

## Resolution

### Parmele/Platz

WHEREAS, William G. Parmele and Joanne M. Platz (hereinafter "Applicant"), P.O. Box 184, Mantoloking, New Jersey and 1111 Barnegat Lane, Mantoloking, New Jersey 08738, have made application (#2013001) to the Planning Board of the Borough of Mantoloking, in this case acting as a Zoning Board of Adjustment pursuant to Ordinance Chapter XXX, Sections 30-3.1 and 30-3.3 (hereinafter "Board"); and

WHEREAS, the Applicant requests Certificates of Nonconformity for Property Applicant owns known as Block 24, Lot 48.01 (Tax Map Sheet 1418) on the Tax Map of the Borough of Mantoloking which is also known as 1111 Barnegat Lane, Mantoloking, New Jersey, 08738 ("Property"); and

WHEREAS, the Property is in the R-4A Zone of the Borough; and

WHEREAS, the single family residence on the Property sustained damage as a result of the Sandy storm which commenced on October 29, 2012 and the Applicant desires to repair and reconstruct the damaged portion of the dwelling; and

WHEREAS, on March 14, 2013, the Land-Use Administrator of the Borough, Barbara Allen Woolley-Dillon, PP, AICP, issued a letter to Applicant which explained that a Certificate of Nonconformity (Certificate) could only be issued by the Board if the request for such Certificate was made more than one year after the date of an Ordinance which rendered the Lot and/or the structure thereon nonconforming. This letter is attached as Exhibit B-1; and

WHEREAS, on March 14, 2013, Ms. Dillon addressed a second letter to Applicant (Exhibit B-2) which outlined the existing nonconforming conditions of the Property which were cited as follows:

- a. Minimum Lot Area, 7,743.75 feet exists, 10,000 square feet required; and
- b. Minimum Lot Depth where 100 feet is required and 70.76' exists; and
- c. Minimum Side Yard Setback where 10' is required and 9.91' exists; and
- d. Minimum Side Yard Setback for the deck at grade level where 10' is required and 5' exists; and
- e. Minimum Rear Yard Setback where 20' is required and 10' exists; and

WHEREAS, the above render both the Lot and the Structure on the Lot nonconforming in the R-4A Zone; and

WHEREAS, the Applicant submitted the following Exhibits to support its Application for the relief requested:

- a. A-1: Survey prepared by Morris & Glasgow on July 26, 1972
- b. A-2: two (2) photographs, one showing the existing condition of the structure pre Sandy and one showing the condition of the structure with post Sandy damage.
- c. A-3: an Elevation Certificate prepared by Morris Surveyors, Inc. dated March 29, 2013 to which are attached four photographs depicting the damage that existed as of March 29, 2013.
- d. A-4: The tax records of the Borough which show, in part, that the structure has remained unchanged since the Morris & Glasgow Survey of July 26, 1972; and

WHEREAS, proof of publication and mailing to owners within 200 feet of the Property was completed, as is required by the Municipal Land Use Law of New Jersey (N.J.S. 40:55 D-1 et seq) and more specifically at N.J.S. 40:55 D-12 and the Land Use Ordinance of the Borough of Mantoloking (Chapter XXX, Sections 30-3n.2 and 3n.3) has been furnished; and

WHEREAS, the following Board Members were present at the April 4, 2013 hearing on the matter: Messer T. McIntyre, Gillingham, R. McIntyre, Hawkings, Witkowski, Bixby and Daly and Ms. White and Ms. Laymon; and

WHEREAS, Mr. Parmele and Ms. Platz represented themselves in the presentation of the Application and being sworn testified:

1. That the Property was owned by the Parmele family for many years.
2. That they reside in the structure on the Property.
3. That the damage sustained as a result of Sandy is accurately depicted on photographs submitted (Exhibit A-2) and the Elevation Certificate (Exhibit A-3).
4. That the Survey (Exhibit A-1) and the footprint of the structure as shown thereon remained unchanged from July 26, 1972 up to October 29, 2012 and they wished to repair and reconstruct the structure as soon as possible so they can return to reside in the dwelling.
5. They desire to have a Certificate of Nonconformity for each of the preexisting nonconforming Lot and structure issued
6. They further indicated they may desire to expand or enlarge the structure or fully remove same and rebuild a new structure

WHEREAS, after the presentation and testimony by Mr. Parmele and Ms. Platz, Ms. Dillon presented to the Board her verbal testimony that: a. she reviewed the records submitted by the Applicant and the records available in the Borough; b. although she understood that because more than one year lapsed from the adoption of Chapter XXX that if the Applicant had come before her within one year from the date of adoption she would have, based on the Morris & Glasgow Survey of July 26, 1972, and the testimony that it remained unchanged up to and through the adoption of Chapter XXX, issued Certificates of Nonconformity for the Lot and structure; and

WHEREAS, this being the first Application post Sandy for a Certificate of Nonconformity there was substantial discourse among the Board Members, the Land Use Administrator, the Board Attorney, the Applicant and several members of the public as it related to the applicable law and procedure. There was no objector to the relief sought by the Applicant; and

WHEREAS, further based on the testimony of the Applicant and Ms. Dillon and the relevant Exhibits presented, the Board finds that the damage constituted partial destruction; and

WHEREAS, based on the finding of partial destruction and pursuant to N.J.S. 40:55D-68, which states in its relevant part as follows:

40:55D-68. Nonconforming structures and uses. Any nonconforming use or structure existing at the time of the passage of an ordinance may be continued upon the lot or in the structure so occupied and any such structure may be restored or repaired in the event of partial destruction thereof. (emphasis supplied)

The prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply in writing for the issuance of a Certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The Applicant shall have the burden of proof. Application pursuant hereto may be made to the administrative officer within one year of the adoption of the ordinance, which rendered the use or structure nonconforming, or at any time to the board of adjustment; and

WHEREAS further pursuant and in addition thereto, the Grandfather provisions contained in Chapter XXX, Section 30.8.2 which state in its relevant part the following:

Except as otherwise provided in this chapter, any lot which conformed to the bulk requirements (i.e., Lot area, width and depth) of any Land Use Ordinance in effect prior to the adoption of this chapter, or was validly pre-existing, may be used as a lot for any purpose permitted in the zone without the necessity of variance relief, if (1) at the time of and since the adoption of this chapter neither the lot owner nor any successor owners owned adjoining Property which, if combined with the subject lot, would allow the combined lots to conform with the bulk requirements of this chapter, and (2) the lot otherwise conforms with all requirements of its zone...

