

PLANNING BOARD  
MAY 3, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on May 3, 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: Edward Donovan, Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, 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**

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

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

NAYS: None

ABSTAIN: None

**Approval of Minutes**

Regular Meeting Minutes – October 5, 2021

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

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

NAYS: None

ABSTAIN: Mr. DiRoma

Regular Meeting Minutes – March 1, 2022

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

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

NAYS: None

ABSTAIN: None

Regular Meeting Minutes – April 5, 2022

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

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

NAYS: None

ABSTAIN: Mr. Burke

**APPLICATIONS**

**#02-2022 – Manasquan Elks #2534, 17 Stockton Lake Blvd. – Block 93 Lot 1.01 (carried from 3/1/2022)**

Attorney Charles Shaw standing in for attorney Rubino.

Mr. Apostolou recused himself from this application and Mr. McGill advised that since this is a use variance Mayor Donovan and Ms. Triggiano will not be able to vote on this application.

Mr. McGill marked the following exhibits into evidence: B1 report of Al Yodakis dated 2/8/22; A1 marked up plan of survey; A2 application; A3 letter from Mr. Colvin explaining the request;

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A4 letter from Mr. Colvin responding to the engineer review; A5 marked up aerial photo; A6 google map aerial; A7 denial letter from Mr. Furey dated 10/5/21.

Mr. Shaw went over the application that was submitted by the Elks.

Mr. McGill swore in John Colvin.

Mr. Colvin stated his role in the Elks organization and explained what he is requesting to be approved for the outside eating area. He stated that he has had no complaints over the past few years during the Covid Expansion that was permitted by the state. He stated that if this request is approved there are plans to have a fence around the area and possibly some planters.

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

There being no comment, Mr. Sullivan made a motion to close the public hearing, seconded by Mr. Love. Motion carried unanimously.

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

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

NAYS: None

ABSTAIN: None

**#05-2022 Belmonte, Gerald & Eileen – 289 East Main Street – Block 117 Lot 15**

Mr. Larkin recused himself from this application.

Appearing for the applicant was attorney Charles Shaw.

Mr. McGill put the following exhibits into evidence: B1 report of Al Yodakis dated 3/22/22; A1 variance plan dated 1/25/22; A2 architectural plans dated 2/2/22; A3 pool plot plan dated 12/21/21 revised 1/28/22; A4 15 x 20 concrete pool detail dated 12/21/21; A5 soil erosion details dated 12/21/2; A6 lot coverage calculations dated 12/21/21; A7 soil boring findings dated 11/11/21; A8 boundary survey dated 8/19/21; A9 denial of permit dated 4/6/22; A10 application.

Mr. McGill swore in Gerard Belmonte, Robert Burdick Engineer/Planner, Brian Collis Architect, and Al Yodakis

Mr. Shaw went over the application that was submitted and the requested variances.

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Mr. Belmonte went over the history of the house and their reasons for the variances.

Mr. Collis was accepted as an expert professional for architecture. He went over the request to reduce the garage size and the request to raise the roof.

There was discussion on the height of the garage and the possibility of lowering the height by moving the stairs.

Mr. Burdick was accepted as an expert professional. He went over the variances being requested.

There was also discussion on the lot coverage and ways to reduce the coverage.

Mr. Belmonte stated that the plan was to remove the concrete driveway and replace it with pavers and will agree to have the driveway removed and replaced with pavers.

Mr. Burdick recalculated the lot coverage which would reduce the lot coverage.

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

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

Mr. McGill requested conformation of the number of the lot coverage that they are dealing with at this point.

Mr. Burdick stated according to his calculations the lot coverage would be reduced approximately 18%.

It was confirmed that the original request for lot coverage was 54.5% minus 18% would be 36.5% where 35% is required. Building coverage is 25% permitted, 35.5% existing and reducing to 30.8%. Height of the accessory structure requested is 16' where 15' is permitted.

The height variance was withdrawn. The application was amended to include the variance for the replacement of the driveway.

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

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

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Mr. Apostolou made a motion to approve this application as amended, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, and Mr. Burke.

NAYS: None

ABSTAIN: None

**#06-2022 Dean, Thomas & Suzanne – 400 First Avenue/401 Beachfront – Block 187 Lot 11**

Mr. McGill placed the following exhibits on the record: B1 report of Al Yodakis dated 4/14/22; A1 architectural plans dated 2/22/22; A2 plot plan dated 3/23/22; A3 denial of permit dated 3/15/22; A4 application.

Appearing for the application was Thomas & Suzanne Dean, Brian Berzinskis, Matt Hockenbury, Tom Bateman and Al Yodakis.

Mr. Dean went over the history of the purchase of the house.

Mr. Hockenbury was accepted by the board as a professional engineer/planner. He went over the existing property, variances being requested and the proposed plot plan.

Mr. Berzinskis was accepted by the board as a professional architect. He went over the First Avenue structure, parking area proposed, and distance between the structures. He stated that the request for the chimney will be withdrawn as they will be going with a gas fireplace and will comply with the height requirement.

There was discussion on the requested dormer and possible changes to the dormer to meet the requirements.

Mr. Berzinski stated that he will stipulate a reduction of 3' for the dormer which would make the requested dormer at 12'.

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

Mr. McGill swore in Arturo Pardavila and Bill and Marian Cullen.

Mr. Pardavila voiced his opinion on the project and is in favor of the project.

Mr. & Mrs. Cullen voiced their opinion on the project and are in favor of the project.

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

Mr. McGill went over the variances, amendments agreed with and conditions which will be in the resolution.

Mr. Apostolou made a motion to approve this application as amended, seconded by Mr. Sullivan. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

**OTHER BUSINESS**

Mr. Sullivan made a motion to cancel the second meeting in May, seconded by Mr. Apostolou. Motion carried unanimously.

Mr. Yodakis went over the ordinance and advised that this is conforming to the Master Plan and that the ordinance is being required by DEP.

Mr. Donovan made a motion authorizing Mr. McGill to provide a letter to the Mayor and Council approving this ordinance, seconded by Mr. Burke. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

Mr. Burke made a motion to close the meeting, seconded by Mr. Young. Motion carried unanimously.

Date Approved: June 7, 2022