

PLANNING BOARD
OCTOBER 19, 2021 4 PM

The Manasquan Planning Board held a zoom meeting on October 19, 2021 at 4:05 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: John Muly, Robert Young, Greg Love, Mark Apostolou, Leonard Sullivan, Neil Hamilton, and John Burke

Absent: Edward Donovan, Kevin Thompson, and Mark Larkin

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

March 23, 2021 Meeting Minutes

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

#43-2021 VFW - 30 Ridge Avenue

Appearing for the applicant was attorney Michael Henderson.

Mr. Henderson stated that he was recently notified that there were certain deficiencies in the engineering plans that were submitted and he asked that the application be carried in order for the updated information to be submitted.

Mr. McGill confirmed with Mr. Henderson that the time requirement that the board has to act will be waived as necessary.

Mr. Hamilton stated that this application will be carried until November 9, 2021 at 4 pm

Mr. Apostolou made a motion to carry this application to the November 9, 2021 at 4 pm with no notice being required, seconded by Mr. Young. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

RESOLUTIONS

Mr. Hamilton stated that the resolutions will held for approval at the next scheduled planning board meeting in November.

APPLICATIONS

15 Minute Presentation – 201 Second Avenue

Appearing for this presentation was homeowner Lawrence Fata.

Mr. Fata stated that he owns the property with his wife and he is trying to get some feedback on the possibility of receiving the board's approval for a variance. He also stated that he recognizes that the board cannot offer a commitment at this time nor is he asking for one. He stated that he has virtually no access to his heating and cooling units which are only accessible by a small access point in a closet and this is one of his hardships. He stated that in the pictures he submitted there is a picture showing the back of the home where you can see that the air conditioning units are on the third floor with the second floor outside. He stated that it would be challenging to get someone to work on the unit outside that is so high. He stated that the main purpose of asking for feedback on is being able to offer a dedicated stairway into the attic from the second floor to make sure there are certain height allowances for the stairs to gain access. He stated that his family will be relocating from Brick to Manasquan permanently and stated that they are in need of more space and is looking to make the third floor higher to make better access to the heating and cooling units and to accommodate a home office and closet space. He went over the work arrangements for himself as well as his son for working part time at home during Covid. He is looking to have some dedicated area for the office. He stated that he is asking for a 2' increase in height over the 33' which is currently the maximum height and he advised that they have had a survey done who confirmed that the current height of the home has been chopped off and adjusted prior to his purchasing the home and the height is currently at 33'. He advised that there is no more clearance allowed from where the current height of roof is. He stated that he has an architect and he wants to be mindful of the zoning requirements and is requesting an additional 2'. He stated that he is aware of the third floor requirements. He stated that he is aware that the planning board has granted a variance on beachfront for a similar nonconforming lot under 40' and that variance was granted for a 37'height elevation and he is looking for something less than that. He is looking for some guidance to see if he has a chance for the requested height increase and he stated that he does not

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want to go through the whole process if the board has no inclination of being willing to grant the variance.

Mr. Hamilton stated that this board has been real tough for a few years on giving heights variances and they have been holding the line on dormers. He stated that there have been two or three other properties who had to bring the roof height down. He stated that the home on the beachfront is unique because of the grade of the beach.

Mr. Yodakis stated that on the beachfront where there is no walkway there is no exact measuring point so there was an allowance made there because the grade actually increases significantly north of Sea Watch. He stated that the height of the home on Beachfront was measured from the monument at the north end of the walkway. He stated that the dwelling that was allowed to be built is actually not 37' from grade but closer to 33' and change. He stated that was an allowance to allow them to go up higher due to the way we measure things not the dwelling itself.

Mr. Hamilton stated that Mr. Fata could go to the borough council and see if there is any interest on their behalf as they have a borough planner to see if she is looking into new FEMA regulations and if there is an interest to increase heights in any of the districts. He stated that another option would be to hire a land use attorney and come back with the attorney and a recognized land use engineer/planner and plead your case to the board.

Mr. Fata wanted to know if the Board has considered the post Covid era with more people working from home and the need for more habitable space within the home and has the board considered this in the current limitation of the heights for nonconforming or conforming properties.

Mr. Hamilton stated that the board has not taken this into consideration.