The lawful use of land or of any structure existing as of the adoption of this chapter may be continued, although the use or structure does not conform to the requirements of this chapter. The owner of such land or structure shall not be required to obtain variance relief for the construction of any improvements that comply with the bulk requirements of this chapter. Uses or structures rendered nonconforming by this chapter may not, however, be enlarged or expanded, either horizontally or vertically.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Mantoloking acting in this matter as the Zoning Board of Adjustment and based on the testimony, exhibits and facts specifically stated heretofore and based upon N.J.S. 40:55D-68 and ChapterXXX, Section 30-8.2. that the Application for relief to William G. Parmele and Joanne M. Platz be granted as follows:

1. A Certificate of Nonconformity be issued pursuant to N.J.S. 40:55D-68 certifying and memorializing the pre-existing nonconformity of Lot 48.01 in Block 24 in the following aspects:

- a. Lot area where 7,743.75 square feet exists and where 10,000 square feet is required by Chapter XXX, Appendix B for the R-4A Zone.
- b. Lot depth where 100 feet is required and 70.76 feet exists; and

2. A Certificate of Nonconformity be issued pursuant to N.J.S. 40:55D-68 certifying and memorializing the existing nonconformity of the structure situate on Block 24, Lot 48.01 in the following aspects:

- a. Minimum side yard setback where 10 feet is required and 9.91 feet exists; and

b. Minimum side yard setback for the deck at grade level where ten feet is required and 5 feet exists; and

c. Minimum rear yard setback where 20 feet is required and 10 feet exists; and

NOW THEREFORE BE IT FURTHER RESOLVED that the approval as above stated is granted on the following conditions:

1. That the issuance of the Certificates of Nonconformity shall only permit the repair or reconstruction of the structure on the existing footprint with no enlargement or expansion either vertically or horizontally.

2. Any enlargement or expansion of what previously existed or any intent to build a new structure on lot 48.01, block 24, unless such new structure fully conforms to the bulk standard as exist at that time, will require the Applicant or the Applicant's successor in title to come before the Board for whatever appropriate relief is required. If the Applicant desires to elevate the structure to comply with the ABFE Maps issued by FEMA the Applicant may do so without the need for variance relief and such elevation shall not be considered vertical expansion or enlargement.

3. That the Applicant obtain a building permit prior to commencing any construction on the Property.

4. The Applicant furnish a copy of Ocean County Soil Conservation District Certification, if applicable.

5. The Applicant must submit proof of payment of all real estate taxes due to the Borough of Mantoloking.

6. Applicant will provide Proof of Publication of a Notice of Decision of the Board to the Secretary of the Board within 30 days from receipt of the Resolution.

7. The Applicant shall obtain any and all necessary Federal, New Jersey (including any Coastal Area Facility Review Act (CAFRA) permits, County of Ocean or local permits and/or Approvals for each agency or board having regulatory jurisdiction over this development and fulfill all conditions of said permits and/or approvals, and will submit a copy of any permits to the Board. In the event other agencies require a change in the plans approved by the Board, the Applicant must reapply to the Board for the approval of that change.

8. The Applicant shall pay any and all costs required by the Applicant to be made pursuant to N.J.S. 40:44D-35 et. seq. and all fees incurred by the Board in reviewing this Application. The failure of the Applicant to deposit or provide such

fees, after being directed to do so, shall render any approval granted hereunder null and void.

9. The testimony, deliberations and stipulations made at the hearing are hereby incorporated by reference and to the extent same impose additional or more detailed conditions of approval, same are hereby adopted as if each were set forth herein at length.

10. The terms and conditions contained herein shall be binding upon all successors, assigns, personal representatives, heirs and each and every other person or entity taking possession or title with respect to the Property in question.

11. The terms, conditions and stipulations imposed upon that Applicant in this approval are an integral and material part of the actions of this Board in that the Board would not or may not have voted affirmatively for said approval of the issuance of the Certificates of Nonconformity without the imposition of the terms, conditions and stipulations contained in this Resolution and on the record.

12. All the representations and statements made by the Applicant at the hearing on April 4, 2013 shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of the Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review on the Board's own motion.

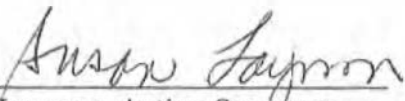
13. In the event the Board determines that it reasonably relied upon any misstatement or misrepresentation and same is material to the granting of the subject application, then and in that case any approvals previously granted maybe rescinded and any improvement at that time and place on the premises in question shall not be in compliance with the Ordinances of the Borough of Mantoloking.

14. No clearing, grading or construction shall take place on the Property without a development permit.

15. No occupancy of the structure, improvements or additions to the Property shall take place without a Certificate of Occupancy.

Certification

I, Susan Laymon, Acting Secretary of the Planning Board of the Borough of Mantoloking do hereby certify that the foregoing is a true copy of the Resolution duly adopted by the Planning Board acting as the Zoning Board of Adjustment on the 2<sup>nd</sup> day of May, 2013, and memorializes and confirms the actions taken by the Planning Board in now approving the request by Applicant for relief at the regular meeting held on April 4, 2013.

  
\_\_\_\_\_  
Susan Laymon, Acting Secretary

**MEETING OF APRIL 4, 2013  
TO PREPARE A RESOLUTION TO APPROVE**

	Moved	Seconded	Yes	No
Thomas McIntyre			X	
Robert S. McIntyre			X	
D. Mark Hawkings		X	X	
Stanley Witkowski			X	
Evan S. Gillingham	X		X	
Jane G. White			X	
Betsy Nelson				
Denise Boughton				
Courtney Bixby			X	
Susan Laymon, (Alt.)			X	
Joseph Daly, (Alt.)			X	

Absent : Denise Boughton, Betsy Nelson

Not Voting or Rescued:



**MEETING OF May 2, 2013  
TO PREPARE A RESOLUTION TO APPROVE**

	Moved	Seconded	Yes	No
Thomas McIntyre			✓	
Robert S. McIntyre			✓	
D. Mark Hawkings		✓	✓	
Stanley Witkowski				
Evan S. Gillingham			✓	
Jane G. White				
Betsy Nelson				
Denise Boughton				
Courtney Bixby	✓		✓	
Susan Laymon, (Alt.)			✓	
Joseph Daly, (Alt.)			✓	

