

PLANNING BOARD
SEPTEMBER 21, 2021 4 PM

The Manasquan Planning Board held a zoom meeting on September 21, 2021 at 4:00 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, Robert Young, Greg Love, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin and John Burke

Absent: John Muly and 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. Hamilton stated that there are no vouchers for approval at this time.

Ordinance 2365-21 Amending Chapter 35 Zoning

Mr. McGill stated that the planning board needs to review the ordinance for consistency with the Master Plan. He stated that he has reviewed the ordinance and finds that it is consistent with the Master Plan.

Mr. Apostolou made a motion to approve amending the ordinance and to prepare a resolution confirming that the ordinance follows the Master Plan, seconded by Mr. Burke. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

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RESOLUTIONS

#45-2021 - Ferchak, Laura & Bill - 7 Meadow Avenue - Application # 29-2021

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

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

NAYS: None

ABSTAIN: None

APPLICATIONS

#40-2021 Cosentino, Jaycee & Eleanor, 21 McGreevey – Block 44.04 – Lot 6

Mr. Apostolou was recused from this application.

Mr. McGill entered the following exhibits into the record: B-1 Report of Board Engineer Dated 8/11/21; A-1 Amended Survey Originally Dated 12/17/88; A-2 Photographs submitted; A-3 Estimate Dated 9/23/22; A-4 Application; and A-5 Zoning Denial Dated 7/28/21.

Mr. McGill swore in Eleanor Cosentino, Jaycee Cosentino, Susan Hippie.

Mrs. Cosentino went over the reason for their request to install a standby generator in the side yard where it is required to be in the rear yard.

Ms. Hippie voiced her support for the location of the generator.

Mrs. Cosentino explained why they believe the generator cannot be in the rear yard using the photographs that were submitted. She went over the Board Engineering Report and advised as to each of the items that were brought up in his report.

There was discussion on the generator setbacks from a building and the window well that is next to the chimney. There was discussion on the placement of the generator and the possibility of closing the basement window to accommodate the generator and the possibility of putting the generator in front of the chimney.

It was recommended that this application be carried in order for the applicants to get more information regarding the area required for a generator and the closing of the basement window.

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The Applicant agreed to carry the application.

Mr. Burke made a motion to carry this application to October 5, 2021 at 7 pm with no new notice required, seconded by Mr. Young. 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

#35-2021 Cinfio, Janet & Scott, NJDMDC, LLC – 337 Beachfront/336 First Avenue (carried from 8/17/21)

Michael Henderson, Esq. appeared for the applicant. He stated that the applicants re-noticed for this meeting as there were some changes to the plans to accommodate concerns of the neighborhood.

Mr. McGill swore in Janet Cinfio, Charles Lindstrom, Jeffrey Schneider, and Al Yodakis.

Mr. Henderson asked questions of the applicant Janet Cinfio who stated what they are requesting to build.

Mr. Schneider was accepted as a professional architect. He went over the renderings that were submitted.

Mr. McGill marked the following exhibits: B-2 Board Engineer Report updated 9/14/21; A-1 Architectural plans dated 8/31/21; A-2 Plot Plan dated 8/31/21; A-3 Application; A-4 Zoning Denial dated 6/16/21; A-5 Architectural Rendering Beachfront view' A-6 Architectural Rendering from the First Avenue side; A-7 Architectural Rendering from Beachfront looking southeast; A-8 Architectural Rendering from First Avenue looking southwest; A-9 Architectural Rendering of Court yard view looking east; A-10 Architectural Rendering Court yard view looking west.

Mr. Schneider explained the 2 houses and the courtyard. He explained what changes were made from the original submission which included flipping the building which changed the mechanicals, retaining wall, reducing the lot coverage of the beachfront property by changing the concrete stairs to wood and changing the cantilever size. He went over the stairwell dormer that is being requested.

There was discussion on the project and the reasoning why this could not meet the requirements as they are starting with a blank slate and the parking that is being requested. Storage was also discussed.

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Mr. Lindstrom was accepted as a licensed engineer. He went over the zone and the land use requirements for the zone and the reasoning for their requested variances. He went over the lot coverage that is existing and what is being proposed. He stated that with the reduction of the cantilever and the wood stairs the building coverage is reduced to conform at 49.96% where 50% is allowed. He stated that the lot coverage variance is being eliminated. He went over the building separation and how he came up with his calculation and what the setbacks would be with the cantilever decks. He also went over the revised placement of the mechanicals and went over the flood zone and proposed elevation. He went over the Board Engineer's report.

Mr. Yodakis went over the building separation and what the borough ordinance states.

There was discussion on the variances being requested and the building separation and coverage.

There was a 5-minute recess.

Mr. Henderson stated that are too many changes that are being suggested to do it on the fly so he is requesting that this application be carried.

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

Mr. McGill swore in Ron Urban and Roger Schmitz.

Mr. Urban voiced his opinion on this project and has a concern of obstructing the view of the beach.

Mr. Schmitz voiced his opinion on this project and is in favor of the plans. He voiced his concern on the common retaining wall.

Mr. Hamilton stated that the common areas that were discussed will need to be worked out amongst the neighbors.

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

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

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

NAYS: None

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ABSTAIN: None

OTHER BUSINESS

Mr. Burke inquired about how old a survey can be for them to use it for an application. He suggested using surveys that are 5 years old or less.

Mr. Hamilton stated that the zoning officer feels that if the survey does not have many changes, he will accept the survey as they are expensive for a homeowner.

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

Date Approved: August 2, 2022