

PLANNING BOARD  
AUGUST 1, 2023 7 PM

The Manasquan Planning Board held a regular meeting in person and remotely on August 1, 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.

**OLD/NEW BUSINESS**

**Vouchers**

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

AYES: Mayor 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

**Approval of Minutes**

**Regular Meeting Minutes – May 2, 2023**

Mr. Young made a motion to approve the minutes, seconded by Mr. Love. Motion carried unanimously.

PLANNING BOARD  
AUGUST 1, 2023 7 PM

**Special Meeting Minutes – May 16, 2023**

Mr. Burke made a motion to approve the minutes, seconded by Mr. Sullivan. Motion carried unanimously with Mr. Love abstaining.

**RESOLUTIONS**

**#25-2023 Henry, James & Sarah and 83 Morris Ave., Inc. - 85 Morris Avenue - Block 71  
Lots 108,3.02 & 110.01 - Application #10-2023**

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

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

NAYS: None

ABSTAIN: None

There was discussion on a fence that was erected on this property after the denial by the planning board.

Mr. McGill stated that this is an enforcement issue not a planning board issue.

**#26-2023 Nikolich, Christopher - 145 First Avenue - Block 171 Lot 41 - Application #04-2023**

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

AYES: Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, and Mr. Larkin

NAYS: None

ABSTAIN: None

**#27-2023 Ely, Susan - 160 Fletcher Avenue - Block 158 Lot 8 - Application #09-2023**

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

PLANNING BOARD  
AUGUST 1, 2023 7 PM

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

NAYS: None

ABSTAIN: None

**APPLICATION**

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

Mr. McGill stated that he spoke to the applicant's attorney Tim Middleton and stated that the applicants did not need to appear if he sent a letter stating that he waives the time in which the board can act. He stated that this letter was received.

Mr. McGill read the letter into the record which indicated that they are looking to carry the application to September 12, 2023 and waiving the time for the board to act through November 15, 2023. He stated that he spoke to Mr. Middleton about the re-notice issue and advised that he should re-notice and that he should make a further application to Mr. Furey to have the new plans reviewed which would be denied and then there will be an updated denial letter. He stated that Mr. Middleton advised that he would be re-noticing for the September 12, 2023 meeting.

Mr. Apostolou made a motion to carry this application to September 12, 2023 at 7 pm with new notice, seconded by Mr. Young. Motion carried by the following vote:

AYES: Mayor 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

**OTHER BUSINESS**

Mayor Donovan made a motion to cancel the August 15, 2023 Special Meeting, seconded by Mr. Young. Motion carried unanimously.

There was discussion on an article in the Coast Star in reference to the actions of the planning board relating to the sub-division on Ocean Avenue which had incorrect information about the planning board.

Mr. McGill went over the resolution for 66 N. Potter which was motioned by Mr. Larkin who was not eligible to vote on the resolution. He stated that Mr. Beekman brought this to Mr. McGill's

PLANNING BOARD  
AUGUST 1, 2023 7 PM

attention. He stated that there does not need to be a re-vote on this resolution, but Mr. Beekman would like a re-vote with the appropriate members in case this goes up for appeal. He advised that there will be a re-vote on this resolution.

Mr. DiRoma made a motion to approve N. Potter Avenue resolution 22-2023, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Muly, Mr. Hamilton, and Mr. Burke.

NAYS: None

ABSTAIN: None

It was recommended that Mr. McGill send a letter to the Coast Star explaining the process/role that is used for approving/denying planning board applications in response to the letter sent to the Coast Star.

Mr. Apostolou made a motion to close the meeting at 7:38 p.m., seconded by Ms. Triggiano. Motion carried unanimously.

Date Approved: September 12, 2023