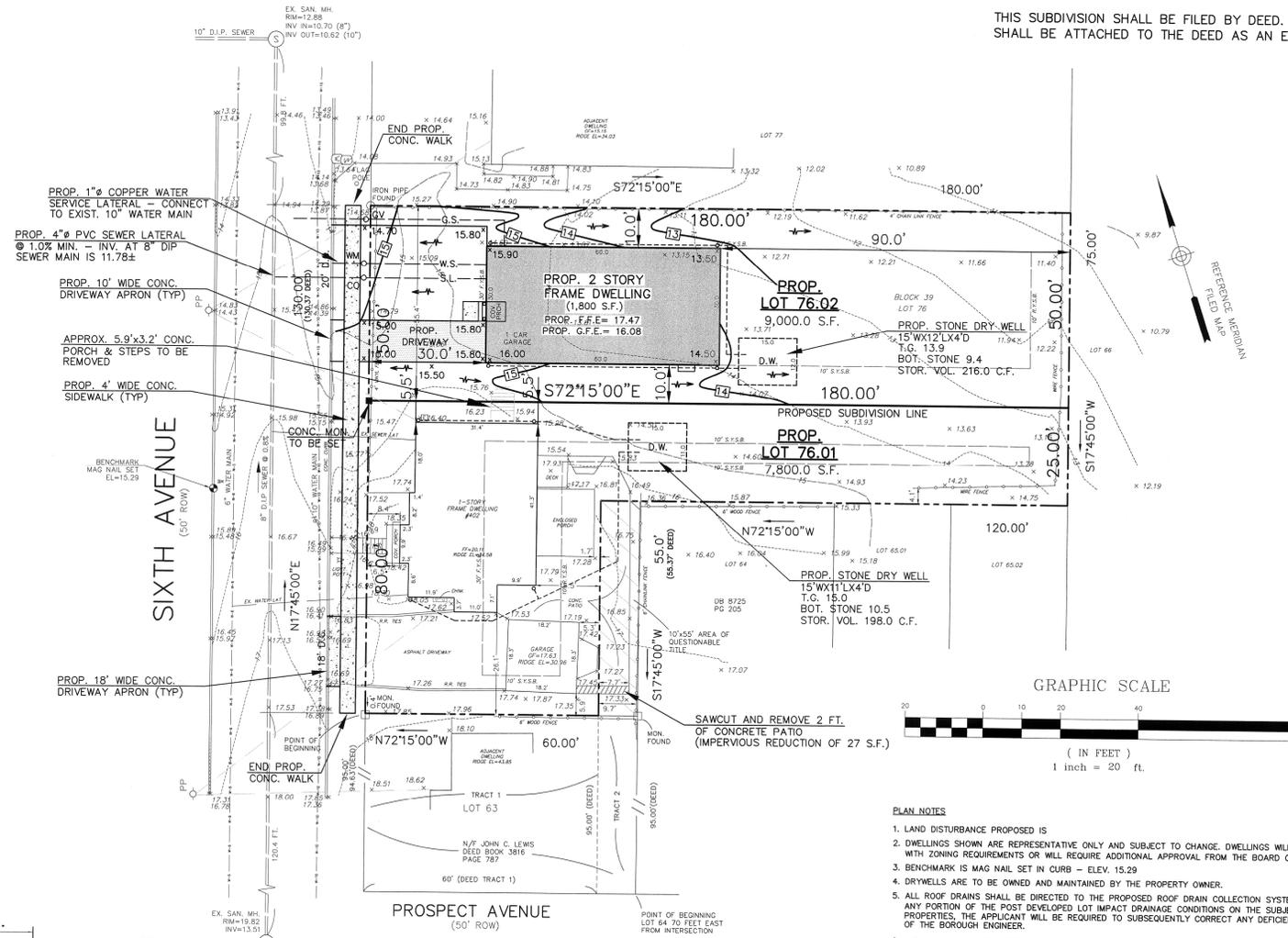
EXISTING DWELLING = 1,584 S.F.
NJWQS = 1.50" / 2 HRS
VOL. = 1,650 S.F. X 1.50" = 198.0 C.F. REQUIRED
PROPOSED 11' x 15' x 4' DEEP STONE DRYWELL x 0.30 VOIDS
STORAGE VOL. = 198.0 C.F. PROVIDED
198.0 C.F. = 198.0 C.F.



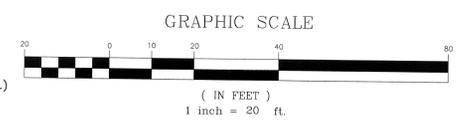
DETAIL: COMMERCIAL CONCRETE VERTICAL CURB
N.T.S.



TYPICAL DETAIL CONCRETE SIDEWALK
N.T.S.



THIS SUBDIVISION SHALL BE FILED BY DEED. A COPY OF THIS MAP SHALL BE ATTACHED TO THE DEED AS AN EXHIBIT.

