

PLANNING BOARD
JUNE 6, 2023 7 PM

The Manasquan Planning Board held a regular meeting in person and remotely on June 6, 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, Neil Hamilton, Mark Larkin, and John Burke

Absent: Leonard Sullivan

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. Burke made a motion to approve the vouchers, 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. Hamilton, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

RESOLUTIONS

#21-2023 Cognetti, Marie - 435 Long Avenue - Block 175 Lot 30.01 - Application #07-2023

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

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AYES: Ms. Triggiano, Mr. DiRoma, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Hamilton, and Mr. Burke

NAYS: None

ABSTAIN: Mr. Young

Mr. McGill stated that as it relates to Resolution 19-2023 Lay, Howard & JoAnn, 43 Rogers Avenue it was stated in the resolution that they were not represented by counsel when in fact they were represented by Keith Henderson. He stated that this application will be revised to reflect this information.

Mr. Love made a motion to approve this change, seconded by Mr. DiRoma. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

Mr. McGill went over the ordinances and stated that ordinances 2399-23, 2400-23, 2401-23 and 2402-23 are all consistent with the Master Plan Re-Examination.

Mr. McGill stated that ordinance 2398-23 does not have to be reviewed by the planning board as it is not a zoning ordinance but a parking ordinance.

Mr. Burke made a motion authorizing Mr. McGill to send a letter to the governing body stating that the ordinances are consistent with the Borough's Master Plan, seconded by Ms. Triggiano. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

APPLICATION

#05-2023 Proper, David - 317 First Avenue - Block 184.01 Lot 6 (carried from May 2, 2023)

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Timothy Middleton attorney for the applicant requested an adjournment to the August 1 meeting as there will be amendments to the plan.

Mr. Love made a motion to carry this application to August 1, 2023 at 7 pm with no new notice, seconded by Mr. DiRoma. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

#06-2023 Boz, James & Noreen - 583 Brielle Road - Block 182.01 Lot 20

Representing the applicant was Keith Henderson.

Mr. McGill swore in Noreen Boz, James Boz, Architect Carol Hewit, Engineer/Planner Joseph Kociuba, and Al Yodakis.

Ms. Boz went over the history of the property and the dwelling. She stated that they have rented the current house out and that they will be living in the new home part time as she will be retiring.

The Board accepted Ms. Hewit's professional credentials.

Ms. Hewit presented photos of the current structure.

Mr. McGill marked the photos as Exhibit A-1.

Ms. Hewit went over the photos, and she went over the plans that she prepared and what is being proposed. She also went over the variances being requested and why they are being requested. She went over the concrete that will be removed from the property.

Mr. Henderson advised that they would stipulate that the concrete being removed by the sidewalk will be replaced with pavers.

There was discussion on the size of the decks that are being presented.

Mr. Kociuba went over the application and the unique challenges for this property. He went over the variances being requested and why they are being requested. He stated that his opinion is that from a land use point of view the reductions that have been achieved and are proposed for this application is a better situation than what currently exists. He advised that the building coverage is being reduced from 60.9% to 49.46%, 945 square feet which is the coverage allowed on a

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conforming lot and about 5% of that coverage is balcony on the upper floor, lot coverage is being reduced to 54.26% by removing the concrete on the property and that they would be willing to use pavers in the front to delineate the borough property from the homeowners. He went over the C1 and C2 criteria. He stated that the current dwelling does not comply with FEMA requirements for flood control and the new proposed construction will comply with FEMA requirements. He went over the planning board engineer's report and stipulated that they would use pavers in the front of the home as more stable material, air conditioning units are proposed on the roof and proposed at a 5' setback, required storage area at the garage level, and proposed parking. He stated that currently the lot has zero parking, and they are proposing off-street parking stalls in the garage on the property. He also went over drainage, pavement repair and sidewalk apron repair, there is no room for landscaping on the property and utilities will be underground.

Mr. Hamilton voiced his concerns about the garage doors and where they are proposed as it relates to the corner of Brielle Road and First Avenue. He suggested one garage door or one and a half doors and move it as far west as possible.

Mr. Apostolou inquired about the setback on Brielle Road as the average is 10.99'.

Mr. Kociuba stated that they are proposing 4.13' where 1.6' exists. He stated that they could shift the home 2' further to the south to match the 6' setback that exists to the neighbor. He advised that this would reduce the rear yard setback from 5.2' to 3.2'.

There was discussion on placement of the garage so close to the corner as this would be a police regulation.

Mr. McGill stated that the application can be approved subject to whatever other approvals they need to get. He stated that the applicant would need to go to the governing body for approval of the garage so close to the corner.

