

PLANNING BOARD
JUNE 15, 2021 4 PM

The Manasquan Planning Board held a zoom meeting on June 15, 2021 at 4:00 pm with Chairman Neil Hamilton presiding.

Chairman Neil Hamilton 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.

Chairman Neil Hamilton welcomed everyone and asked that everyone join him in a Salute to the Flag.

ROLL CALL: Present: Edward Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Neil Hamilton, and Mark Larkin

Absent: Kevin Thompson, Leonard Sullivan, and John Burke

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

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

OLD/NEW BUSINESS

Mr. Hamilton stated that there are no vouchers to be approved at tonight's meeting. He stated that there is a resolution that will be read and voted on tonight.

RESOLUTIONS

#40-2021 Damen, Stephen & Dovie – 581 Brielle Road – Application #19-2021

Mr. Apostolou made a motion to approve this resolution denying the application, seconded by Mr. Young. Motion carried by the following vote:

AYES: Mr. Young, Mr. Love, Mr. Apostolou

NAYS:

ABSTAIN: Mr. Donovan, Mr. Muly, Mr. Hamilton, and Mr. Larkin

APPLICATIONS

#28-2021 – Grapel, Carolyn – 19 Allen Avenue

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Appearing for this application was the applicant Carolyn Grapel, Emily Grapel, Joe Kociuba Planner/Engineer and Michael Henderson, Esq.

Mr. Henderson stated that this application is for a minor subdivision with bulk variances. He went over the documents that were submitted for this application.

Mr. Hamilton accepted jurisdiction of this matter.

Mr. McGill swore in Ms. Grapel, Miss Grapel and Mr. Kociuba as well as Mr. Yodakis.

Mr. Henderson asked questions of Carolyn Grapel.

Ms. Grapel stated that she acquired the property in 1984 and she is looking to subdivide the property so that her daughter could buy it and build a house. She stated that the property is a single family home with 1 water/sewer bill.

Mr. Hamilton inquired about the parking in the area as it seems that a few of the properties only park one vehicle.

Ms. Grapel stated that she has a very long driveway and there is an existing old driveway on the west side of her house for the old detached garage that used to be there.

Mr. Henderson asked questions of Emily Grapel.

Miss Grapel stated that if the application is approved she will build and live in the newly created lot.

Mr. Hamilton accepted Joe Kociuba credentials as an engineer and planner for this applicant.

Mr. Kociuba identified the zone and the plans that have been submitted and the applicant is requesting to subdivide into two conforming lots in area. He stated that the properties would require lot frontage variances and he went over the size of the lots. He stated that on lot 7.02 there is a pre-existing nonconformity which was noted in the application where there is 24' and 25' is required.

Mr. McGill stated that since this is a new lot the applicant will need to be granted this variance.

Mr. Kociuba stated that the variance can be granted under both the C-1 and C-2 criteria. He went over the C-1 criteria as it relates to the front porch and steps and the subdivision can be granted under the C-2 criteria. He went over the criteria and how this application falls under the C-1 and C-2 criteria and he went over the parking for the two lots. He stated that the application is anticipated to be filed by deed and they have no objection to installing a monument at the front of the property line if approval is granted. He went over the items that will take place if the application

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is approved in regards to water/sewer, driveways, curbs, sidewalks and tax map. He stated that it is his professional opinion that there is no detriment to the public good as a result of this application. He stated that they anticipate perfecting the subdivision by deed. He stated that the applicant would agree to comply with the conditions set forth in Mr. Yodakis' letter.

Mr. Apostolou inquired about the depth of the lots and wanted to know if there would be any problem with the applicant being able to comply with side yard construction setbacks.

Mr. Kociuba stated that he does not foresee any issue with that which is inclusive of parking.

Mr. Love wanted to know if the other houses on the block are conforming.

Mr. Kociuba stated that they do appear that they comply with the side setbacks but he didn't really look at them from a front yard scenario. He stated that frontage wise some comply some do not as he would have to take a look at the tax map more closely, but to his knowledge there are some nonconforming lot frontages in that area.

Mr. Young inquired about the existing home as it relates to the existing driveway and if the plan is to put in a new driveway apron.

Mr. Kociuba stated that the apron as well as the curb and sidewalk are in pretty bad disrepair, so he is anticipating that a lot of that will be replaced.

Mr. Apostolou asked if they are stipulating that an apron be placed there as a condition of the subdivision.

Mr. Kociuba stated that they would stipulate that an apron would be put in for a new driveway to the new lot.

Mr. Apostolou stated that it would be for the existing lot.

Mr. Kociuba stated that he would ask the applicant if they have concern with that.

Mr. Young voiced his concerns about the non-existing apron on the existing lot.

Ms. Grapel stated that she has no objection to putting in a new curb depression and apron to that small driveway in front of the house now.

Mr. McGill asked if there were two spots on the lot with the existing house.

Mr. Kociuba stated that in the existing condition there is only one spot.

Mr. McGill stated that they will need to comply with two spots for parking on the existing house

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Mr. Kociuba stated that they would request relief from providing the second parking spot in that there is plenty of on street parking in front of the house.

Mr. McGill stated that form of relief would be a variance.

Mr. Kociuba stated that there is two or three feet of hedge along the property on the west which would need to be removed in order to expand the driveway to allow for two parking stalls. He requested that the single parking spot be sufficient unless the board had a substantial objection.

Mr. McGill stated that would require amending the application to request that variance relief.

Mr. Kociuba stated that he believes so.

Mr. Henderson asked that he be able to discuss this with his client.

Mr. Hamilton and Mr. Donovan agreed that two cars should be able to go on the property.

Mr. Kociuba stated that one of the other comments in the review letter was that the remains of the concrete in the back of the property does not encroach there.

Mr. Henderson asked Mr. Kociuba if he believes it is feasible to fit a two car driveway in that area.

Mr. Kociuba stated that there is more than ample room to fit a driveway for two vehicles without having to remove the stairs.

Mr. Henderson stated that the applicant will comply with the two car driveway.

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

Mr. McGill swore in Vicky Zappulla.

Vicky Zappulla stated that she is the west neighbor and is in support of this application.

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

Mr. Henderson made his closing statement.

Mr. Apostolou made a motion to approve this application, seconded by Mr. Young. Motion carried by the following vote:

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AYES: Mr. Donovan, Mr. Muly, Mr. Young, Mr. Love, Mr. Apostolou, Mr. Hamilton, and Mr. Larkin

NAYS: None

ABSTAIN: None

OTHER BUSINESS

Mr. Apostolou inquired about the website and the information that is posted regarding the meeting information.

Mr. Hamilton stated that he has gone over the website and there needs to be some updates and corrections.

There was discussion on the website and having remote meetings.

Mr. Apostolou made a motion to appoint a committee to amend the bylaws to bring them up to date, seconded by Mr. Donovan. Motion carried unanimously.

Mr. Hamilton made a motion to appoint the Tech Committee to review the bylaws, seconded by Mr. Apostolou. Motion carried unanimously.

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

Date Approved: DECEMBER 7, 2021