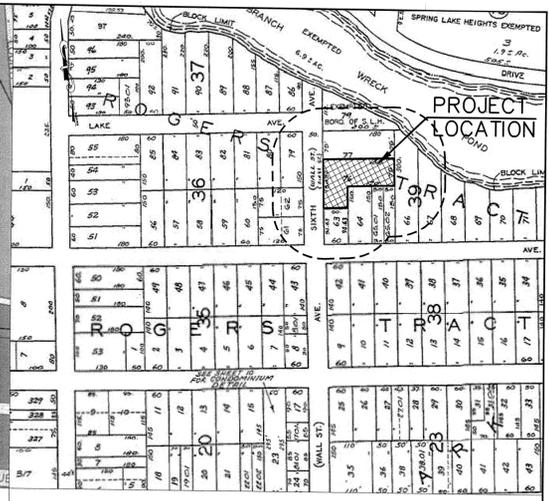


PLAN NOTES

1. LAND DISTURBANCE PROPOSED IS
2. DWELLINGS SHOWN ARE REPRESENTATIVE ONLY AND SUBJECT TO CHANGE. DWELLINGS WILL BE FULLY COMPLIANT WITH ZONING REQUIREMENTS OR WILL REQUIRE ADDITIONAL APPROVAL FROM THE BOARD OF APPLICABLE JURISDICTION.
3. BENCHMARK IS MAG NAIL SET IN CURB - ELEV. 15.29
4. DRYWELLS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL ROOF DRAINS SHALL BE DIRECTED TO THE PROPOSED ROOF DRAIN COLLECTION SYSTEM AND DRY WELL. SHOULD ANY PORTION OF THE POST DEVELOPED LOT IMPACT DRAINAGE CONDITIONS ON THE SUBJECTS PROPERTY OR ADJACENT PROPERTIES, THE APPLICANT WILL BE REQUIRED TO PROPOSEDLY CORRECT ANY DEFICIENCIES AT THE DISCRETION OF THE BOROUGH ENGINEER.
6. ANY PROPOSED WORK WITHIN THE BOROUGH RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY, CONCRETE CURB, AND UTILITY CONNECTIONS, WILL REQUIRE A BOROUGH ROAD OPENING PERMIT PRIOR TO START OF CONSTRUCTION.
7. ANY CURB, SIDEWALK, UTILITIES, ROADWAY AND/OR PAVEMENT DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED AND APPROVED BY THE BOROUGH ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. CORNER COORDINANCES ARE ASSUMED.
9. ALL ASPHALT TRENCH REPAIRS ARE TO RECEIVE INFRA-RED REPAIR.

APPROVED BY
BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE



TAX MAP
SCALE 1" = 200'±

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 39 LOT 76 AS SHOWN ON SHT. 2 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF SPRING LAKE HEIGHTS, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-5 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.3857± ACRES (16,800 S.F.)

OWNER/APPLICANT: CHRISTOPHER SPAGNOLI
6 PENROYAL COURT
COLTS NECK, N.J. 07722

NUMBER OF EXISTING LOTS - 1
NUMBER OF PROPOSED LOTS - 2
PROPOSED USE - DETACHED SINGLE FAMILY RESIDENTIAL
WATER - SPRING LAKE HEIGHTS
SEWER - SPRING LAKE HEIGHTS

SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY FRD SURVEYING, L.L.C. DATED 12/2/19, REVISED 4/20/2020.

BY DATING OF THIS MAP, THE SURVEYOR CERTIFIES THAT ALL LINEAR AND ANGULAR DIMENSIONS OF THE EXTERIOR BOUNDARIES OF THE TRACT BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE PART IN 10,000.

DESCRIPTION	ZONE R-5 REQUIRED/PERMITTED	EXISTING LOT 76	PROP. LOT 76.01	PROP. LOT 76.02
BUILDING USE	S.F. RESIDENTIAL	S.F. RESIDENTIAL	S.F. RESIDENTIAL	S.F. RESIDENTIAL
MIN. LOT AREA	7,500 S.F.	16,800 S.F.	7,800 S.F.	9,000 S.F.
MIN. LOT WIDTH	50 FT.	130.0 FT.	80.0 FT.	50.0 FT.
MIN. LOT FRONTAGE	50 FT.	130.0 FT.	80.0 FT.	50.0 FT.
MIN. LOT DEPTH	150 FT.	*60.0 FT.	*60.0 FT.	180.0 FT.
FRONT YARD SETBACK	30 FT.	*8.4 FT.	*8.4 FT.	30.0 FT.
SIDE YARD SETBACK	10 FT.	26.5 & 55.4 FT.	*5.50 & 26.1 FT.	10.0 & 10.0 FT.
REAR YARD SETBACK	10 FT.	16.5 FT.	16.5 FT.	95.0 FT.
GARAGE SIDE SETBACK	5 FT.	5.9 FT.	5.9 FT.	N/A
GARAGE YARD SETBACK	5 FT.	5.3 FT.	5.3 FT.	N/A
MAX. BLDG. COVERAGE	25 %	11.0 %	*26.62 %	20.0 %
MAX. LOT COVERAGE	50 %	17.3 %	50.0 %	23.61 %
MAX. PRINCIPAL BLDG. HEIGHT	32 FT. (2 1/2 STORY)	< 32 FT.	< 32 FT.	< 32 FT.
MAX. GARAGE BLDG. HEIGHT	15 FT. (1 STORY)	< 15 FT.	< 15 FT.	N/A