Absent :

Not Voting or Rescued: Besty Nelson, Denise Boughton

**B-1**

# BOROUGH OF

# MANTOLOKING

OCEAN COUNTY

NEW JERSEY



202 DOWNER AVE., P.O. BOX 247  
MANTOLOKING, NEW JERSEY 08738-0247

TELEPHONE (732) 899-6600  
FAX # (732) 899-9643  
[www.mantoloking.org](http://www.mantoloking.org)

March 14, 2013

William Gregory Parmele & Joanne M. Platz  
P.O. Box 184  
Mantoloking, NJ 08738

RE: 1111 Barnegat Lane  
Block 24, Lot(s) 48.01  
Borough of Mantoloking, NJ

Dear Mr. Parmele & Ms. Platz:

It was a pleasure to meet with you on Monday, March 11, 2013. Please accept this letter as a request to issue a Certificate of Non-Conformity relating to certain bulk and area lot requirements for the above referenced parcel. The Municipal Land Use Law (MLUL) and Chapter XXX - Land Use Regulations of the Borough of Mantoloking (Zoning Ordinance) permit the Zoning Officer / Land Use Administrator to issue a Certificate of Non-Conformity for existing non-conforming conditions on a lot if an application and proper documentation are submitted to the municipality within one (1) year of the date that the Zoning Ordinance was adopted which rendered the existing structure or use as non-conforming.

This dwelling has existed at this location in its current configuration since at least 1972. Please note that the Borough adopted Ordinance Number 371 on December 16, 1996. This Ordinance contained a comprehensive revision of its Zoning and Land Use Regulations. Since one (1) year has passed subsequent to December 16, 1996, this office unfortunately has no statutory authority to issue a Certificate of Non-Conformity for any such existing non-conforming conditions that may exist at this site.

William G. Parmele & Joanne M. Platz  
1111 Barnegat Lane - Block 24, Lot(s) 48.01  
March 14, 2013  
Page 2

In order for a Certificate of Non-Conformity relating to bulk and area standards to be issued for this property, an application will need to be completed and submitted to the Borough Planning Board for review and consideration. The Borough will be more than happy to assist you with the requisite application forms and filing fees. If you have any questions or require additional information please do not hesitate to contact me directly at 732.475.6983 ext. 305.

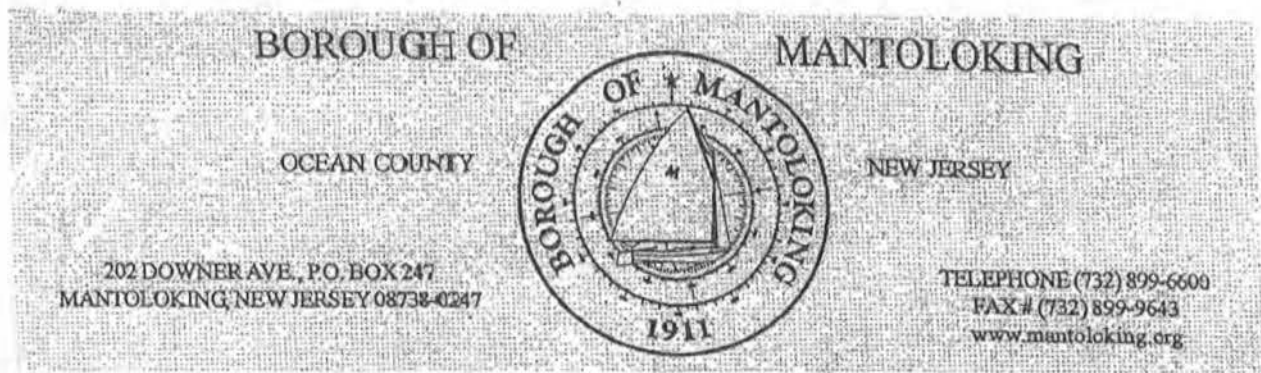
Sincerely yours,

*Barbara Allen Woolley-Dillon*

Barbara Allen Woolley-Dillon, PP, AICP  
Land Use Administrator

cc: Honorable George Nebel - Mayor  
Irene Ryan - Borough Clerk  
Thomas McIntyre - Planning Board Chairman  
Edwin O'Malley, Jr., Esquire - O'Malley, Surman & Michelinj (Borough Solicitor)  
Larry Plevier, PP, CME - Hatch, Mott, MacDonald (Borough Engineer)

**B-2**



March 19, 2013

Mr. William Gregory Parmele & Joanne M. Platz  
P.O. Box 184  
Mantoloking, NJ 08738

RE: CERTIFICATE OF COMPLETENESS  
Variance Application No. 2013-001  
1111 Barnegat Lane  
Block 24, Lot(s) 48.01  
Borough of Mantoloking, NJ

Dear Mr. Parmele & Ms. Platz:

This office has reviewed your application for a Certificate of Non-Conformity and supporting documents submitted on March 13, 2013. This application is requesting that the Planning Board recognize certain existing non-conforming conditions at this property, including but not limited to:

- Minimum required lot area – 7,743.75 square feet exists (10,000 square feet is required)
- Minimum required lot depth – 70.76 feet exists (100 feet is required)
- Minimum required side yard setback – 9.91 feet exists for the building (10 feet is required)
- Minimum required side yard setback – 5 feet exists for the at grade deck (10 feet is required)
- Minimum required rear yard setback – 10 feet exists (20 feet is required)

An application to the Planning Board requires that a determination be made as to if the application is administratively complete – a completed application and requisite supplemental materials/documentation. Please accept this letter as your formal CERTIFICATION OF COMPLETENESS from the Land Use Administrator for this application.

Please be advised that the Joint Planning Board/ Board of Adjustment will hold a hearing on Thursday, April 4, 2013 at 7:30 p.m. This matter has tentatively been scheduled to be heard by the Board at the April 4, 2013 meeting date, provided that a quorum of the Board is available for this hearing.

