

PLANNING BOARD
JULY 11, 2023 7 PM

The Manasquan Planning Board held a regular meeting in person and remotely on July 11, 2023 at 7:00 pm with Vice Chairman Robert Young presiding.

Vice Chairman Young stated that notification of this meeting was given to the Asbury Park Press and the Coast Star and the agenda for this meeting has been posted on the official website of the borough.

Vice Chairman Young stated that there is a typo on the agenda for application #09-2023. He advised that the address should be 168 Fletcher and Lot 8.

Vice Chairman Robert Young welcomed everyone and asked that everyone join him in a Salute to the Flag.

ROLL CALL: Present: Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Mark Larkin, and John Burke

Absent: Mayor Edward Donovan, Lori Triggiano, and Neil Hamilton

Also present was Attorney Mark Aikens covering for Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

Mr. Aikens read the Sunshine Laws for the meeting and the process to be followed for the zoom meeting.

OLD/NEW BUSINESS

Vouchers

Mr. Burke made a motion to approve the vouchers, seconded by Mr. DiRoma. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

Approval of Minutes

Special Meeting Minutes – April 18, 2023

PLANNING BOARD
JULY 11, 2023 7 PM

Mr. Burke made a motion to approve the minutes, seconded by Mr. Larkin. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

RESOLUTIONS

#22-2023 North Potter Partners, LLC - 66 North Potter Avenue - Block 162 Lot 1 & 2 - Application #01-2023

Mr. Larkin made a motion to approve the resolution, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Muly, and Mr. Burke

NAYS: None

ABSTAIN: None

Mr. Aikens stated that there are only 3 of 6 so the motion does not achieve a majority.

Jeffrey Beekman, attorney for applicant North Potter Partners, LLC stated that this is a vote on the resolution only the majority of members who are present need to vote. He went over the statute stating this.

Mr. Aikens stated that he will take this under advisement and will confirm the statute. He stated that if there is no objection from Mr. Liston it will be confirmed.

Mr. Young stated that this is what the board has always operated under.

#23-2023 Boz, James & Noreen - 583 Brielle Road - Block 182.01 Lot 20 - Application #06-2023

Mr. Burke made a motion to approve the resolution, seconded by Mr. Young. Motion carried by the following vote:

AYES: Mr. Young, Mr. Love, Mr. Apostolou, Mr. Larkin, and Mr. Burke

PLANNING BOARD
JULY 11, 2023 7 PM

NAYS: None

ABSTAIN: None

#24-2023 King, Cassie - 302 East Main Street - Block 113 Lot 3 - Application #08-2023

Mr. Apostolou made a motion to approve the resolution, seconded by Mr. Muly. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

APPLICATION

Mr. Young recused himself from this application.

Mr. Apostolou oversaw this application.

#04-2023 Nikolich, Christopher - 145 First Avenue Block 171 Lot 41

Mr. Aikens swore in Christopher Nikolich, Beth Nikolich, William Merunka, Engineer/Planner and Robert Forst, Contractor.

Mr. Nikolich went over the property and the reason for their variance request. He stated that they are seeking to build a deck on the first floor with stairs coming down to the yard to have greater access to the yard. He stated that they are requesting a 7' variance that would give them the opportunity to build the deck and stairs.

Mr. DiRoma asked Mr. Nikolich to explain the hardship.

Mr. Nikolich stated that the hardship is that they do not have access to the yard from the first floor and they need to go through the unfinished ground floor. He went over where the HVAC would be located.

Mr. Apostolou asked if there were any audience members that would like to speak.

There were no comments from the audience.

The board accepted William Merunka credentials as a professional Engineer/Planner.

PLANNING BOARD
JULY 11, 2023 7 PM

Mr. Merunka went over the application and the variance being requested and stated that there are no C1 hardships. He sees this as a C2 hardship, benefits outweighing the detriments. One of the detriments is that it is encroaching into the rear yard. He went over the C2 hardship for the proposed deck. He went over the deck and the stairs that are being requested. He clarified that they will be going 7' into the set back with the deck plus the stairs.

Mr. Apostolou inquired about the distance of the deck from the rear yard in its final construction at the railing.

Mr. Merunka stated that it is just under 10' and 3.2' for the stairs and the railing.