Mr. Apostolou stated that they have considered it but it hasn't persuaded them. He also stated that would have to be a change in the Master Plan.

Mr. Fata asked if he could still pursue access to the attic for this heating and cooling units and if he could still pursue some construction to gain access to stairway within the 33' limit. He stated that it sounds like the board is saying, without official saying, a very small, if any, chance that this board would tolerate such a variance request.

Mr. Hamilton stated that Mr. Fata would need to file an application and come back to the board with the professionals mentioned to see if could get the height expanded.

Mr. McGill stated that visiting with a planner is helpful because a planner will take a look at your circumstances and tell you if they think you have a case for the board. He stated that there are certain standards that have to be met before the board can grant a variance and he advised that this would be the best action for Mr. Fata to take at this time.

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#38-2021– Giunco Realty – 233 E. Main Street

Appearing for this application was the applicant John Giunco, John Rea, Traffic Consultant; Andrew Janiw, Planner; and Joe Kociuba, Engineer.

Mr. Giunco stated that they are seeking approval for a use variance to have a drive thru at the CVS located at 233 E. Main Street and he went over the request including the traffic patterns in the parking lot. He stated that if the use variance is granted they will modify the plans and submit that for a site plan amendment.

Mr. McGill stated that the Planning Board has jurisdiction over this application.

Mr. McGill swore in Al Yodakis, John Rea, Andrew Janiw, and Joe Kociuba.

Mr. Giunco stated that he was not planning on providing testimony but wanted Mr. Kociuba accepted as an expert in the field of civil engineering.

Mr. Hamilton stated that Mr. Kociuba is accepted as an expert.

Mr. Kociuba went over the exhibit that was submitted as part of the jurisdictional packet showing the existing Main Street Center location as well as the proposed changes specifically the removal of a portion of the building at the rear of the property that has an existing aisle around the rear of the building. He stated that the removal would be 1,375 square feet in order to allow for a drive thru at the northern portion of the building that would be used by the CVS as well as a refuse enclosure towards the middle of the rear of the building which would allow the opening up the area at the southerly end of the building for a curbside pickup of food from the restaurants.

Mr. McGill marked the concept plan dated May 25, 2021 as Exhibit A-1 and the amended concept plan dated October 19, 2021 as Exhibit A-2.

Mr. Kociuba went over the amended concept plan and advised that the entrance on Main Street has been labeled as one-way which is not a change to the plan just a labeling of the entrance, the second change is where directional arrows on the north end of the parking lot were one way and now the aisle is both ways. He went over the reason for the one way in the center off of Main Street. He stated that they will maintain proper circulation and reduction as well as conflicts and improve traffic flow on Main Street. He stated that there will be 2 signs Do Not Enter and marking the entrance with arrows. He stated that there is no variance or relief required for signage at the entrance. He stated that the two entrances on Warren Avenue will continue to operate in a 2 way fashion and the current circulation will remain on the east side of the building as well as the north with a one way around the back of the building. He stated that the removal of the 1,375 square feet allows for the addition of a drive thru and pick up lane for the CVS while also maintaining a bypass lane and removal of the center section allows for the curbside pickup with a bypass lane on

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the southern end and to relocate the enclosure for refuse. He advised that the refuse area is being relocated and screened so there is no detrimental impact to the surrounding area or property. He explained the refuse area and what is planned for that area and the fencing as well as how the dumpster are proposed to be emptied by a contractor. He stated that this is for a use variance only and he will certainly be coming back with all the nuts and bolts of how this is going to operate exactly in a site plan form, today they are looking for the use variance associated with the pick-up lane and curbside pickup.

Mr. Sullivan inquired about a backup that might occur with the CVS drive thru lane with cars waiting in line.

Mr. Apostolou also had a concern about the backup in the rear of the building and flow out towards Main Street.

Mr. Kociuba stated that they can certainly adjust the landscape to have more room for the cars waiting in line at the drive thru.

There was discussion on the traffic flow in the back of the building as it relates to the CVS drive thru and the restaurant curbside pickup in the back.

Mr. Burke inquired about the back entrance having a better site because of the landscaping presently there when coming out on Warren Avenue as it is very hard to see the traffic on that street.

Mr. Kociuba stated that they can certainly make the entrance/exit bigger and remove landscaping to have a better view. He stated that as far as the street parking on Warren Avenue, that would be the authority of the municipality.