William G. Parmele & Joanne M. Platz  
1111 Barnegat Lane - Block 24, Lot(s) 48.01  
March 19, 2013  
Page 2

In order for this matter to be presented to the Board at the April 4, 2013 meeting, a proper public notice for this application must be published a minimum of ten (10) days in advance of the meeting not including the day of the scheduled hearing. Notification to all property owners within 200 feet of the site and any other interested parties (such as public utilities) must also be completed at least ten (10) days prior to the scheduled meeting, not including the day of the scheduled hearing. Once the public notice is complete, kindly provide proof of publication (an affidavit of publication in an official newspaper) and receipts from the notification to property owners/ interested parties to this office prior to the April 4, 2013 meeting.

If you have any questions or require additional information please do not hesitate to contact this office directly at 732.475.6983 ext. 305.

Sincerely yours,

*Barbara Allen Woolley-Dillon*

Barbara Allen Woolley-Dillon, PR, AICP  
Land Use Administrator

cc: Honorable George Nebel - Mayor  
Irene Ryan, RMC - Borough Clerk  
Planning Board Members  
John Devincens, Esquire - Devincens & Associates (Board Solicitor)

I-V

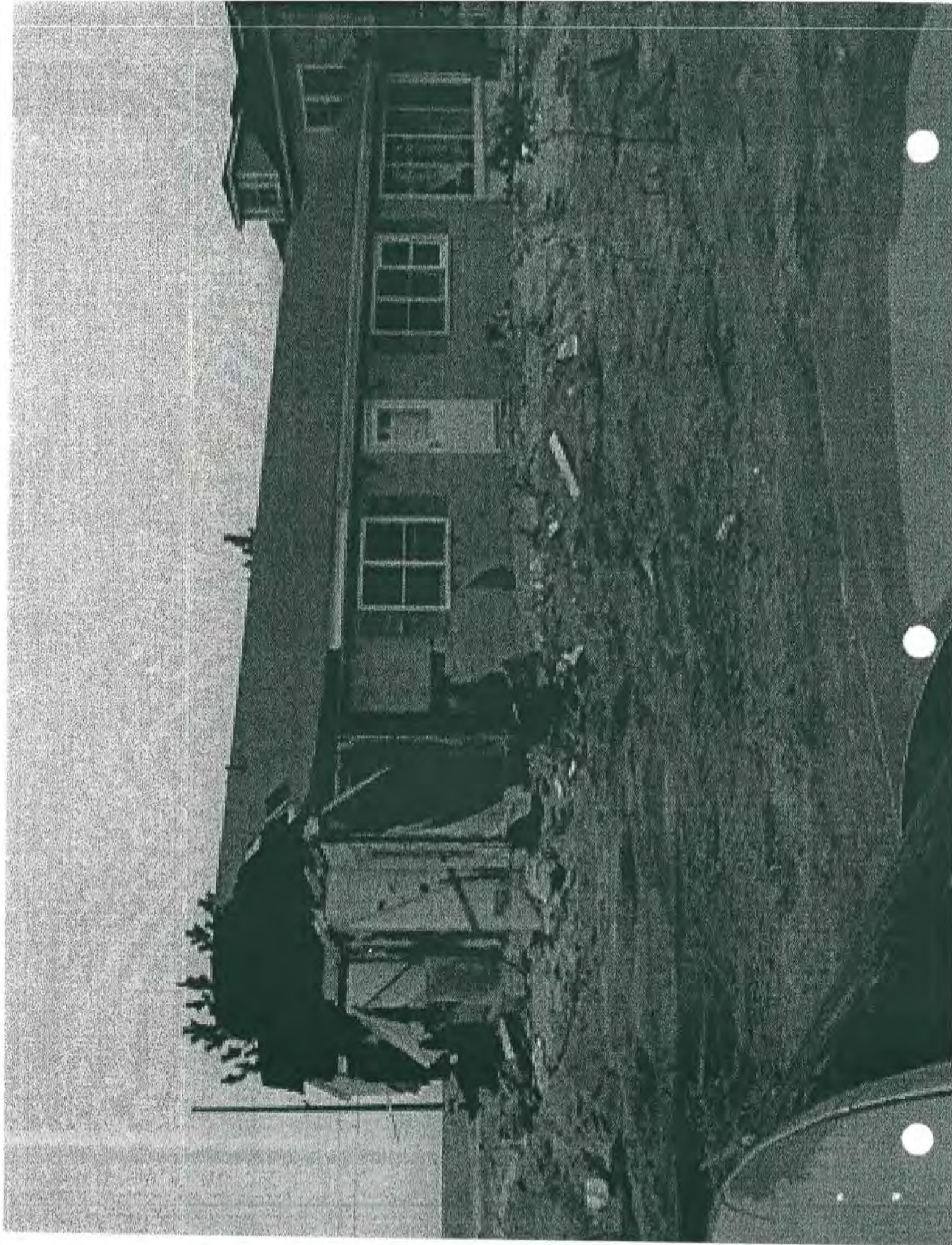




A-2









**A-3**

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

### FOR INSURANCE COMPANY USE

A1. Building Owner's Name William G. Parmele & Joanne M. Platz

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Company NAIC Number:

1111 Barnegat Lane

City Mantoloking

State NJ

ZIP Code 08738

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

Lot 48.01 Block 24

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 40 02'29.3" Long. 74 03'01.4" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 9

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 1484 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0 sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade

c) Total net area of flood openings in A9.b sq in

d) Engineered flood openings? ☐ Yes ☐ No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
Borough of Mantoloking 340383

B2. County Name  
Ocean

B3. State  
New Jersey

B4. Map/Panel Number  
34029C0216

B5. Suffix  
F

B6. FIRM Index Date  
9/29/06

B7. FIRM Panel  
Effective/Revised Date  
9/29/06

B8. Flood  
Zone(s)  
AE

B9. Base Flood Elevation(s) (Zone  
AO, use base flood depth)  
5'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Signature Date: \_\_\_\_\_ ☐ CBRS ☐ OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: KV0865

Vertical Datum: NGVD

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)

2.8

☒ feet ☐ meters

b) Top of the next higher floor

6.2

☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only)

N/A

☐ feet ☐ meters

d) Attached garage (top of slab)

N/A

☐ feet ☐ meters

e) Lowest elevation of machinery or equipment servicing the building

\_\_\_\_\_

☐ feet ☐ meters

(Describe type of equipment and location in Comments)

f) Lowest adjacent (finished) grade next to building (LAG)

4.5

☒ feet ☐ meters

g) Highest adjacent (finished) grade next to building (HAG)

5.1

☒ feet ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support

N/A

☐ feet ☐ meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a  
licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments.

