

Borough of Manasquan



Superstorm Sandy Rebuilding Forum
Post Forum Discussion January 22, 2013

Suggested Zoning Changes

Discussion Points – Post Forum

V Flood Zones

- (Examples – Beachfront, parts of First Avenue, Riverside, etc.)
- Currently 35 feet – Suggested Change to 38 feet

- **Post Forum – No Change**

- Garage apartments Currently 28 feet (code 35-11.2e) –
 - Suggested Change to 30 feet

 - **Post Forum – 32 Feet**

Suggested Zoning Changes

Discussion Points – Post Forum

A Flood Zones

- (Example, “fish streets” Glimmer Glass area, Rogers, Sims, etc)
- Currently 35 feet for conforming buildings & lots –
- Suggested Change to 37 feet

- Post Forum – 38 Feet

Suggested Zoning Changes

Discussion Points – Post Forum

Non-Conforming Buildings and Lots in V and A Flood Zones

- Currently 30 feet for non-conforming building & lots – Suggested Change to 32 feet
- **Post Forum – 33 Feet**

Non-Conforming Lots which have two structures on one lot

- **Post Forum – Requires Variance Relief from Planning Board**

Suggested Zoning Changes

Discussion Points – Post Forum

X Flood Zone –

- No Zoning Change
- **Post Forum – No Change**

Suggested Zoning Changes

Discussion Points – Post Forum

Decks

- Deck elevation to meet new elevation standards – permissible
- **Post Forum – No Change**

Suggested Zoning Changes

Discussion Points – Post Forum

Stairs

- Existing Construction – Building within Existing Structure
 - To meet new elevation standards – permissible to encroach within the setbacks but not into the public right of way
- **Post Forum – No Change**
- New Construction - Building New Home or Building
 - Must meet setback requirements
- **Post Forum – No Change**

Suggested Zoning Changes

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- **Post Forum**
- V Zone – Stairwell Dormer
- Currently has to be setback 2 feet from the exterior wall.
- Planning Board has historically granted this variance. (R-4 zone)
- Would permit access to third floor without centering stairwell.