Mr. Burke inquired about the whole parking lot being relined because it really needs it.

Mr. Kociuba stated that at the time of the Sight Plan they would review that and he would say yes to reline the parking lot. He summarized his presentation and the items that were brought up by the board members.

There was discussion on the process that would take place at the CVS drive thru window as well as the possibility of blocking the driveway.

Mr. Kociuba stated that they will be coming back with the site plan which will have the specifics being requested on it.

Mr. McGill stated that he believes the use variance needs to be looked at for the appropriateness of the use and how it going to function. He also stated that they cannot permit a use variance to permit this and not know the answers to the back driveway use.

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Mr. Kociuba stated that the exact dimensions of the isle would be on the site plan.

Mr. Love stated that his concern is that if the drive thru is approved and CVS moves out and a different tenant like KFC or Taco Bell and that is not what Manasquan's Master Plan is designed to do.

Mr. Kociuba stated that they are only looking for curbside pickup and this is not a drive through restaurant where there is a menu board where your order from. He stated that items will need to be pre-ordered.

Mr. Yodakis stated that the borough ordinance specifically prohibits fast food restaurants with drive thru and there would need to be an additional use variance if it was going to be changed.

Mr. Young inquired about the drive thru encompassing all of the pharmacy hours.

Mr. Kociuba stated that he does not know the specific hours of the CVS window but he believes it is operation throughout the timeframe that the CVS is open.

Mr. Young inquired about the amount of dumpsters that are there now and if the area that is being proposed is sufficient to house and use/access the area.

Mr. Kociuba stated that the proposed area will be about twice the size of the current area and they will make sure there is sufficient room to access the area.

There was discussion on the restaurant pickup area in the back as it relates to the flow of traffic and delivery in that area.

Mr. Love doesn't understand the need for a drive thru.

Mr. Giunco stated that the need is that CVS has been a tenant for 25 years and they are due for renewal in a year and a half and he believes that he needs to improve the situation for them to keep them as a tenant because they have opened a store in Wall and Pt. Pleasant. He believes that he needs to offer the same to the Manasquan CVS. He stated that if neither of the restaurants are compelled to have curbside pickup that can be adjusted as needed.

Mr. Kociuba stated that when the design was happening for CVS access the thought was to add the restaurant curbside pickup. He stated that if the board has a substantial concern with that it can certainly be adjusted.

Mr. Giunco stated that it would be pickup only at the window, you cannot order from the window for the pharmacy.

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Mr. Apostolou asked that the traffic engineer take into consideration the flow of traffic with the Main Street entrance being limited to entering only and he stated that the traffic study that was prepared is dated for March which is probably the slowest month in Manasquan. He stated that the traffic study should quadrupling of traffic flow because of the summer months. He stated that he would be more comfortable with eliminating the curbside pickup and understands the CVS drive thru but he is concerned about the traffic flow, deliveries blocking the area, but also the back

Mr. Kociuba stated that Mr. Rea will certainly testify regarding the numbers and the timing of the report. He went over the parking in the lot with Main Street being enter only access and he doesn't anticipate a substantial amount of vehicles going around the back of the building. He believes that once the traffic pattern is established and people get use to the site they will operate using the proper flow of traffic. He doesn't anticipate that the exiting around the back of the building is going to be the primary mode for vehicles.

Mr. Burke stated that he believes the traffic study should be done in the summer and not just because of the cars but because of the kids on bicycles who ride back and forth all through the parking lot. He wanted to know if this has been taken into consideration.

Mr. Kociuba stated that the area behind the building has not had any studies as to the quantity of the bicycles on the site.

Mr. Rea went over his credentials and stated that he is very familiar with Manasquan and his office is in the area. He stated that the traffic study was done in March because that was when he was engaged to do the traffic study and at that point they believed that they might be able to get in front of the board rather quickly and that is why it was done at that time. He was done in order to depress the traffic volumes as he is very familiar and aware of what is happening in the summer in Manasquan.

The Board accepted Mr. Rea as an expert witness.