PLACE  
SEAL  
HERE

Certifier's Name Elbert Morris

License Number 8509

Title President

Company Name Morris Surveyors, Inc.

Address 1119 Arnold Avenue

City Point Pleasant

State NJ

ZIP Code 08742

Signature

Date 3/29/13

Telephone 732-899-0965

Elbert Morris

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1111 Barneget Lane		Policy Number:	
City Mantoloking	State NJ	ZIP Code 08738	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) Insurance agent/company, and (3) building owner.

Comments A.5 Google Earth C2.e No machinery servicing building Elevations are NAVD 1988 datum Building built prefirm

Signature <i>E. Albert Morris</i>	Date 3/29/13
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SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

F Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	
Comments _____			

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
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G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

G10. Community's design flood elevation: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

☐ Check here if attachments.



**Building Photographs**

See Instructions for Item A6.

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Full Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
Barnegat Lane

Policy Number:

City Mantoloking

State NJ

ZIP Code 08738

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



FRONT VIEW 3/29/13



REAR VIEW 3/29/13



LEFT SIDE VIEW 3/29/13



RIGHT SIDE VIEW 3/29/13



## BUKUGU OF MANJULUNG

B 24 BARNEGAT LANE  
L 46.2 15F26  
Q 105X75

PARMELE, WILLIAM GREGORY  
795 SOUTH OR  
BRICK TOWN, NJ  
36100 45600

02885  
08723  
21700

### RECORD OF OWNERSHIP

[illegible]

### ASSESSMENT RECORD

[illegible]

## TAX APPEAL ACTION

[illegible]

### ADDED ASSESSMENTS

[illegible]

## SITE

ZONE:			
TOPOGRAPHY:			
IMPROVEMENTS			
PUBLIC WATER		PRIVATE WELL	
CURBS		PAVED ROAD	
UNPAVED RD.		SIDEWALK	
PUBLIC SEWER		SEPTIC TANK	
ELECTRIC		GAS	
LANDSCAPING			
GOOD	AVG.	FAIR	

## LAND VALUE COMPUTATIONS

[illegible]



INTER	GOOD
EXTER	GOOD
LAYOT	GOOD

--- FINAL VALUATION SUMMARY ---		
LAND	IMPROVEMENT	TOTAL
254,100	84,800	338,900



PARMELE, WILLIAM GREGORY

BLOG CLS= 17 ONE FAMILY  
YR BUILT= 1960  
EXT FIN= WOOD SHNGL

INTER	GOOD
EXTER	GOOD
LAYDT	GOOD

-- BUILDING		CALCULATIONS		----	
DESCRIPT	UNITS	RATE	QFAC	VALUE	

MAIN BUILDING CALCULATIONS

1ST FLOOR	1390	21.05	1.14	33359
-----------	------	-------	------	-------

\*\* TOTAL MAIN BUILDING VALUE 33358

## ATTACHED ITEM CALCULATIONS

ATT. GAR.	440	4.72	1.13	3341
OPEN PORCH	160	4.43	1.15	857

\*\* TOTAL ATTACHED ITEM VALUE 4199

### ADD / DEDUCT CALCULATIONS

ELECTRC 88 1390 .73 1.12 1139

3FIX BATH	1	855.00	1.12	958
-----------	---	--------	------	-----

1STY FP	1	1400	1.15	1610
---------	---	------	------	------

\*\* TOTAL ADD/DEDUCT VALUE 3707

REPLACEMENT COST (1975) 41264

COST CONVERSION FACTOR 3.75

REPLACEMENT COST NEW 154740

NET CONDITION (1960) 670

MARKET ADJUSTMENT	1.00
-------------------	------

APPRAISED BLDG. VALUE 10367

ACCESS/FARM BUILDINGS

AL IMPROVEMENT VALUE 10370

## \*\*\* LAND CALCULATIONS \*\*\*

FRNT	AVR	DPTH	NO OF	UNIT	---ADJUSTMENT---
------	-----	------	-------	------	------------------

FOOT	DPTH	FAC.	UNITS	RATE	INFL(+)	COND(-)
------	------	------	-------	------	---------	---------

105	72	87	91.35	1750
-----	----	----	-------	------

SITE VALUE 1 122500

\* TOTAL LAND VALUE

	VALUE
1	59863
1	22500
2	82363

## —MARKET— INFLUENCES

--- FINAL VALUATION SUMMARY ---

LAND	IMPROVEMENT	TOTAL
282,400	103,700	386,100

MAIN BUILDING AREAS					
DESCRIPT.	BSMT	FRST	UPPR	HALF	ATTC

A 1S-CR 1390

\*FOEAL\* 1390

\*TOTAL SQFT LIVING AREA = 1390

ATTACHED ITEM A REAS

PROCES	STEP	AREA
DESCRIPT		

BATT. GAR. 440

C OPEN PORCH 168

ONITE F.P.  
OFF 40% ~~100%~~  
- 10% ON CARD  
- 10% ON SITE

BLK 24  
LOT 48.01

1111 BARNEGAT LANE  
105X75

PROP CLS= 2  
ZONING=  
TAX MAP=

PARMELE, WILLIAM GREGORY

BLDG CLS= 17 ONE FAMILY  
YR BUILT= 1960  
EXT. FIN= WOOD SHNGL

INTER GOOD  
EXTER GOOD  
LAYOUT GOOD

CARD 01 OF 01

VCS= S02

----- BUILDING CALCULATIONS -----  
L    DESCRIPT    UNITS    RATE    QFAC    VALUE

MAIN BUILDING CALCULATIONS  
1ST FLOOR    1390    21.05    1.14    33359  
\*\* TOTAL MAIN BUILDING VALUE    33358

ATTACHED ITEM CALCULATIONS  
ATT. GAR.    440    6.72    1.13    3341  
OPEN PORCH    168    4.43    1.15    857  
\*\* TOTAL ATTACHED ITEM VALUE    4199

ADD / DEDUCT CALCULATIONS  
ELECTRC BB    1390    .73    1.12    1139  
1STY FP    1    1400    1.15    1610  
\*\* TOTAL ADD/DEDUCT VALUE    2749

REPLACEMENT COST (1975)    40306  
COST CONVERSION FACTOR    3.75  
REPLACEMENT COST NEW    151148  
NET CONDITION (1960)    .670  
MARKET ADJUSTMENT    1.00  
APPRAISED BLDG. VALUE    101269  
ACCESS/FARM BUILDINGS    0  
TOTAL IMPROVEMENT VALUE    101300

DESIGN = RANCH    1SF2G  
\*.....74.....  
5  
\*.....20.....\*  
\*.....\*  
\*.....\*  
\*.....\*  
2    B    2    A    \*...12.  
2    2    \*  
\*.....\*  
\*.....\*  
\*.....\*  
\*.....\*  
\*.....20.....\*.....42.....\*...12.