Mr. Henderson stated that they did not get approval from the governing body they would need to come back to the planning board to figure out an alternative unless an alternative came up tonight as suggested by Mr. Hamilton for the one car garage and move it west.

There was a 5-minute break for Mr. Henderson to speak to his clients.

Mr. Kociuba stated that after discussion with the applicant they will go with a single 11' or 12' garage door and will stipulate the 25' from the driveway to the corner. He advised that the applicants are willing to move the house back 2' which will still require relief as 10.99' is the average and they are looking for 6'. He stated that moving the house will reduce the rear yard setback to 3.3'.

Mr. Apostolou stated that he would like to see some shrinkage of the square footage but feels better with the house moving back 2'.

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

Mr. McGill swore in Stephen Damen and Brian Falkowski.

Mr. Damen voiced his concerns about the front yard setback on Brielle Road and recommended an 8' setback similar to his house next door.

Mr. Falkowski voiced his concerns about the rear yard setback and is not in favor of the request. He also voiced his concern about where the condensing unit sits on the roof which would be at the same level as all the bedrooms in his home.

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

Mr. McGill went over the discussions which included moving the garage door to the west, having one garage door which will comply with the 25' to the stop sign and move the house to have a 6' setback on Brielle Road which will change the rear yard setback.

Mr. Kociuba went over the application with the changes that have been requested and is asking for the relief requested with the stipulations that were made and the minor changes.

Mr. Hamilton inquired about the condensers being located on the Brielle side of the structure.

Mr. Kociuba stated that condensers are not allowed in the front yard. He stated that where the condensers are proposed complies with the 5' setbacks. He stated that the other option is to put the condensers on the ground floor and screening them in the corner of the First Avenue frontage.

There was discussion on the different areas where the condensers might work.

Mr. McGill stated that this hearing will be opened back up to the public because there have been extensive conversations. He went over the revisions which included moving the garage door to the west.

Mr. Kociuba stated that the stipulations and amendments are that the applicant will narrow the driveway to comply with the 25' setback, reduce it to one (1) garage door and request relief for one parking stall where two (2) is required. He stated that the setbacks will stay where they are as well as the condensers.

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

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Brian Falkowski stated that the condenser at the home to the south, which is his home is off the base flood level and is at 8 feet and is off the back corner of the house. He voiced his concerns about the size of the home being proposed.

Stephen Damen voiced his concerns about his view to the east and the setback on Brielle Road.

Mr. Burke made a motion to close the public hearing, seconded by Ms. Triggiano. Motion carried unanimously.

Mr. DiRoma made a motion to approve this application with the amendments and stipulations, seconded by Ms. Triggiano.

Motion carried by the following vote:

AYES: Ms. Triggiano, Mr. DiRoma, Mr. Muly, and Mr. Burke

NAYS: Mayor Donovan, Mr. Young, Mr. Love, Mr. Apostolou, Mr. Hamilton, and Mr. Larkin

ABSTAIN: None

Mr. McGill stated that Mr. Burke's voted doesn't count as it is a 9 board and he was the 10th vote. He stated that the application did not pass.

#08-2023 King, Cassie - 302 East Main Street - Block 113 Lot 3

Mayor Donovan and Ms. Triggiano left the meeting as they cannot listen to a use variance.

Mr. McGill stated that there are 8 members and only 7 can vote on this application.

Representing the applicant was attorney Timothy Middleton.

Mr. Middleton went over the history of the property and the request for a use variance.

Mr. McGill swore in Daniel McCormick.

Mr. McCormick answered questions from Mr. Middleton regarding the history of the property and the family history as well as issues that came up during a renovation of the home.

Mr. McGill swore in Brian Berzinskis, architect.

The board exempted Mr. Berzinskis' credentials.

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Mr. Berzinskis answered questions from Mr. Middleton. He went over the renovation and the reason for the variance request. He stated that the current height of the structure is 21' from the curbline.

Mr. McGill marked a drawing showing the elevation and height changes as Exhibit A-1.

Mr. Berzinskis went over Exhibit A-1 and explained the plans for the structure. He stated that the house will be under the maximum building coverage.

There was discussion and clarification on the height being requested.

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

Mr. McGill swore in Ron Diahy.

Mr. Diahy stated that he is in favor of this application.

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

Mr. Love made a motion to approve this application, seconded by Mr. Larkin.

Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

OTHER BUSINESS

Mr. Burke made a motion to close the meeting at 9:03 p.m., seconded by Mr. Love. Motion carried unanimously.

Date Approved: September 12, 2023