Mr. Rea stated that he hears that the primary concern here is the activity at the pickup windows, not necessarily drive up or drive thru windows, because none of the cars at the restaurants or at the CVS are going to stop, look at a menu board and give an order and wait 5 minutes for it to be filled. He stated that they are pick up windows. He stated that the applicant is willing to give up the pickup window for the restaurants and this will allow them to slide the CVS pickup window down a little further to the south, move that bump out area a little further south and give the area a bigger and better loading zone and increase the stacking for the CVS by another one or two vehicles. He stated that they would be willing to do this if they get to the site plan application. He stated that the thing he wanted to stress in the traffic study was that they are not looking to expand the building, but are taking a part of the building down to accommodate the pickup window. He reported that the one thing that was discussed right up front was making the Main Street driveway an entrance only because they do not want traffic exiting at the location because it is near the railroad tracks, there are backups from the traffic signal particularly during the summer and they

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felt it would be safer and more efficient for all of the traffic to exit onto Warren Avenue where vehicles can make a left and go up to the intersection and make a left onto Main Street. He stated that the reason he did the traffic study was to demonstrate and to find out whether the adjacent intersections had the capacity to handle the change in traffic patterns. He stated the study showed that between 5 and 6 pm there were 24 left turns and 8 right turns out of the Main Street driveway and then on Saturday between 1 and 2 pm there were 33 left turns and 11 right turns. He stated that those vehicles would be redirected to the Warren Avenue driveway and he stated that they looked at the intersection to make sure the capacity was there to handle the additional traffic, and it is, the intersection will operate as what they call level of service which means that if the traffic is re-directed to the intersection there will be minimal delay to people exiting the site. He stated that he and Mr. Kociuba will work together to clear sight triangles at the driveway to Warren Avenue to make it safer when exiting the area. He stated that he has done traffic studies at other locations and typically there are no more than 2 or 3 cars at the pickup windows.

Mr. Sullivan stated that he believes that the Main Street and Warren Avenue intersection is a nightmare especially when a train comes through and people leaving the beach and he thinks it is creating more of a problem.

Mr. Rea stated that the backup isn't from the intersection of Warren and Main the backup is from the traffic light at Route 71 or when the gates are down and a train in the station. He stated that the backup extends beyond the intersection but it is not the intersection itself that is creating the backup. He stated that he does not believe that these changes are going to generate any kind of significant increase in traffic to and from the existing center it will just make it more convenient for the CVS customers picking up prescriptions. He stated that from a traffic perspective they can make some of the changes that have been suggested by the board members and he thinks this will be safe and efficient.

Mr. Apostolou asked Mr. Rea for numbers based upon the traffic flow in March as what the traffic flow would be in July on a Saturday or August.

Mr. Rea stated that the DOT keeps pattern factors in the shore area which shows the pattern increase for the summer is probably between 15 to 20 % higher than the March numbers. He stated that is a general number for the shore area based on the DOT data but there will be situations where the traffic will be heavier such as a rain storm during the summer. He stated again that the backups are not due to the intersection or because of the traffic at the center it is the traffic light at Route 71 and the train station.

Mr. Apostolou stated that the borough council is contemplating the renovation of Curtis Park and asked if they have considered what the impact would be to the Curtis Park children by re-directing the traffic onto Warren.

Mr. Rea stated that there are two driveways on Warren Avenue and there are children that ride bikes on Main Street as well. He believes by limiting the Main Street access this would be safer.

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Mr. Janiw presented his credentials to the Board.

The Board accepted his credentials.