MAIN BUILDING AREAS  
DESCRIPT.    BSMT    FRST    UPFR    HALF    ATTC  
A 1S-CR    1390  
\*TOTAL\*    1390  
\*TOTAL SQFT LIVING AREA = 1390

ATTACHED ITEM AREAS  
DESCRIPT.    AREA  
B ATT. GAR.    440  
C OPEN PORCH    168

\*\*\*\* LAND CALCULATIONS \*\*\*\*  
FRNT    AVER    DPTH    NO OF    UNIT    ---ADJUSTMENT---  
FOOT    DPTH    FAC.    UNITS    RATE    INFL(+)    COND(-)  
105    72    .87    91.35    1750  
SITE VALUE    1    122500  
\* TOTAL LAND VALUE    122500  
VALUE  
159863  
122500  
282363

---MARKET---  
INFLUENCES

----- FINAL VALUATION SUMMARY -----  
LAND    IMPROVEMENT    TOTAL  
282,400    101,300    383,700

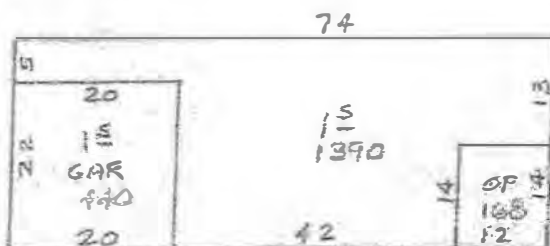


	TOTAL
--	-------

1



## GROUND PLAN SKETCH

BUILDING  
CLASS

17

## BUILDING VALUE CALCULATIONS

## CLASS AND QUALITY FACTORS

ROOF TYPE	BRICK - 1.15	STONE - 1.30	AREA OR UNIT	COST	11	12	13	14	15	16	17	18	19	20	COST
1.1 FLAT			FIRST STORY	1390 X 15.84 + 7245											85558 +
1.2 HIP			UPPER STORY	X 11.25 + 2175	25	51	70	84	91	1.00	1.14	1.35	1.62	1.90	+
1.3 GABLE			HALF-STORY	X 6.55 + 1077											+
1.4 GAMBREL	3.1		BASEMENT	X 3.15 + 700	76	78	85	93	97	1.00	1.15	1.32	1.44	1.54	+
1.5 MANSARD	3.2		BASEMENT FINISH	X 4.44 + 600	50	55	70	85	92	1.00	1.15	1.30	1.30	1.30	+
ROOF COVER	4.1		UNFINISHED AREA	X 5.10 + 1200											-
1.6 ASPHALT SHINGLE	4.11		BUILT-IN GARAGE	X 3.10 + 720											-
1.7 WOOD SHINGLE	4.12		BUILT-IN PORCH-OPEN	X 5.10 + 1200	23	48	67	82	91	1.00	1.14	1.35	1.62	1.90	-
1.8 SLATE	4.13		BUILT-IN PORCH-ENCL.	X 2.04 + 480											-
1.9 TILE	4.2		UNFINISHED 1/2 STORY	X 3.40 + 800											-
1.10 BUILT-UP TAR/GRVEL	4.3		PARTIAL BRICK	X 3.20 + 0	70	75	80	88	92	1.00	1.08	1.16	1.25	1.36	+
1.11 ROLLED COMPOSITION	4.4		PARTIAL STONE	X 5.75 + 0	70	78	80	88	94	1.00	1.09	1.17	1.26	1.37	+
1.12 GALVANIZED	5.1		CONCRETE SLAB	X .38 + 350				82	91	1.00	1.14	1.35	1.62	1.95	-
1.13 COPPER	6.1		FLOOR WALL FURNACE	X .57 + 225											+
1.14 OTHER	6.2		GRAVITY HOT AIR	X .57 + 225											+
FOUNDATION	6.3		FORCED HOT AIR	X .80 + 300											+
2.1 CONCRETE	6.4		HOT WATER Baseboard	X 1.07 + 420											+
2.2 CONCRETE BLOCK	6.5		RADIATORS	X 1.25 + 500											+
2.3 POST AND RIER	6.6		BASEBOARD ELECTRIC	1390 X .57 + 225											1390 +
2.4 OTHER	6.7		RADIANT ELECTRIC	X .57 + 225	48	69	82	95	1.00	1.00	1.12	1.15	1.30	1.49	+
STRUCTURE - EXT. WALL	6.8		HEAT PUMP	X 1.07 + 1000											+
4.5 ASPHALT SHINGLE	6.9		CENTRAL A/C (Add. 90)	X .30 + 700											+
4.6 WOOD SHINGLE	6.10		CENTRAL A/C (Separate)	X .50 + 1000											+
4.7 WOOD SIDING	6.11		COMBINED HEAT/COOL	X 3.10 + 1000											+
4.8 ASBESTOS	7.1		4 FIXT. BATH	0											+
4.9 ALUMINUM	7.2		3 FIXT. BATH	1											950 +
4.10 STUCCO	7.3		2 FIXT. BATH	0											+
4.11 PERMASTONE	7.4		LAUNDRY TUB	1											+
4.12 OTHER	7.5		KITCHEN SINK	1	49	69	82	95	1.00	1.00	1.12	1.15	1.30	1.49	+
FLOORS	7.6		WATER HEATER	1											+
5.2 HARDWOOD	7.7		SINGLE FIXTURE	0											+
5.3 SOFTWOOD	9.1		KITCHEN	X 1.500											+
5.4 CARPET	9.2		EXTRA KITCHEN UNIT	X 1.150	25	40	50	70	85	1.00	1.15	1.30	1.45	1.60	+
5.5 TILE BATHS (2)	10.1		FIREPLACE	1											1340 +
5.6 TILE LAVS.	10.2		2nd FIREPLACE (STOVE)	X .800	30	30	30	35	35	1.00	1.15	1.30	1.45	1.60	+
5.7 OTHER	10.3		FREE STANDING FIRE	X .880											+
INTERIOR FINISH	11.1		FINISHED ATTIC	X 2.25 + 400											+
11.2 DORMERS-FINISHED	X 45.00				37	70	88	93	97	1.00	1.09	1.18	1.25	1.34	+
11.3 DORMERS-UNFINISHED	X 30.00														+
12.1 WOOD DECK	X 2.00 + 75														+
12.2 CONC. PATIO	X 1.72 + 84														+
12.3 FLAGSTONE PATIO	X 2.58 + 98														+
12.4 BRICK PATIO	X 2.41 + 90														+
12.5 OPEN PORCH	X 3.56 + 147				50	55	70	85	92	1.00	1.15	1.30	1.30	1.30	857 +
12.6 GLAZED PORCH	X 6.25 + 251														+
12.7 ENCLOSED PORCH	X 8.94 + 355														+
13.1 BASEMENT GARAGE	X 1.63 + 495				47	52	58	65	69	1.00	1.13	1.24	1.39	1.58	+
13.2 ATTACHED GARAGE	X 4.88 + 810				47	52	58	65	69	1.00	1.12	1.24	1.39	1.58	3342 +
13.3 ATT. CARPORT/CANDOPY	X 1.65 + 200				51	59	78	92	98	1.00	1.06	1.10	1.13	1.18	+
STRUCTURE - FLAT ADDS:															+
15.1 ELEC. GAR. Door Opener															+
15.2 COMB. STORM WINDOWS															+
15.3 BLANKET INSULATION															+

