

PLANNING BOARD
MAY 2, 2023 7 PM

The Manasquan Planning Board held a regular meeting in person and remotely on May 2, 2023 at 7:00 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: Mayor Edward Donovan, Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin, and John Burke

Absent: None

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.

MASTER PLAN HEARING

Present was Jennifer Beahm, Borough of Manasquan Planner and was sworn in by Mr. McGill.

Ms. Beahm went over the Master Plan Re-Examination and the zoning that has been discussed and will be amended.

There was discussion on the Master Plan Re-Examination and the zoning to be changed by ordinance. There was discussion on the Sherman property on Broad Street and industrial zone being changed.

Mr. Apostolou made a motion to recommend to the Borough that the Sherman property on Broad Street be re-zoned as residential, seconded by Mr. Muly.

Ms. Beahm stated that she will enter this as a recommendation as a condition and then the board acts in the affirmative.

There was discussion on the recommendation and the wording.

Mr. McGill confirmed that the wording would be review industrial zone in the Borough with the specific recommendation that Broad Street industrial zone be zoned residential.

PLANNING BOARD
MAY 2, 2023 7 PM

Ms. Beahm confirmed that.

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

Leslie Smith, Deep Creek Drive was sworn in by Mr. McGill. She inquired about the recommendation of boat trailer and storage and wanted to know what that recommendation was.

Ms. Beahm stated that this recommendation was for residential properties that are storing their boats on their property as opposed to a marina. She read the specific recommendation.

Ms. Smith went over some issues she is having with the marina near her residence.

Ms. Beahm stated that these issues need to be brought up to the governing body not the planning board.

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

Mr. Burke made a motion to approve and adopt the Re-Examination Report as amendment to the Master Plan, seconded by Mr. Young. Motion carried by the following vote:

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

Mr. McGill read resolution 18-2023 adopting the Re-Examination Report.

Mr. DiRoma made a motion to approve and adopt the Re-Examination Report as amendment to the Master Plan, seconded by Ms. Triggiano. Motion carried by the following vote:

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

OLD/NEW BUSINESS

PLANNING BOARD
MAY 2, 2023 7 PM

Vouchers

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

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

Regular Meeting Minutes – April 4, 2023

Mr. Sullivan made a motion to approve the minutes, seconded by Mr. Muly. Motion carried unanimously.

RESOLUTIONS

#19-2023 Lay, Howard & JoAnn - 43 Rogers Avenue - Block 152 Lot 1 - Application #02-2023

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

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin and John Burke

NAYS: None

ABSTAIN: None

#20-2023 Hannafey, Eugene & Valerie - 10 Minnesink Road - Block 16 Lot 5 - Application #03-2023

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

AYES: Ms. Triggiano, Mr. DiRoma, Mr. Muly, Mr. Young, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, and Mr. Larkin.

NAYS: None

PLANNING BOARD
MAY 2, 2023 7 PM

ABSTAIN: Mr. Donovan and Mr. Love

APPLICATION

#05-2023 Proper, David - 317 First Avenue - Block 184.01 Lot 6

Mr. McGill swore in applicants David Proper and Kerri Proper and Scott Nicholl, Architect.

The board accepted Mr. Nicholl's qualifications as an architect.

Mr. Nicholl went over the application that was submitted and the variances being requested. He stated that after looking at the ordinance they might not need a front yard setback variance. He stated that they do need a lot coverage variance which is required for the extension of proposed deck and a side yard variance which is existing as they are following the line of the edge of the house but they are extending that forward.

Mr. Hamilton asked that Mr. Nicholl go through his numbers for building coverage and setback as they do not match what the planning board engineer has, what the zoning officer has on his report and yours.

Mr. McGill marked into evidence Exhibit A-1.

Mr. Nicholl stated that on the zoning chart they currently have an existing front yard setback of 16.3' the current survey that they are using shows 16.3' as the front setback but it is being measured from the face of the front wall not from the front surface of the porch. He stated that the true existing front yard setback as it relates to the ordinance that exists now is 11.8'. He also stated that this is why it looks like they are adding a 10' porch, which is not the case.

Mr. Yodakis stated that the survey is marked 16.3' and wanted to know if it was going all the way back to the corner of the house not the porch. He stated that this should be measured to the existing front porch. He stated that he agrees with Mr. Nicholl that the existing front yard setback is at 11.8'.

Mr. Nichol stated that the requirement for the front yard setback is 10', existing is 11.8' and they are proposing 6.3' which includes a 5.5' addition to the front of that porch.

Mr. Yodakis stated that the board needs something from a licensed surveyor showing the setbacks of other residents in the area.

Mr. Nicholl took a few minutes to have a discussion with the applicants.

PLANNING BOARD
MAY 2, 2023 7 PM

Mr. Yodakis stated that his number uses the entire roofed area only excluding the small bump out where the second-floor steps in because that is less than 2' on the front of the building and this is how he came up the building coverage of 41.1%.

Mr. Nicholl agreed with Mr. Yodakis' percentage of 41.1%. He stated that there is a 3' front yard setback, 4.8' side yard setback which is pre-existing where 5' is required and a 41.1% for the maximum building coverage which was previously 35.9%.

Mr. McGill confirmed that the side yard setback is pre-existing to an extent and that they are adding to it.

Mr. Proper explained the reason for extending the porch and advised that it is a small porch, and they would like to make it a more convenient and pleasant place to be. He stated that they have very good relationships with their neighbors on both sides.

There was discussion on the request and neighboring residents and where they sit on their lots.

Mr. DiRoma stated that if the applicant is going with the average front setbacks in the neighborhood, they would need to know what that number is. He advised that he has not heard the hardship for this variance.

Mr. Apostolou stated that he does not see the hardship for 41.1% coverage.

Mr. McGill stated that there is a C1 hardship and C2 hardship which is a better zoning alternative which the board could also consider.

Mr. Nicholl stated that they agree with the board as it relates to the front yard setbacks and getting the average front yard setbacks in the neighborhood. He asked that this application be carried to the next meeting.

Mr. Yodakis stated that a surveyor is the only one that can do the average front yard setbacks in the neighborhood and the document needs to be sealed by that surveyor.

Mr. McGill stated that the house is already overbuilt by 2% of the coverage and he is requesting some clarity as to the coverage and the reason why any excess coverage happened.

Mr. Apostolou made a motion to carry this application to June 6, 2023 at 7 pm, no new notice is required, seconded by Mr. Burke. Motion carried unanimously.

OTHER BUSINESS

PLANNING BOARD
MAY 2, 2023 7 PM

Ms. Triggiano made a motion to close the meeting at 8:01 p.m., seconded by Mr. Young. Motion carried unanimously.

Date Approved: August 1, 2023