* - INDICATES EXISTING NON-COMFORMITY
** - INDICATES VARIANCE REQUIRED

PROP. BUILDING COVERAGE CALCULATIONS-LOT 76.01
PROP. DWELLING/COVERED FRONT PORCH = 1,491 S.F.
PROP. DETACHED GARAGE = 332 S.F.
PROP. COVERED REAR PORCH = 254 S.F.
TOTAL = 2,077 S.F. (26.62 %)

PROP. IMPERVIOUS CALCULATIONS-LOT 76.01
PROP. DWELLING/GAR./PORCH = 2,077 S.F.
PROP. ASPHALT DRIVEWAY = 689 S.F.
PROP. REAR CONC. PATIO/STEPS = 1,102
PROP. FRONT STEPS = 34 S.F.
TOTAL = 3,900 S.F. (50.0 %)

PROP. BUILDING COVERAGE CALCULATIONS-LOT 76.02
PROP. DWELLING/PORCH = 1,800 S.F.
TOTAL = 1,800 S.F. (20.0 %)

PROP. IMPERVIOUS CALCULATIONS-LOT 76.02
PROP. DWELLING/PORCH = 1,800 S.F.
PROP. ASPHALT DRIVEWAY = 300 S.F.
PROP. PAVEMENT FRONT WALK/STEPS = 25 S.F.
TOTAL = 2,125 S.F. (23.61 %)

MINOR SUBDIVISION PLAN

402 SIXTH AVENUE
BLOCK 39 - LOT 76
FOR SPAGNOLI

BOROUGH OF SPRING LAKE HEIGHTS
MONMOUTH COUNTY, NEW JERSEY

APPROVED BY
BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

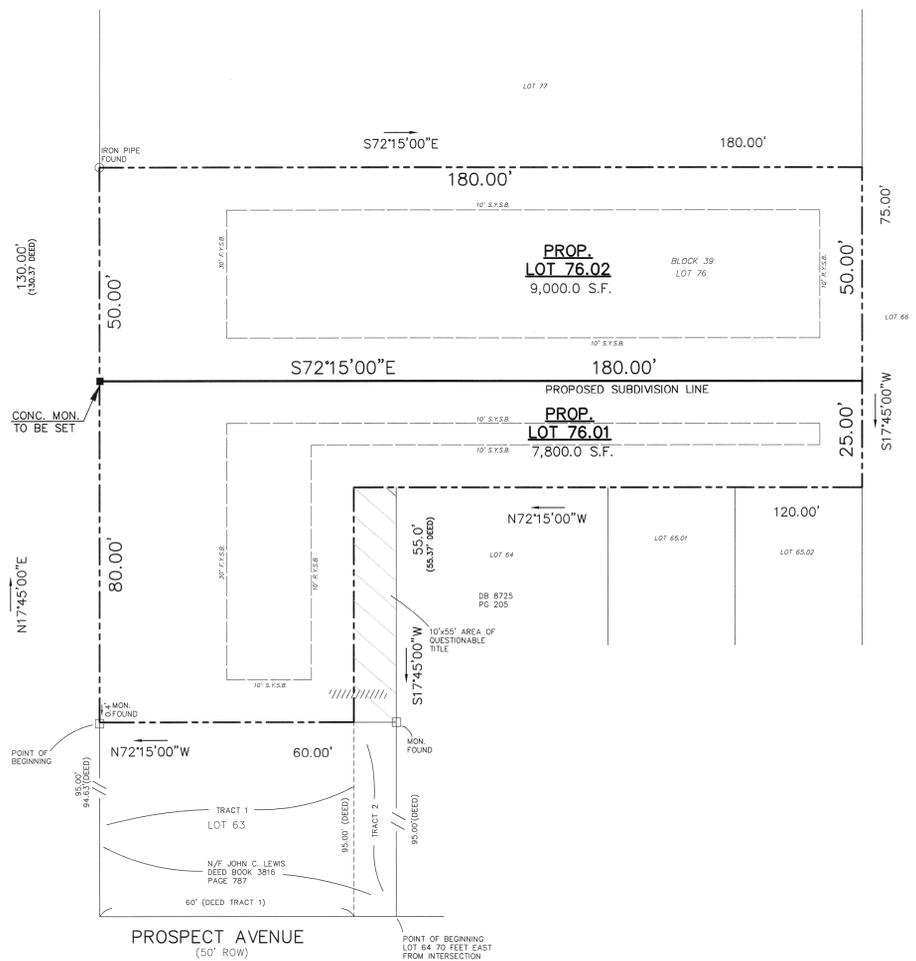
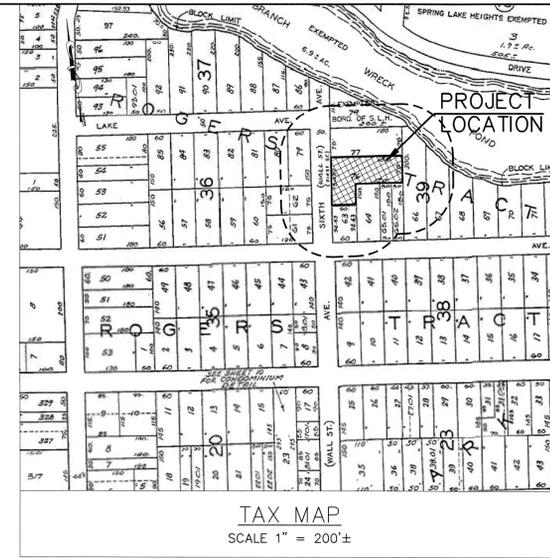
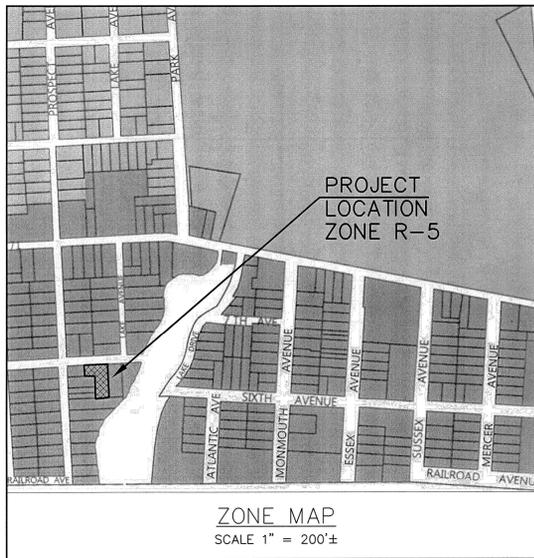
CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No.: GE45850