VERIFICATION OF INSPECTION: M.R. HOLMES - TENANT

NOTES:

MEAS. BY: 6/15/84 W.M.S. INSPECTED BY: 7/15/84 W.M.S. EST. BY: W.M.S.

BRANCH: SPLIT B-LEVEL CAPECOD COLONIAL CONTEMP.

FAMILY: 2-FAMILY 3-FAMILY MULTIFAM. CONDO

ROOM BREAKDOWN:

LIVING DINING KITCHEN DINETTE BEDROOM FAMILY BATH LAV. OTHER

BASEMENT FIRST FLOOR SECOND FLOOR THIRD FLOOR

Code Bldg. Year Width Depth Height Paving Floor Roof Walls Area Unit Cost Per Sq. Ft. Per Sq. Ft. Per Sq. Ft. Total Cost

TOTAL BASE COST OF MAJOR BUILDING

41694



BLOCK CLASS 17  
 YEAR BUILT 1960  
 TYPE/HOUSE ONE FAMILY  
 STORIES 1 STORY  
 DESIGN RANCH  
 EXT FINISH WOOD SHNGL  
 ROOF TYPE GABLE  
 ROOF MATER ASPH SHNGL  
 FOUNDATION BLK/CONCRE  
 FLOOR FIN MIXED  
 INT FINISH DRYWALL  
 HEAT SOURC ELECTRIC  
 HEAT SYS ELECTRIC BB  
 AIR CONDITN NONE  
 PLUMBING 2 BFIXTR



MAIN BUILDING AREAS				
DESCRIPT.	BSMT	FIRST	UPPR	HALF ATTIC
A 15-CP		1390		
*TOTAL*		1390		

ATTACHED ITEM AREAS		
DESCRIPT.	AREA	
B ATT. GAR.	440	
C OPEN PORCH	168	

LAND CALCULATIONS			
FRONT	DEPTH	DEAC	RATE
70	105	1.02	1300
3	105	1.02	900

FIREPLACE NONE  
 BASEMT NONE  
 IN ATTIC NONE  
 FORMERS NONE  
 INF AREA/F NONE  
 INF AREA/H NONE  
 MISCELL.

SIGNATURE \_\_\_\_\_  
 7/18/04  
 WGH

ROOM COUNT	LIVING RM	DINING RM	KITCHEN	BATHROOMS	BEFORE ROOMS	REC. ROOM	OTHER
	0	1	0	0			
	0	1	0	0			
	0	1	0	0			
	0	2	0	0			
	0	2	0	0			
	0	1	0	0			
	0	1	0	0			

NEIGHBHD TYPICAL  
 VIEW TYPICAL  
 ROAD PAVED  
 CURBING NONE  
 SIDEWALK NONE  
 UTILS.



BLK 24 1111 BARNEGAT LANE  
LOT 48.01 115X75  
CARD 01 OF 01 VCS= HWY CLASS= 2  
ZONE= R70 MAP= 2

PARMELE WILLIAM GREGORY

BLDG CLS= 17 INT COND= AVERAGE  
VR BUILT= 1960 EXT COND= AVERAGE  
EXT. FIN= WOOD SHNGL LAY COND= AVERAGE

\*\*\* BUILDING CALCULATIONS \*\*\*  
SCRIPT UNITS RATE OFAC VALUE

MAIN BUILDING CALCULATIONS  
1ST FLOOR 1390 21.05 1.35 39504

\*\* TOTAL MAIN BUILDING VALUE 39504

ATTACHED ITEM CALCULATIONS  
ATT. GAR. 440 6.72 1.13 3341  
OPEN PORCH 168 4.43 1.15 857

\*\* TOTAL ATTACHED ITEM VALUE 4199

ADD / DEDUCT CALCULATIONS  
HOTWTR RR 1390 1.36 1.12 2113  
3FTX BATH 1 855.00 1.12 958

\*\* TOTAL ADD/DEDUCT VALUE 3072

REPLACEMENT COST (1975) 46774

COST CONVERSION FACTOR 6.75

REPLACEMENT COST NEW 315725

NET CONDITION (1960) 4690

MARKET ADJUSTMENT 1.00

APPRAISED BLDG. VALUE 217850

ACCESS/FARM BUILDINGS 0

TOTAL IMPROVEMENT VALUE 217900

\*\*\* LAND CALCULATIONS \*\*\*  
FRNT AVER DPTH NO OF UNIT  
FOOT DPTH FAC UNITS RATE TNET (+) COND (-) VALUE  
70 105 1.02 71.40 1800 10.15 147798  
3 105 1.02 3.06 900 10.15 3167  
SITE VALUE 1 130000 10 130000  
\* TOTAL LAND VALUE 280965

