

PLANNING BOARD
JANUARY 10, 2023 7 PM

The Manasquan Planning Board held a zoom Reorganization meeting on January 10, 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, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin, and John Burke

Absent: Lori Triggiano, Frank DiRoma

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

Vouchers

Mr. Young made a motion to approve the vouchers, seconded by Mr. Donovan.

AYES: Mayor Donovan, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mark Larkin, and Mr. Burke

NAYS: None

ABSTAIN: None

RESOLUTIONS

#01-2023 Appointing Planning Board Chairman - Neil Hamilton

Mr. Love made a motion to appoint Neil Hamilton as chairman, seconded by Mr. Donovan. Motion carried by the following vote:

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

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NAYS: None

ABSTAIN: Mr. Hamilton

#02-2023 Appointing Vice-Chairman - Robert Young

Mr. Love made a motion to appoint Robert Young as vice-chairman, seconded by Mr. Hamilton. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: Mr. Young

#03-2023 Appointing Acting Chairman - Mark Apostolou

Mr. Love made a motion to appoint Mark Apostolou as acting chairman, seconded by Mr. Hamilton. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: Mr. Apostolou

#04-2023 Appointing Recording Secretary - Barbara Ilaria and Nancy Acciavatti

Mr. Love made a motion to appoint Barbara Ilaria and Nancy Acciavatti as recording secretaries, seconded by Mr. Young. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

#05-2023 Appointing Corresponding Secretary - Barbara Ilaria and Nancy Acciavatti

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Mr. Love made a motion to appoint Barbara Ilaria and Nancy Acciavatti as corresponding secretaries, seconded by Mr. Donovan. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

#06-2023 Appointing Planning Board Engineer - Albert Yodakis of Boro Engineering

Mr. Love made a motion to appoint Albert Yodakis as planning board engineer, seconded by Mr. Burke. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

#07-2023 Appointing Planning Board Planner - Albert Yodakis of Boro Engineering

Mr. Love made a motion to appoint Albert Yodakis as planning board planner, seconded by Mr. Burke. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

#08-2023 Appointing Legal Services - George McGill, Esq. of McGill & Hall, LLC

Mr. Love made a motion to appoint George McGill, Esq for legal services, seconded by Mr. Hamilton. Motion carried by the following vote:

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

NAYS: None

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ABSTAIN: None

#09-2023 Adopting the Rules and Regulations

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

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

NAYS: None

ABSTAIN: None

#10-2023 Designation of Official Newspapers - Coast Star and Asbury Park Press

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

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

NAYS: None

ABSTAIN: None

#11-2023 Meeting Dates 2023 and 2024 Reorganization Meeting Date

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

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

NAYS: None

ABSTAIN: None

Mr. McGill swore in Mark Larkin and John Burke for a 3 year term.

APPLICATIONS

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#17-2022 Stewart, Michael – 19 James Place, Block 44.03 Lot 1

Mr. McGill swore in Michael Stewart and Sandra Cokeley as well as Al Yodakis.

Ms. Cokeley went over the history of the home and their moving here.

Mr. Stewart went over the request to build a small patio between the back deck and the rinsing station they have in the yard. He went over the reason for the request for a variance.

Mr. Yodakis stated that this is a pretty straight forward application, and the variances are pointed out in his report where the applicants view this as their backyard and the zoning ordinance views this as a side yard. He asked if the grade would be changed at all.

Mr. Stewart stated that there will be no grade change and he will use permeable pavers.

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

Mr. McGill swore in Nick Procaccio.

Mr. Procaccio voiced his support for this project.

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

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

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

NAYS: None

ABSTAIN: None

#18-2022 Sepe, Bill – 35 Deep Creek Drive – Block 189.01 Lot 6.02

Representing the applicant was John Haulenbeek, Esq. and he went over the existing variances and what is being requested.

Mr. McGill swore in applicant Bill Sepe.

Mr. Haulenbeek asked questions of Mr. Sepe who answered all questions.