DRN SW CHK JJK
PROJECT NO. 2019-330
SCALE AS SHOWN
DATE 1/15/2020
SHEET 2 OF 2



THE UNDERSIGNED, CHRISTOPHER SPAGNOLI, HEREBY DECLARES THAT HE IS THE OWNER OF LOT 76 IN BLOCK 39, AS DELINEATED HEREON AND HEREBY CONSENTS TO THE FILING OF THIS MAP.

CHRISTOPHER SPAGNOLI _____ DATE _____

ADDRESS _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020 BEFORE ME, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED _____ WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT.

MAP FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON _____ AS MAP No. _____

NEW LOT NUMBERS HAVE BEEN ASSIGNED.

TAX ASSESSOR _____ DATE _____

THIS IS TO CERTIFY THAT THE BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED, THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, 20____ WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.

SECRETARY, SPRING LAKE HEIGHTS PLANNING BOARD _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

BOROUGH ENGINEER - SPRING LAKE HEIGHTS _____ DATE _____

THIS SUBDIVISION SHALL BE FILED BY DEED. A COPY OF THIS MAP SHALL BE ATTACHED TO THE DEED AS AN EXHIBIT.

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 39 LOT 76 AS SHOWN ON SHT. 2 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF SPRING LAKE HEIGHTS, MONMOUTH COUNTY, NEW JERSEY.

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OWNER/APPLICANT: CHRISTOPHER SPAGNOLI
6 PENNROYAL COURT
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SEWER - SPRING LAKE HEIGHTS

SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY FRD SURVEYING, L.L.C. DATED 12/2/19, REVISED 4/20/2020.

BY SIGNING OF THIS MAP, THE SURVEYOR CERTIFIES THAT ALL LINEAR AND ANGULAR DIMENSIONS OF THE EXTERIOR BOUNDARIES OF THE TRACT BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE PART IN 10,000.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 12/2/19 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

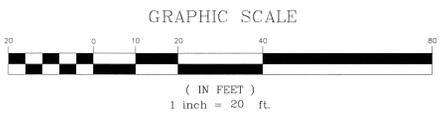
I HEREBY CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (NJAC 5:21)