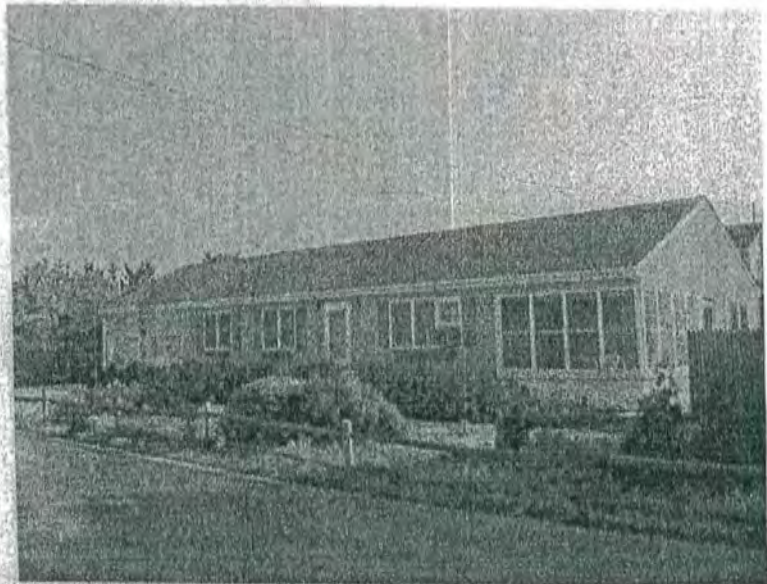


MAIN BUILDING AREAS  
DESCRIPT. RSMT FRST UPRR HALE ATTIC  
A 18-CR 1390  
\*TOTAL\* 1390

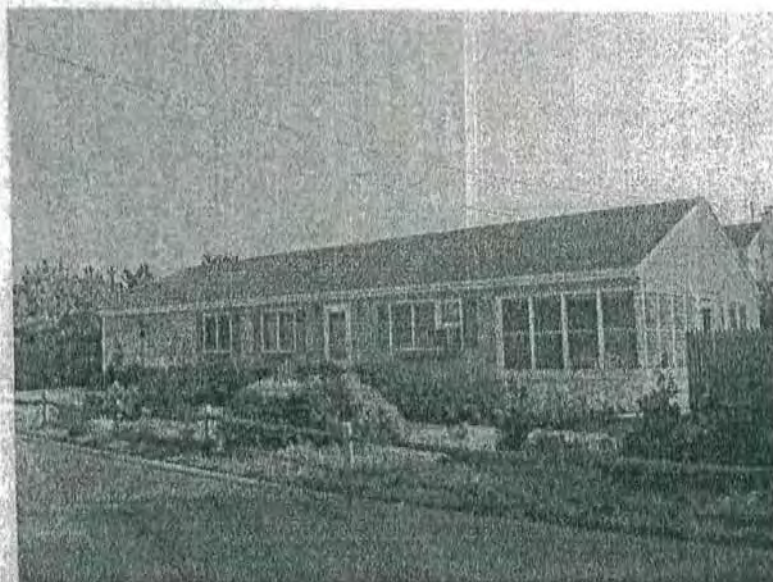
ATTACHED ITEM AREAS  
DESCRIPT. AREA  
B ATT. GAR. 440  
C OPEN PORCH 168

--- FINAT. VALUATION SUMMARY ---  
LAND IMPROVEMENT TOTAL  
281.000 217.900 498.900

7/28/01 NOH. LH INSPECTED 8/10/01













ALR CLASS 17

BUILT 1960

TYPE-HOUSE ONE FAMILY

STORIES 1 STORY

DESIGN RANCH

EXT FINISH WOOD SHGL

ROOF TYPE GABLE

ROOF WATER ASPH SHGL

FOUNDATION BLK/CONCRT

FLOOR FIN MIXED

INT FINISH DRYWALL

HEAT SOURCE-ELECTRIC

HEAT SYS-ELECTRIC

AIR CONDIT-NONE

PLUMBING 2 FIXTURE

IREPLACE NONE

BASEMT-NONE

IN ATTIC-NONE

WORMERS NONE

INF AREA/F NONE

INF AREA/H NONE

ISCELL.

8 2 3

ROOM COUNT

LIVING RM 0 1 0 0  
DINING RM 0 1 0 0  
KITCHEN 0 1 0 0  
BATHROOMS 0 2 0 0  
BEDROOMS 0 2 0 0  
REC. ROOM 0 1 0 0  
OTHER 0 1 0 0

EIGHTHD TYPICAL

VIEW TYPICAL

ROAD PAVED

URBING NONE

IDEAL NONE

UTILS.

SIGNATURE

LAND CALCULATIONS  
FRNT DEPTH 70  
DEAG 105  
RATE 1.02  
105 1.02  
3 105 1.02  
900 1800 900

ATTACHED ITEM AREAS  
DESCRIPTION AREA  
8 ATT. GAR. 450  
C OPEN PORCH 168  
100

MAIN BUILDING AREAS  
DESCRIPTION AREA  
A 15-CR 1390  
UPPER HALF ATTIC 1390





## RESOLUTION

**WHEREAS**, pursuant to N.J.S. 40:55D-70.1:

The Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by Resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send copies of the report and Resolution to the governing body and Planning Board; and

**WHEREAS**, the purpose of the Statute is to bring to the attention of the Mayor and Borough of Mantoloking Council particular provisions of the zoning ordinance that were heard and considered on matters of zoning and planning before the Board over the past year. Since the Mantoloking Planning Board is a joint Board the report is made for both the Planning Board and Zoning Board applications.

**WHEREAS**, the Planning Board of the Borough of Mantoloking heard the following applications and appeals in the calendar years 2009 thru 2011.

### 2009

(A)    **Fiore (Theodore)**  
      **Resolution:**    **November 5, 2009**  
      **Property:**     **Block 3, Lots 2 and 2.01**  
                          **941 East Avenue**  
      **Zone:**         **R3B**

**Application.**    The Applicant requested the following variances:

- a.     Roof height where 35' was permitted pursuant to Chapter XXX, Section 30-6.12A and B and Appendix B and the Applicant proposed a roof height of 37.77' (2.77' variance)
- b.     To construct a swimming pool in the rear yard (East Avenue side) 25' from the