

PLANNING BOARD  
DECEMBER 7, 2021 7 PM

The Manasquan Planning Board held a zoom meeting on December 7, 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, Kevin Thompson, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, and Mark Larkin

Absent: John Burke

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.

**VOUCHERS**

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

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

NAYS: None

ABSTAIN: None

**Approval of Minutes**

- Regular Meeting Minutes - June 1, 2021
- Regular Meeting Minutes - June 15, 2021
- Regular Meeting Minutes - July 13, 2021
- Regular Meeting Minutes - October 19, 2021
- Regular Meeting Minutes November 9, 2021

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Mr. Apostolou made a motion to approve the minutes, seconded by Mr. Sullivan. Motion carried unanimously.

**2022 PLANNING BOARD NOMINATIONS**

Mr. Love went over the nominations for the Planning Board.

Mr. Sullivan made a motion to approve the Chairman, Vice Chairman, and Alternate Chairman, seconded by Mr. Thompson. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

**Resolutions**

**#56-2021 Damen, Steve & Dovie – 581 Brielle Road**

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

AYES: Mr. Love, Mr. Muly, Mr. Hamilton, and Mr. Larkin.

NAYS: None

ABSTAIN: Mr. Donovan

**Applications**

**#47-2021 – Langella, Thomas & Nancy – 348 Euclid Avenue – Block 115 Lot 2.01**

Appearing for the applicant was Michael Henderson, Esq.

Mr. McGill put the following exhibits into the record: B-1 Report of Al Yodakis dated 10/26/2021; A-1 Architectural Plans by Chris Rice dated 5/3/2021; A-2 Plot Variance Plan by Ray Carpenter dated 4/28/2021 revised 9/29/2021; A-3 Application; A-4 Title Information; A-5 Denial of Permit Dated 9/15/2021.

Mr. McGill swore in Thomas Langella, Architect Christopher Rice, Engineer Ray Carpenter, and Board Engineer Al Yodakis.

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Mr. Langella went over the purchase of the property and the purpose for the variance request and what they are requesting approval for.

Mr. Rice was accepted by the Board as a professional. He went over the proposed plan that was submitted.

Mr. Carpenter was accepted by the Board as a professional. He went over the current structure and what variances are being requested.

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

Mr. McGill swore in the following for public comment.

Victoria Reinert voiced her support for this project.

Rena Luethold voiced her support for this project.

Nancy Langella stated that she is facilitating the neighbor's comments below.

Hank Brautigam voiced his support for this project.

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

Mr. Langella stated that the back porch will not be enclosed.

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

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

NAYS: None

ABSTAIN: None

**#48-2021 – White, Thomas & Dattilo, Jeff – 6.7.8 Pearce Court – Block 155 Lots 2,3,4**

Appearing for the applicant was Keith Henderson, Esq.

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Mr. McGill put the following exhibits into the record: B-1 Board Engineer Report Dated 11/5/2021; A-1 Minor Subdivision Plans Prepared by Fiore dated 6/7/2021; A-2 Applications; A-3 Denial of Permit Dated 9/21/2021; and A-4 Letter from Fire Marshal Dated 11/10/2021.

Mr. Henderson stated that he does not intend to call any witnesses as this is a very simple application. He went over the application and the purpose of the minor subdivision.

Mr. Yodakis was sworn in. He commented on the conforming nature of the subdivision and the existing condition of the front yard setback.

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

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

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

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

NAYS: None

ABSTAIN: None

**#50-2021 – 309 Euclid Avenue LLC – 309 Euclid Avenue – Block 118 Lot 17.01**

Appearing for the applicant was Scott Kinneally, Esq. He went over the minor subdivision application that was submitted.

Mr. McGill put the following exhibits into the record: B-1 Board Engineer Dated 11/12/2021; A-1 Subdivision Plan dated 11/3/2021; A-2 Architectural Plans dated 12/4/2020; A-3 Application; A-4 Denial of Permit Dated 10/19/2021.

Mr. McGill swore in Applicant Neil Ducharme and Engineer/Planner Ray Carpenter.

The board accepted Mr. Carpenter as an expert.

Mr. Carpenter went over the application and the subdivision. He stated that there are no variances being requested.

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

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

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

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

NAYS: None

ABSTAIN: None

**#49-2021 MJN, Inc. – 25 Broad Street - Block 35 Lot 10**

Appearing for the applicant was attorney Michael Henderson.

Mr. McGill put the following exhibits into the record: B-1 Board Engineer Reported Dated 11/12/2021; A-1 Modular Plans Dated 10/7/2021; A-2 Plot Plan Dated 9/2/2021; A-3 Survey Dated 8/4/2021; A-4 Average Front Yard Setback Dated 8/23/2021; A-5 Application; and A-6 Denial of Permit Dated 10/20/2021.

Mr. McGill swore in applicant Joseph Bossone, Ryan Meyers from Atlantic Modular, Engineer Joseph Kociuba, and Al Yodakis.

Mr. Bossone went over the history of the home and stated that a permit for a garage was issued to replace it and subsequently the home was destroyed by fire.

Mr. Meyers was accepted by the Board as an expert in modular design.

Mr. Meyers went over the renderings of the modular home that were presented to the Board.

Mr. Kociuba was accepted by the Board as an expert in engineering.

Mr. Kociuba went over the property and the variances that are being requested.

Mr. McGill marked into evidence Exhibit A-7 an aerial of the property and surrounding properties.

Mr. Kociuba went over the zones in the area and went over the proposal that was submitted. He stated that the side setbacks will now be compliant, and he went over the building coverage being

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requested, impervious coverage is being reduced, parking area in rear of proposed building and request for outdoor living. He went over the variances and the criteria and the reasons why the variances should be granted.

Mr. Henderson stated that the applicant is just trying to do is to rebuild what was destroyed by fire and the bulk variances are less than what previously existed.

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

Terry Hoverter was sworn in by Mr. McGill. He stated that he is in support of this project and asked that the air conditioners be looked at to relocate them to the other side of the house. He voiced his concern about Broad Street parking.

Mr. Apostolou made a motion to close the hearing, seconded by Mr. Young. Motion carried unanimously.

Mr. Love inquired about reducing this from a two family to a one family structure to be more consistent with the zoning. He stated that he would be more in favor of a single-family structure.

Mr. Hamilton voiced his opinion on the zoning and the surrounding zones and building uses as it relates to putting back a two-family structure and would be in favor of this application.

There was discussion on a two-family structure and a one-family in this zone and the surrounding zones.

Mr. McGill went over the process that needs to take place as this application needs to be approved in two separate votes. One would be the use variance and the other would be the bulk variances.

Mr. Thompson made a motion to approve use variance for the two-family structure, seconded by Mr. Muly. Motion carried by the following vote:

AYES: Mr. Thompson, Mr. Muly, Mr. Hamilton

NAYS: Mr. Young, Mr. Love, Mr. Apostolou, Mr. Sullivan

ABSTAIN: None

There was discussion on a single-family structure, variances, and conforming lot.

There was a brief recess to allow Mr. Henderson to speak to the applicant.

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Mr. Henderson stated the applicant would like to move forward with the bulk variance requests.

Mr. Apostolou made a motion to approve the bulk variances for a single-family structure with the same footprint square footage and the air conditioning unit being moved to the other side of the structure, seconded by Mr. Young. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

**OTHER BUSINESS**

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

Date Approved: August 2, 2022