JOSEPH J. KOUBA N.J. P.E. LIC. GE45850 _____ DATE _____

FRANK R. DESANTIS, P.L.S. LIC. No. 42001 _____ DATE _____

DESCRIPTION	ZONE R-5 REQUIRED/PERMITTED	EXISTING LOT 76	PROP. LOT 76.01	PROP. LOT 76.02
BUILDING USE	S.F. RESIDENTIAL	S.F. RESIDENTIAL	S.F. RESIDENTIAL	S.F. RESIDENTIAL
MIN. LOT AREA	7,500 S.F.	16,800 S.F.	7,800 S.F.	9,000 S.F.
MIN. LOT WIDTH	50 FT.	130.0 FT.	80.0 FT.	50.0 FT.
MIN. LOT FRONTAGE	50 FT.	130.0 FT.	80.0 FT.	50.0 FT.
MIN. LOT DEPTH	150 FT.	*60.0 FT.	**60.0 FT.	180.0 FT.
FRONT YARD SETBACK	30 FT.	*8.4 FT.	*8.4 FT.	30.0 FT.
SIDE YARD SETBACK	10 FT.	26.5 & 55.4 FT.	**5.50 & 26.1 FT.	10.0 & 10.0 FT.
REAR YARD SETBACK	10 FT.	16.5 FT.	16.5 FT.	95.0 FT.
GARAGE SIDE SETBACK	5 FT.	5.9 FT.	5.9 FT.	N/A
GARAGE YARD SETBACK	5 FT.	5.3 FT.	5.3 FT.	N/A
MAX. BLDG. COVERAGE	25 %	11.0 %	**26.62 %	20.0 %
MAX. LOT COVERAGE	50 %	17.3 %	50.0 %	23.61 %
MAX. PRINCIPAL BLDG. HEIGHT	32 FT. (2 1/2 STORY)	< 32 FT.	< 32 FT.	< 32 FT.
MAX. GARAGE BLDG. HEIGHT	15 FT. (1 STORY)	< 15 FT.	< 15 FT.	N/A

* - INDICATES EXISTING NON-COMFORMITY
** - INDICATES VARIANCE REQUIRED



APPROVED BY
BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

3 9/2/2020 PER BOROUGH ENGINEER COMMENTS.
2 8/5/2020 PER EAST POINT LTR: 7/23/2020 & AVAKIAN 8/5/2020 LTR.
1 4/25/2020 REVISED PER EAST POINT LETTER DATED 4/1/2020

REV. NO. DATE DESCRIPTION

MINOR SUBDIVISION

LOT 76 BLOCK 39

SITUATED IN
BOROUGH OF SPRING LAKE HEIGHTS
MONMOUTH COUNTY, NEW JERSEY

FRD SURVEYING, LLC
136 GOLF VIEW BOULEVARD OFFICE: 732.986.4630
TOMS RIVER, NEW JERSEY 08753 FAX: 732.415.0924

Frank R. Desantis
FRANK R. DESANTIS, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. Lic. No. 42001

DATE 1/15/20 SCALE 1"=20' 19-0333 TOPO



July 23, 2020

Via Email

Chairman
Planning Board
Borough of Spring Lake Heights
555 Brighton Avenue
Spring Lake Heights, NJ 07762

**RE: Minor Subdivision Plan – Engineering Review #1
Christopher Spagnoli
402 Sixth Avenue (Block 39, Lot 76)
Borough of Spring Lake Heights, Monmouth County, New Jersey
EPE Project Number: SLHPB-2020-02**

Dear Chairman and Board Members:

Please be advised that the Borough received a completeness resubmission on June 23, 2020 for the above entitled application, including the following:

1. Application resubmission response letter by KBA Engineering Services, LLC, dated April 27, 2020;
2. Plan entitled “Development Plan, Block 39, Lot 76, for Spagnoli – Borough of Spring Lake Heights, Monmouth County, New Jersey”, prepared by KBA Engineering Services, LLC., signed and sealed by Joseph J. Kociuba, P.E., P.P., dated January 15, 2020 and revised April 25, 2020, consisting of one (1) sheet.
3. Plan entitled “Minor Subdivision, Lot 76, Block 39 situated in Borough of Spring Lake Heights, Monmouth County, New Jersey” prepared by FRD Surveying, LLC., signed and sealed by Frank R. Desantis, P.L.S., dated January 15, 2020 and revised April 25, 2020, consisting of one (1) sheet.

This office has reviewed the above submitted materials and recommend that the application be deemed complete at this time.