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Mr. Sepe went over the LLC and stated that it is going to be his primary residents. He went over what he is planning to do to the current structure.

Mr. McGill swore in Al Yodakis and architect Brian Berzinskis from Grasso Design Group.

Mr. Hamilton accepted Mr. Berzinskis credentials as an expert professional.

Mr. McGill marked the following into evidence: A-1 Architectural plans dated June 3, 2022; A-2 new rendering; A-3 old rendering and A-4 Survey dated 2/12/2021.

Mr. Berzinskis went over the project with current existing conditions and the variances being requested and the existing variances.

Mr. Love inquired about moving the overhang in the section extends out to avoid being into the setback, right side instead of the left side.

Mr. Berzinskis stated that they did relocate and move it around to where it would best be suited.

Mr. Yodakis stated that if you mirror the whole thing you would loose the chimney variance as well.

Mr. Berzinskis stated that in the garage there is a whole series of mechanicals that are from the original build including one that is for geothermal. He stated that all the mechanicals will remain in the storage area to the left of the building.

Mr. Young inquired about the current curb cut and the distance of the opening.

Mr. Haulenbeek stated that the driveway and the curb cut are going to remain as is.

There was discussion on the current curb cut.

Mr. Berzinskis stated that the current mechanicals will remain and are raised in the garage. He stated that the fireplace will be a direct vent gas fireplace so it doesn't need a full chimney but will vent out the side. He stated that they could bring the chimney into the living space if required.

Mr. Sepe stated that he would not be in favor of moving the fireplace into the living space because the steps are right there and there would a tripping hazard.

Mr. McGill swore in William Sepe, Jr.

Mr. Sepe Jr stated that he is a building contractor, and he will be doing the project and lives 2 doors down. He stated that there a quite a bit of mechanicals that take up the space and there are

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a series of wells that make of the geothermal unit as well as a hot water heater, air handler, washer, and dryer.

There was discussion on the mechanicals and the amount of space that all the equipment is taking up.

Mr. Haulenbeek confirmed with his client that they would remove the fireplace which would also remove that variance.

Mr. Hamilton stated that they are looking at front yard setback for the porch, side yard setback that is existing and proposed and the driveway width.

The board had no issue with the side yard setback and is ok with the front yard setback. There was discussion on the curb cut and the driveway width.

Mr. Yodakis stated that the driveway width is an existing nonconformity that it is too wide and the driveway also has no set back.

There was discussion on the driveway and a possible walkway to the new front porch.

Mr. Sepe Jr. stated that they could pull the pavers back and remove that variance request. He stated that they could make the walkway a different color to depict the walkway from the driveway.

Mr. McGill verified the amendments to the plans as far as the driveway and walkways are concerned.

Mr. Hamilton stated that the curb cut and driveway would be 20' and there would be a walkway up to the front entrance and the pavers in the cut out round area in the front to a different color to denote that it is not a parking area. He stated that this would eliminate the 1' set back and the driveway will be in compliance.

There was discussion on the walkway area.

Mr. Yodakis stated that there will be a 20' driveway and 5' wide walkway up to the new front porch.

Mr. Hamilton stated that there are only 2 existing variances the front set back and the existing side yard setback of 4' as opposed to 5'.

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

Mr. McGill swore in Leslie Smith.

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Ms. Smith stated that she resides at 26 Deep Drive and inquired about the walkway and the product that will be used.

Mr. Hamilton stated that the applicant already stated that it would be pavers.

Ms. Smith inquired about permeable surface and run off and will this project meet those requirements.

Mr. Donovan stated that pavers are considered permeable.

Ms. Smith inquired about the dock in the back and the size that is allowed on the property.

Mr. Hamilton stated that the Planning Board does not have jurisdiction over the dock as it is pre-existing and is not part of this application.

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

Mr. Burke made a motion to approve this application with front yard setback and the side yard setback for the existing building, seconded by Mr. Apostolou. Motion carried by the following vote:

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

NAYS: Mr. Love

ABSTAIN: None

OTHER BUSINESS

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

Date Approved: March 7, 2023