Mr. Apostolou asked how close the house is to the west to the rear of its property line.

Mr. Merunka stated that he does not have the exact measurement, but he believes it was only a few feet off that property line.

Mr. Apostolou asked if the proposed deck would be almost directly in line with the windows on the rear house of the property to the west.

Mr. Merunka stated that there are windows on the back of the property to the west.

There was discussion on the property to the west and the view into the neighbor's windows with the proposed deck. There was also discussion on the stairs.

Mr. Yodakis asked if there is any opportunity to pull the deck back a little bit to mitigate the variance.

Mr. Merunka stated that they could bring the deck in to 8' or even 6' off the back of the house requiring 3' of variance.

Mr. Apostolou asked if there is anyone in the audience who wishes to ask any questions of the engineer.

There were no questions from the audience.

Mr. Nikolich went over the hardship for this property which is the access to the yard with one way to exit the house from the second and third floors through the current stairs. He stated that he would be more than happy with a 6' deck and requesting a 3' variance which is less than what he originally asked for.

Mr. Burke made a motion to approve the 6' deck with a 3' variance, seconded by Mr. DiRoma. Motion carried by the following vote:

PLANNING BOARD
JULY 11, 2023 7 PM

AYES: Mr. DiRoma, and Mr. Burke

NAYS: Mr. Love, Mr. Muly, Mr. Apostolou, Mr., Sullivan and Mr. Larkin

ABSTAIN: None

#09-2023 Ely, Susan - 168 Fletcher Avenue - Block 158 Lot 8

Mr. Young took back the running of the meeting.

Mr. Burke recused himself from this application.

Representing the applicant was Jeffrey Beekman.

Mr. Aikens swore in Susan Ely, Architect Mary Hearn, and Al Yodakis.

Mr. Beekman asked questions Ms. Ely the applicant.

Ms. Ely went over the history of the property and her request to put a garage on the property with a small storage area. She stated that she is seeking two variances from the board one is related to the total building lot coverage and the other is related to the driveway width. She went over the driveway that exists and the proposal for three off street parking spaces. She stated that Ms. Hearn will speak about the fence.

The board accepted Mary Hearn's credentials as an architect.

Ms. Hearn went over the architectural plans that she prepared for this project. She stated that she is familiar with the property and the project. She went over the application and the request for the garage and driveway curb cut.

Mr. Aikens marked 4 photos of the property taken by Ms. Hearn today as Exhibit A-1.

Mr. Young stated that he will take a picture of the exhibit A-1 and send it to the 2 board members that are on zoom for their review.

Mr. Apostolou and Mr. Muly stated that they received the picture from Mr. Young showing exhibit A-1.

Ms. Hearn went over the size of the garage and request for the curb cut variance. She stated that they are looking for a curb cut variance not a driveway variance as the garage will be a one car garage and storage. She stated that allowing the curb cut variance will not affect off street parking as this is a corner property and the garage will be over 120' from the corner. She stated that they are proposing the garage at 6.1' where 5' is required for the setbacks. She went over Mr. Yodakis'

PLANNING BOARD
JULY 11, 2023 7 PM

report and stated that they will provide whatever documentation is required for construction. She stated that the current shed will be removed as a condition of the approval and all sidewalks and curbs will be replaced/repared as needed. She stated that the tree in the far corner is a scrub tree and will be removed. She stated that the current curb cut is 14.5' wide and the driveway will be pavers.

Mr. Apostolou made a motion to open the hearing to the public, seconded by Mr. Muly. Motion carried unanimously.

Mr. Aikens swore in Julie Coccozza.

Ms. Coccozza voiced her support for this application.

Mr. Apostolou made a motion to close the public hearing, seconded by Mr. Young. Motion carried unanimously.

Mr. Sullivan made a motion to approve this application, seconded by Ms. Muly.

Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou, Mr. Muly, Mr. Sullivan, and Mr. Larkin.

NAYS: None

ABSTAIN: None

OTHER BUSINESS

Mr. Burke made a motion to cancel the July 18, 2023 Special Meeting, seconded by Mr. Love. Motion carried unanimously.

Mr. Sullivan made a motion to close the meeting at 8:21 p.m., seconded by Mr. Burke. Motion carried unanimously.

Date Approved: September 12, 2023