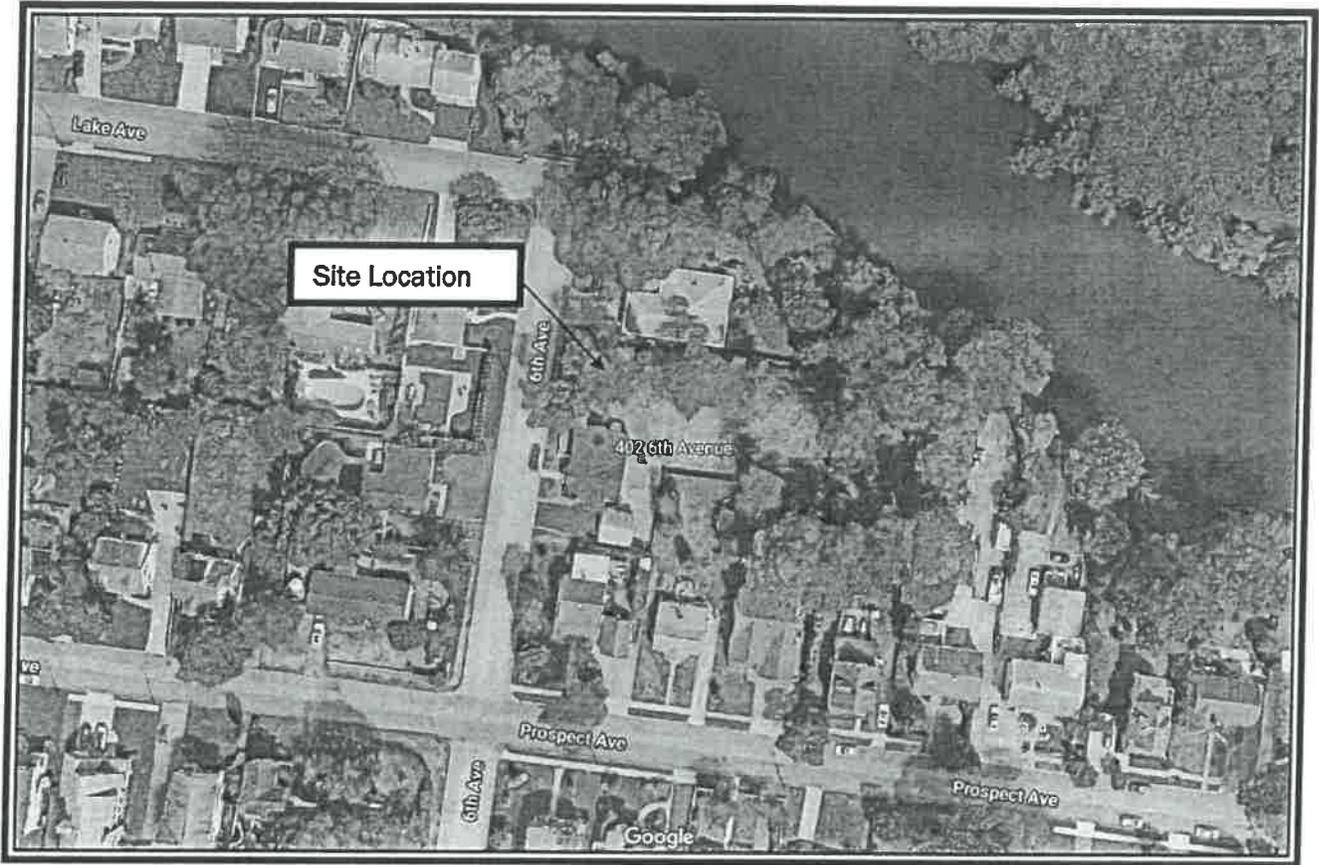
The subject property known Block 39, Lot 76, with an area of 16,800 square feet (0.385 Acres), is situated at the easterly side of Sixth Avenue. The lot is bordered by single-family dwellings on all sides and across the street. The property is currently developed with an existing one-story single-family dwelling with a two-car detached garage that has driveway access at Sixth Avenue. The lot contains several large trees which are not depicted on the survey. The property backs to the North Branch of the Wreck Pond Brook.

The applicant is requesting Minor Subdivision approval to create two (2) lots of varying shape and size. The first lot containing the existing dwelling and detached garage is flag shaped 7,800 SF (80' width x 60 feet at the shortest depth). A 25-foot wide portion of the lot extends to 180 feet. The second lot is rectangular shaped 9,000 SF (50' width x 180' depth) to accommodate a new single-family residential dwelling (2 stories).

The applicant is proposing a new 20-foot-wide curb opening for a driveway to the second lot. The existing driveway apron is proposed to be replaced at 18-foot-wide to serve the existing dwelling. Each dwelling will have its own dry well for roof runoff. The concrete sidewalk is proposed to be replaced along the full length of both lots.

It was indicated in the application that the existing dwelling on Lot 76.01 will be for sale and the proposed dwelling on Lot 76.02 will be for use by the owner.

Minor Subdivision Plan – Engineering Review #1
 Christopher Spagnoli
 402 Sixth Avenue (Block 39, Lot 76)
 July 19, 2020



Aerial Showing Subject Property

ZONING

The following is a summary of the Bulk Zoning Requirements of the R-5 Zone as it relates to this application.

§22-612: HEIGHT, YARD AREA & BULK REQUIREMENTS

Bulk Standard	Required	Existing	Proposed Lot 76.01	Proposed Lot 76.02	Comments
Minimum Lot Area (SF)	7,500 SF	16,800 SF	7,800 SF	9,000 SF	Complies
Minimum Lot Frontage (FT)	50 FT	130.0 FT	80.0 FT	50.0 FT	Complies
Minimum Lot Width (FT)	50 FT	130.0 FT	80.0 FT	50.0 FT	Complies
Minimum Lot Depth (FT)	150 FT	180 FT	60 FT (V)	180.0 FT	(V)
Minimum Front Yard Setback (FT)	30 FT	6.5 FT (E)*	6.5 FT (E)* ✓	30.0 FT	(E)
Minimum Side Yard Setback (FT)	10 FT	26.5 FT ✓	2.5 FT (V) ✓	10.0 FT	(V)
Minimum Rear Yard Setback (FT)	10 FT	1.7 FT (E)*	1.7 FT (E)* ✓	95.0 FT	(E)
Garage Side Yard Setback (FT)	5 FT	5.9 FT	5.9 FT	N/A	Complies
Garage Rear Yard Setback (FT)	5 FT	5.3 FT	5.3 FT	N/A	Complies
Maximum Building Principal Height (FT)	32 FT 2.5 STORY	< 32 FT 2 STORY	< 32 FT 2 STORY	< 32 FT 2 STORY	Complies

