

PLANNING BOARD
OCTOBER 5, 2021 7 PM

The Manasquan Planning Board held a zoom meeting on October 5, 2021 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: Edward Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin and John Burke

Absent: Kevin Thompson

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. Apostolou. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

Mr. Hamilton advised that the O'Neill application will be moved up on the agenda to be heard as the first application.

RESOLUTIONS

#51-2021 Hurley, Brian & Carly – 8 Old Squan Road – Block 45.03 Lot 54- Application #36-2021

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

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

NAYS: None

ABSTAIN: Mr. Donovan

#52-2021 Michals, Jeffrey – 297 Euclid Avenue – Block 118 Lot 25.02 – Application #37-2021

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

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

NAYS: None

ABSTAIN: Mr. Edward and Mr. Muly

#53-2021 McCarthy, Robert – 557-550 Brielle Road – Block 182.01 Lot 30 – Application #39-2021

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

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

NAYS: Mr. Donovan and Mr. Muly

ABSTAIN: None

APPLICATIONS

#42-2021 O'Neill, Lauren – 214 Broad Street – Block 48 Lot 19.01

Appearing for the applicant was Mark Aikens, Esq, Patrick Ward Architect and applicant Lauren O'Neill.

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Mr. Aikens went over the application and the request for variances.

Mr. McGill entered the following exhibits into evidence:

B-1 Engineer Report dated 9/12/2021; B-2 Revised Engineer Report dated 9/20/2021; A-1 Architectural Plans; A-2 Survey; A-3 Application; A-4 Denial Letter.

Mr. McGill swore in Lauren O'Neil, Architect Mark Nemergut, Engineer/Planner Patrick Ward and Al Yodakis.

Mr. Hamilton accepted Mr. Nemergut credentials.

Mr. Nemergut presented exhibit A-5 Image of the front of the house and A-6 Image of the rear of the house.

Mr. Nemergut walked through the site plans that were submitted and the colors that will be used.

There was discussion on the dormers being requested and the reasoning for them as well as the difference between a gable and a dormer.

Mr. Hamilton accepted Mr. Ward's credentials.

Mr. Ward went over the requested variances for this application. He stated that the existing light, air and open space on the property is maintained and the dormers do not have an impact on them. He stated that in his opinion the proposed development would not cause substantial determinant to the public good nor substantially impair the intent and purpose of the zone plan. He stated that it is also his opinion that the benefits of this application outweigh any of its detriments and board therefore can grant the relief requested with confidence.

Mr. Larkin inquired about the A shaped gable in the back and the setback.

Mr. Ward stated the plain of the gable is in line with the rear plane of the home.

There was discussion on the A shape and a possible shed dormer as it relates to more room in the bathroom.

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

There being no comment, Mr. Apostolou made a motion to close the public portion, seconded by Mr. Young. Motion carried unanimously.

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Mr. Hamilton made a motion to approve the application as submitted, seconded by Mr. Apostolou. Motion carried by the following vote:

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

NAYS: Mr. Sullivan

ABSTAIN: None

15 Minute Presentation – 33 ½ Ocean Avenue – Lupinski, Adam & Sarah – Block 157 Lot 4.03

Mr. Tom Bateman went over the reason for this request and presented to the board what they are proposing for the property. He stated that they are proposing a 22' x 22' foot home with a garage as well as a couple of decks.

Mr. Bateman verified that the address is 13 ½ not 33 ½ Ocean Avenue

There was discussion on a driveway easement for the property.

Mr. McGill stated that there needs to be proof of the easement.

#40-2021 Cosentino, Jaycee & Eleanor – 21 McGreevey Drive – Block 44.04 Lot 6 (carried from 9/21/21)

Mr. Apostolou recused himself from this application.

Mr. McGill went over a survey that was marked as Exhibit A-6. There was discussion on the date of the survey and what was submitted.

Ms. Consentino stated that she reached out to Mr. DiRoma about closing off a window in the basement in order to put the generator in that area.

Mr. Consentino stated they would be able to meet all of the requirements without closing up the basement window.

Mr. McGill stated that he needs to know exactly where the generator will be located.

Mr. Consentino stated it will be 6' from the chimney and centered on the chimney and compliant with 5' setback and the window will stay.

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Mr. McGill swore in Dan Hippe as a witness.

Mr. Hippe stated that he is in favor of this application and has no objections.

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

There being no comment, Mr. Larkin made a motion to close the public portion, seconded by Mr. Burke. Motion carried unanimously.

Mr. Yodakis went over the negative and positive criteria of this application with the applicants.

Mr. Young made a motion to approve the application with the generator being placed in front of the chimney and centered from east to west on the chimney, seconded by Mr. Sullivan. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

#45-2021 Haskell, Michael – 394 First Avenue/395 Beachfront – Block 187 Lot 9

Appearing for the applicant was Michael Henderson, Esq.

Mr. McGill marked the following exhibits into evidence:

B-1 Engineers report; A-1 Plans; A-2 Plot Plan; A-3 Application; A-4 Denial Letter.

Mr. McGill swore in Michael Haskell, Engineer/Planner Joseph Kociuba, Architect Brian Brezinskis and Al Yodakis.

Mr. Haskill went over the history of the property and his intention for the property.

Mr. Hamilton accepted the credentials of Mr. Brezinskis.

Mr. Brezinskis offered into evidence A-5 rendering of project facing beach front and A-6 rendering of project facing the street.

Mr. Brezinskis went over the design that was presented to the planning board for this application.

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Mr. Hamilton accepted the credentials of Mr. Kociuba.

Mr. Kociuba went over the submitted application and the requested variances that are being sought.

Mr. Kociuba presented a revised plot plan into evidence and was marked as Exhibit A-7. He stated that the revised plan would move the houses further from the beach. He also presented Exhibit A-8 photos of neighboring home showing mechanical location with fencing. He also presented Exhibit A-9 Survey.

There was discussion on what exactly would be changed with the revision of the plot plan.

There was discussion on the placement of the mechanicals and conforming or non-conforming as well as the height of the dwelling.

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

Mr. McGill swore in Jane Slavin, Michael Farrell, Arturo Pardavila, Michael Tsontakis, and Marian Cullen.

Ms. Slavin voiced her concerns and opinion on this application and how it was presented.

Mr. Farrell voiced his support for this application.

Mr. Pardavila voiced his support for this application.

Mr. Tsontakis voiced his support for this application.

Ms. Cullen voiced here support for this application.

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

There was discussion on the lot coverage and a buildable lot.

Mr. McGill advised that new plans should be submitted to reflect the correct setbacks and height numbers.

Mr. Apostolou made a motion to carry the application to November 16, 2021 at 4 pm with no new notice required, seconded by Mr. Burke. Motion carried by the following vote:

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

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NAYS: None

ABSTAIN: None

OTHER BUSINESS

There was discussion on the return of planning board escrows and the timeline to return those monies.

There was also discussion on where the borough property line is on the west side of the beach walk.

Mr. Apostolou made a motion to close the meeting at 9:45 pm, seconded by Mr. Love. Motion carried unanimously.

Date Approved: May 3, 2022