Mr. Janiw stated that this property is within the B-1 zone which permits a wide variety of retail uses, stores, personal services, banks, financial institutions, newspaper offices and the issue at hand is related to the pickup window that is proposed for the CVS which is a permitted use within that Center and he stressed that it is a pickup window. He stated that in Mr. Yodakis' letter it is stated that a drive thru is not expressly permitted in the B-1 and certainly a fast food drive thru is specifically prohibited. He stated what is being proposed is a pickup window which is similar to the Provident Bank on Main Street which he believes will be less active as terms of transactions. He stated that the transactions at a CVS pickup window usually last between 30 and 45 seconds since everything is pre-ordered and some pre-paid. He stated a portion at the rear of the building will be demolished in order to create 2 lanes across the rear of the building. He stated that all of the changes discussed for the back of the building are all good improvements to the proposal and it is certainly in response to some of the concerns raised by the Board. He stated that the Borough's Master Plan talks about needing to adapt to current conditions and changing conditions and he thinks COVID has taught us all that the way we do business has changed and one of the things that helps business survey through this or to thrive is the ability to have contactless or some kind of remote pickup of goods. He advised that CVS has been doing drive up windows for many years and has found it to be especially affective through these types of conditions and has seen an integral to their business. He stated that it is important to them to adapt a CVS that doesn't have this type of pick up window in order to be competitive and provide a space that is conducive to a CVS in the future. He went over the 2019 Master Plan Reexamination Report and stated that the goals mentioned were to include and maintain a local economy that encourages the provision of more cost effective public services in order to improve the quality of life for Manasquan residents. To recognize the need to adapt to the changing dynamics and demands of a diverse and increasing globalized economy and to encourage those public and private actions necessary to develop and sustain low term vitality of key commercial and real areas. This can be achieved by improving streetscapes through unified signage, facets, public walkways, and landscaping and improving vehicular and pedestrian circulation. This will help guide residents and visitors to the plethora of environmental opportunities throughout the Borough. He stated that this application is pretty much on point with all of the objectives of the Master Plan. He stated that it is adaptive to conditions that have changed over the course of doing business for pharmacies, something has become a more efficient process in terms of picking up from pharmacy, keeps people from having to park and walk to the center, very quick pick up which is very convenient which has involved into a necessity for a pharmacy. He went over what is in the 2019 Master Plan Reexamination as it relates to drive thru restaurants and this is not any comparative to a drive thru restaurant, this is simply a drive up window similar to the bank drive up window which is already integrated into the B-1 zone. He believes that the application is on point with the goals and objectives of the Master Plan and he thinks is consistent with what is happening in the business community and it is very much reactive to what has been seen since the pandemic and the way business is not being conducted. He stated that the application just can't be for the benefit of the application it has to be for the benefit of the

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great good for the community and those are the purposes of the municipal land use law. He stated that there are two purposes that are fostered by this application and they are to provide sufficient space in appropriate locations for a variety of agriculture, residential, recreational, commercial and industrial uses both public and private according to their respective environmental requirements in order to meet the needs of all NJ citizens. He went over the application and testimony that was heard regarding the drive up window and the concerns from the Board. He believes that the application is on point with the purpose of the Municipal Land Use Law. He stated that there is already a CVS that operates here and we will be creating a system that will be more customer based, more efficient for the consumer and for the employees in terms of reacting to the consumer wants and needs. He stated that this would be reactive to the need to have contactless transactions for those that are vulnerable or need those types of situations and he believes that they have learned a lot of lessons here in wanting to sustain business in a location where it is needed and wanted for the neighborhood. He stated as respect to the variance relief at hand what they basically have to show is that the use would serve the general public good and they demonstrated the purposes of the municipal land use law of what that public good is and that the application would essentially be appropriate because of the appropriate suitability of the site. He stated that there is a retail center with a CVS that is already existing and there is a use that is being adaptive, not expanded, in order to provide more efficient consumer experience for the customer base. He summarized his testimony and the changes that have been discussed.

Mr. Burke wanted to confirm that this would be a pick up window for the pharmacy only or will people be able to call CVS to get other items that are sold at the store.

Mr. Janiw stated that he has used pick up windows at CVS and you call in an order or online and you can add items like vitamins or aspirin it doesn't have to be a prescription. He stated that it usually is not for a hair dryer or makeup and such but they will sell vitamins, aspirin, prescriptions which order is placed in advanced. He stated that it is his understanding that perishables are not included for window pick up.

There was discussion on what exactly can be ordered and picked up at the CVS window.

Mr. Apostolou wanted to know if CVS would be willing to stipulate that the pickup window shall be a pre-order pick up only and not be used for ordering at the window.

Mr. Giunco stated that he cannot speak for CVS today but if that was a condition imposed by the board it would be a condition that would be imposed on the lease.

Mr. Muly inquired about the modifications being made to the building.

Mr. Janiw stated that the building is actually being made smaller to accommodate the second lane of traffic across the back.

Mr. Hamilton stated that they are going to notch out the back wall.

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Mr. Muly wanted to know if it is all of the wall or just where the drive up is going to be.

Mr. Kociuba stated that the western wall is going to be pushed over and moved and there will be square footage removed from the building to make room for the drive thru so there is still a continues bypass lane across the back of the building.