*with
 6th
 Ave*

→
✓
all

Minor Subdivision Plan – Engineering Review #1
 Christopher Spagnoli
 402 Sixth Avenue (Block 39, Lot 76)
 July 19, 2020

Architect Spagnoli

Maximum Garage Building Height	15 FT 1 STORY	< 15 FT 1 STORY	< 15 FT 1 STORY	N/A	Complies
Maximum Building Coverage (SF)	25%	11.0 %	26.62 %	18.33 %	Complies
Maximum DU/Acre	5.8	2.5	5.5	4.8	Complies
Maximum Lot Coverage (SF)	50%	17.3%	50.34 % (V)	25.42 %	(V)

(V) – Variance

(E) – Existing Non-Conformity

N/A – Not Applicable

* These distances are taken to the front and rear covered porches as per the dimensions on the plan.

GENERAL COMMENTS

1. This applicant must complete and submit a Submission Checklist Form in accordance with Borough Ordinance No. 2013-07.

2. The applicant has indicated that copies of architectural plans have been provided, however, the submission package did not include them. **These architectural plans must be provided in advance of a public hearing.**

Checklist Item (h) The applicant must provide elevations and floor plans for all proposed buildings and structures. The height of each existing and proposed structure as measured in accordance with the Borough's ordinances must be depicted on the plan. The basement floor elevations must also be provided if proposed.

3. The applicant has indicated that copies of the survey have been provided, however, the submission package did not include them. **The survey must be provided in advance of a public hearing.**

Checklist Item (l) A copy of the property survey must be provided, and dated no earlier than six months prior to the date the Application for Development is filed, accurately depicting the size of the property and the dimensions of all structures located thereon. The survey must be prepared and certified by a licensed land surveyor.

4. We defer to the Board Planner for review of the Zoning Ordinance conformance and required variances. Testimony must be provided at the hearing regarding any variances that are requested. The following variances appear to be needed; however, they are not noted on the plans:

- The lot depth for Lot 76.01 must be confirmed in accordance with the definition in the ordinance as it appears to require a variance.
- The lot coverage for Lot 76.01 is greater than 50% which is the maximum permitted.

5. We recommend that the subdivision and development plan be incorporated into a combined submission set with cover sheet that references the project name, owners name and contact info, 200-foot owners list, location/zone/tax maps, sheet index, local utility contacts and signature lines. The cover sheet must include the following information. **These plans must be provided in advance of a public hearing.**

- A certified 200-foot lot owner's list must be provided and included on the cover sheet.

Survey + architect

2

✓
✓

Minor Subdivision Plan – Engineering Review #1
Christopher Spagnoli
402 Sixth Avenue (Block 39, Lot 76)
July 19, 2020

- A parking table must be provided to confirm each dwelling will have the required off-street parking based on the number of bedrooms in accordance with Residential Site Improvement Standards (R.S.I.S.).
 - The applicant must list all county and state agencies having jurisdiction over the project.
 - The Borough approval signatures must be for the Borough of Spring Lake Heights.
 - The Zone Map must be included with all neighboring zones labeled.
6. The applicant must provide a letter, signed and sealed by a professional engineer and the applicant, indicating that the project has been designed in accordance with the Residential Site Improvement Standards and shall list all exceptions, waivers and agreements to exceed same.
 7. All plans must include a note indicating the Preliminary FIRM - Base Flood Elevation as it relates to the topographic information on the survey. If the BFE encroaches into the property a Flood Hazard Verification from the N.J.D.E.P. may be required.

Minor Subdivision Plan

8. The plan does not appear to have been drawn or plotted the correct scale as indicated. It does not scale at 1" = 20'.
9. The applicant should clarify if the subdivision is to be perfected by deed or plat. If perfected by deed, descriptions will be required to be submitted for review and approval by this office. If perfected by plat, plat shall conform to the requirements of the Title Recordation Law, per 46:26B-2.b(3) the title recordation law section states "...lot designations shall conform with the municipal tax map..." If not already performed, we suggest that the preparing surveyor contact the Borough Tax Assessor's office to confirm that the lot numbering as depicted on the map is in accordance with the Assessor's preferences and that there is no conflict with the Assessor's tax parcel data base numbering system.
10. Per 46:26B-2.b (8), the title recordation law requires "...a minimum of three corners distributed around the tract shall indicate the coordinate values." These values in map meridian (either in State Plan Coordinate or assumed) must be added to the map.
11. Per 46:26B-3.b (10), the title recordation law requires that monumentation be set. The depiction of monuments *to be set* will indeed suffice to satisfy this standard.
12. The plan references a survey prepared on December 2, 2019. As previously noted in the letter a copy of this survey must be provided.
13. The plan notes indicate a disturbance area which is left blank.
14. The zoning table must be updated to match the table on the development plan.

