

PLANNING BOARD
JULY 19, 2022 7 PM

The Manasquan Planning Board held a zoom special meeting on July 19, 2022 at 7:00 pm with Vice Chairman Robert Young presiding.

Vice Chairman Robert 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 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, Mark Apostolou, Leonard Sullivan, Mark Larkin, and John Burke

Absent: Edward Donovan, Lori Triggiano, John Muly, and Neil Hamilton

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.

APPLICATIONS

#04-2022 120 South Street, LLC – 120 South Street – Block 70 Lot 2.04 (carried from 6/7/2022)

Chairman Young went over why and how this application got re-scheduled from June 7, 2022.

Representing the applicant was Keith Henderson, Esq.

Mr. McGill stated that there is a power outage in town and asked Mr. Henderson his opinion on the outage.

Mr. Henderson stated that he would like to proceed with the application. He stated that the last meeting ended with 2 people wanting to speak and he thinks those 2 should be heard and then he would comment after that.

Mr. McGill stated that Mr. Burke was absent at the last meeting for this application, and he did listen to the tape and is now permitted to participate and vote on this application. He stated that Mr. Burke's certification will be supplied to the Planning Board secretary tomorrow.

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

PLANNING BOARD
JULY 19, 2022 7 PM

Mr. McGill swore in Kristen Forcillo and Tom Caruso.

Kristen Forcillo voiced her concerns and opinion on this project and is not in favor of it. She voiced her concerns about the traffic and parking on the street.

Mr. Henderson went over a meeting the builder/applicant had with the neighbors to hear their concerns. One of the concerns was the removal of a tree. He stated that they will make an offer of proof and stipulate that the non-removal of the tree will be added to the record.

Mr. Caruso voiced his opinion on this project and application and is concerned about parking in the area.

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

There was discussion on the County easement and that there will be no building within the footprint of the easement. There was also discussion on restrictions on driveways for this lot and the County states that there will be no driveways on the South Street.

Mr. McGill swore in Al Yodakis.

There was discussion on the corner lot coverage, and it was determined that a variance is not required.

Mr. Yodakis stated that the variances for approval tonight are lot frontage issue in regard to an easement for the corner lot and the building height issue of 35' requested 30' permitted.

Mr. Henderson made his closing statement. He stipulated that the tree will not be removed for the driveway and will put in for additional off-street parking for the corner lot with no new curb cut.

Mr. Yodakis stated that the additional off-street parking area will increase the lot coverage but will not require a variance. He stated that if they do exceed lot coverage they will need to come back before the board with the variance request.

Mr. Apostolou made a motion to re-open the audience participation, seconded by Mr. Burke. Motion carried unanimously.

Mr. McGill swore in Corey Irons.

Ms. Irons voiced her concerns and opinion on the project and the on-street parking issue this project might cause.

Ms. Forcillo spoke again about the parking and the changing of the off street parking.

PLANNING BOARD
JULY 19, 2022 7 PM

Mr. McGill advised that the additional off-street parking is not creating new plans however said additional off street plans shall be subject to the approval of the boards' engineer/planner.

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

Mr. DiRoma made a motion to approve the application as amended, seconded by Mr. Larkin.

Mr. Apostolou stated that he would approve this application, but the height should be reduced on the smaller lot to 30' as opposed to 35'.

Mr. DiRoma withdrew his motion.

Mr. McGill stated that the application should be split into the subdivision approval and the height.

Mr. Apostolou made a motion to approve subdivision with the variance for lot frontage for this application with all stipulations, seconded by Mr. Larkin. Motion carried by the following vote:

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

NAYS: Mr. Love and Mr. Sullivan

ABSTAIN: None

Mr. DiRoma made a motion to approve the height of the corner lot, seconded by Mr. Larkin. Motion carried by the following vote:

AYES: Mr. DiRoma and Mr. Larkin

NAYS: Mr. Young, Mr. Love, Mr. Apostolou, Mr. Sullivan and Mr. Burke

ABSTAIN: None

OTHER BUSINESS

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

Date Approved: September 13, 2022