Mr. Sullivan inquired about the traffic flow in the parking lot.

Mr. Kociuba stated that when you come in the center off of Main Street you can go to the drive thru or go left into the parking area.

Mr. McGill asked Mr. Janiw if it would be his testimony that the relatively contactless nature of the transaction that would be afforded by a drive thru window would also support the public health and safety general welfare aspect of the purpose of the Municipal land Use Law.

Mr. Janiw stated absolutely and he had mentioned the COVID crisis and how we have adapted to that and this would certainly foster that.

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

Mr. McGill swore in Joanne Walsh, 253 Euclid Avenue which is 2 doors down from CVS. She voiced her concerns about traffic coming from the center and on Warren Avenue. She stated that by adding a pick up window will add to the customer thereby adding the congestion. She voiced her concerns about the amount of traffic during the summer on the road and in the center. She stated that all of the traffic now will be funneled into the neighborhood. She does not believe that a pickup window will help improve the quality of her life or anyone else in that neighborhood.

Mr. McGill swore in Patty Brown, 15 Dewey Avenue stated that if people existing the center choose not to make the left onto Warren the next possible left is Dewey. She stated that Euclid is becoming the option to Main Street as there are no stop signs on Euclid. She stated that she disagrees with the applicant as it relates to the Wall and Pt. Pleasant CVS's that were mentioned as they are new and built on bigger pieces of property and while the service of drive thru is convenient for people, CVS also delivers which is one of the services that can be utilized by the people who can't go into the store instead of a drive thru. She voiced her concern about the traffic study as it did not count the cars that did go straight down Euclid Avenue.

Mr. Giunco stated that the stops signs on Euclid would be an issue to discuss with the town and that he is not aware if Mr. Rea included the traffic going down

Mr. McGill swore in Jerry Brown, 15 Dewey Avenue voiced his concern about the plan leaving out Warren Avenue and they left out the part that there is a park there. He stated that this was

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hidden from the plan which draws a lot of traffic. He stated that he believes this is a bad idea and he thinks the only reason this is here is because the landlord needs to collect money from a corporate customer and is asking the citizens of Manasquan to adjust their lives around his plan.

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

Mr. Giunco made his closing statement. He stated that this is a very direct application and it is in his interest to keep a good corporate tenant, however he does not think that there is anything proposed here that is unsafe in any way. He stated that the purpose of the presentation was to meet the standards of the Municipal Land Use Law. He believes that this will enhance the center and certainly all of the safety concerns that were raised can be addressed in terms of vision up and down Warren and there was no plan or scheme that Mr. Kociuba concealed Warren Avenue. He stated that it is shown on the plan but there is an overlay of the trees from the aerial. He is requesting the Board to grant the Use Variance as he believes they have met the statutory standards and then that would lead to a site plan application and if the site plan met all the issues and concerns that were raised they would address it at that. He is asking the board to approve this application and he is aware that he needs 5 votes and he believes that the proofs that have been presented to the Board are adequate and should be able to be satisfactory to the Board. He believes this to be a benefit to the community and it will certainly be a benefit to the center and the tenant as well as the customers. He stated that no one can limit the number of children or young people that want to ride their bikes around town and he does not know how that could be related to the activities to the center.

Mr. McGill stated that any reference to conversations with persons otherwise related to Manasquan is not on the record.

Mr. Apostolou asked if the Main Street entrance could remain an egress and ingress as there will be no extra traffic that will be generated by the pickup window. He stated that this would alleviate some of the concerns from the neighbors.

There was discussion on the egress and ingress on Main Street and the area in the back of the building.

Mr. Giunco stated that he would amend his application to satisfy the board.

Mr. Apostolou made a motion to approve this application condition upon the following:

1. The Main Street entrance remain an ingress and egress.
2. The spot on the back of the building be moved south.
3. Restrictions be placed in the lease to not allow ordering at the window.
4. No restaurant curbside pickup or parking behind the building except for loading zone for deliveries

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5. Stipulation of the time of deliveries
6. Sight triangle will be maintained on Warren and Main
7. Reline/restripe the parking lot

seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mr. Muly, Mr. Young, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton and Mr. Burke.

NAYS: Mr. Love

ABSTAIN: None

OTHER BUSINESS

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

Date Approved: DECEMBER 7, 2021