Development Plan

The applicant will be required to submit individual grading plans to the Borough Engineer prior to issuance of any building permits. Individual grading plans should be consistent with the approved grading as shown on the subdivision plans.

15. The plan does not appear to have been drawn or plotted the correct scale as indicated. It does not scale at 1" = 10'.

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16. Testimony must be provided as to the proposed layout of the buildings, driveways and grading/storm drainage.
17. The zoning table must be updated. See comment number 4 above for additional variances. Also, the table description should be revised to indicate Garage Rear Setback. The maximum lot density must also be added to the table.
18. The limits of any proposed fencing should be clearly labeled on the plan. All buffer requirements must be met by ordinance.
19. If basements are proposed, the proposed basement floor elevations relative to the seasonal high ground water table must be provided. A 2-foot separation from seasonal high ground water table to basement slab is required.
20. The applicant must indicate any existing trees on the lot and notate the trees to be saved and those to be removed. The applicant must obtain a permit for any proposed tree clearing and must post all applicable fees and contributions. A note regarding same must be added to the plan.
21. The survey bench mark location must be clearly labeled on the survey and called out in the notes.
22. The plans show the location for proposed stormwater dry wells (recharge pits) at each lot, however, the soil testing has not been provided. The applicants engineer has indicated in his letter that a waiver is requested and soil testing will be provided at the time of plot plan. We request the applicant to provide testimony that each system will be designed to meet the requirements of the Borough Engineer at the time of grading plan submission and done so in accordance with the N.J.D.E.P. Best Management Practices Manual – Chapter 9.3: Standard for Drywells.
23. The building area used in the dry well calculation for Lot 76.01 does not appear to be correct. The sizing of this system must be recomputed based on the building coverage area noted on the plan table.
24. The applicant must also clarify where the emergency overflow from each dry well will be directed so as not to negatively impact neighboring properties. Notes on the plans indicate that the drywells are to be owned and maintained by the property owner. Testimony must be provided with regard to same.
25. The dry wells must be a minimum 20 feet from the dwellings, otherwise, groundwater mounding calculations must be provided to ensure the basements will not be affected.
26. The stone recharge pit detail must be updated to indicate a perforated pipe through the stone bed. The dimension of the system noted in the detail is inconsistent with the calculations. A non-woven filter fabric must be noted on the detail (as well as no fabric at the bottom of the system).
27. The limit of disturbance must be shown on the plan as well as all soil erosion and sediment control measures, notes and details. The approved soil erosion sheets must be incorporated into the set of plans.
28. The plans show the existing water and sewer utility mains in street; however, the gas main must be added and the proposed point of connection must be confirmed. The plans must also indicate the limits and dimensions of all concrete/asphalt repairs including but not limited to the roadway, concrete curbs and other existing improvements.
29. The water service connection detail calls for 2-inch copper, however, 1-inch copper is noted on the plan. The detail or plan must be updated accordingly.

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30. Although some are shown, the applicant will be required to show the location and type of all existing and proposed utilities, including electric, gas, sewer, water and telephone at the time of grading plan submission.
31. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board.
32. Approvals or letters of no interest should be obtained from the following:
 - New Jersey Department of Environmental Protection
 - Monmouth County Planning Board
 - Freehold Soil Conservation District
 - Local Fire and Police Officials
 - Department of Public Works Director
 - All other agencies having jurisdiction

Any approvals granted by the Board should be conditioned upon the following:

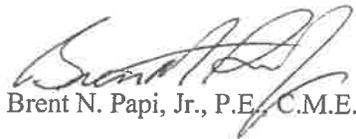
- Proof of payment of real estate taxes to date.
- Payment of outstanding fees, if any.
- Payment of performance guarantees and inspection fees.

We defer to the Borough Planner for any additional comments pertaining to the project.

Applicant's escrow and application fees should be submitted, if not previously paid.

Should any member of the Board have questions or require additional information on this application, please do not hesitate to contact me.

Very truly yours,
EAST POINT ENGINEERING, LLC



Brent N. Papi, Jr., P.E., C.M.E.

Planning Board Engineer

cc: Mary Ellen Karamus, Planning Board of Adjustment Secretary (via email)
Joseph C. May, P.E., C.M.E., Borough Engineer (via email)
Jennifer C. Beahm, P.P., A.I.C.P., Borough Planner (via email)
Mark A. Leckstein, Esq., Planning Board Attorney (via email)
Michael R. Rubino, Esq. Applicant's Attorney (via email)
Joseph J. Kociuba, P.E. & L.S., Applicant's Engineer/Surveyor (via email)