

The Manasquan Planning Board held a second meeting at 4pm on January 26, 2021 via Zoom. The Chairman, Neil Hamilton opened the meeting.

The Secretary, Mary C. Salerno took roll.

ROLL CALL:

Board Members Present:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin

Board Members Absent:

John Burke, Barbara Ilaria

Professionals Present:

Albert D. Yodakis, Board Engineer/Planner

George D. McGill, Board Attorney

Neil said first on the agenda is for the Planning Board to vote to find Ordinance #2332-2021 consistent with the Master Plan which has to do with Chapter 33, Site Plan Regulations. Council passed this Ordinance on First Reading and Introduction on January 19, 2021 and will approve it on Second Reading and Final Hearing on February 1, 2021. Al Yodakis has been in contact with Jennifer Beahm regarding this Ordinance and there is only one issue brought up by Judge Apostolou regarding Ivy and that should be removed. George McGill will draw up a Resolution and get it to Neil Hamilton for signature on Wednesday, January 27, 2021. Al said this is a good Ordinance. Mark Larkin asked about screening for neighbors from headlights shining onto their property. Al said he believes the Ordinance is in place to provide screening. Neil said also the Board can address other issues on Site Plan review. George said consistency review is important and Al agreed.

APPLICATION #29-2020 – Snitsky, Kelly – 551 Brielle Road – George swore in Kelly Snitsky, owner/applicant – Kevin Lightbody, builder – William Merunka, Engineer with RC Associates – Brian Berzinskis, Architect and Al Yodakis, Board Engineer. George McGill explained that everybody who testifies needs to be on camera. William Merunka was the first to testify. He

explained that this is an undersized lot and named all the variances requested. They will be keeping the height to 33-feet. Only one curb cut is permitted per lot and two curb cuts are proposed, one on Brielle Road and one on Tarpon Avenue. Neil asked if they are aware of the flooding in this area and the answer was yes. Brian B. said the garage is on the front side of the structure and that is where one curb cut is proposed. Neil explained that people on that part of Brielle Road mostly park in the back of the property which is Tarpon. After much discussion by Board Members and the architect and applicant it was decided to carry the application to February 2, 2021 at 7pm where there will be new plans for the project with the changes the Board requested. Mark Apostolou made a motion to carry the application, seconded by Kevin Thompson, all in favor none opposed.

APPLICATION #26-2020 - Weaver, Cynthia – 131 Third Avenue – Keith Henderson is the attorney representing the applicant. The Board accepted jurisdiction on the application. George McGill swore in Cynthia Weaver, applicant/owner, Ryan Meyers, representing Atlantic Modular, Joseph Kociuba, KBA Engineering. Cynthia Weaver was the first to testify she explained the background of the property stating the existing single-family structure would be demolished and a new single-family dwelling structure would be built on the site by Atlantic Modular. The property is in the R-3 Zone and is an irregular shaped lot. The dimensions of the lot run into a body of water known as Outlet Creek which borders the property in the rear. The property is bound by Third Avenue to the front, Rogers Avenue to the north, Outlet Creek to the rear and a residential neighbor to the south. There is no clearly defined parking on site though the property has a depressed curve along the Rogers Avenue frontage which could provide access to the largely stone covered area located along the right side of the structure. Variances sought are front yard setback where 25-feet is required 8.39-feet is proposed to the generator and electric meter platform. The location of a generator within the northerly side yard where such structures are only permitted in the rear yard. The applicant has proposed adequate screening to remove the equipment from the view of the neighbor to the north, across Rogers Avenue, so to eliminate noise intrusion from the equipment. Ryan stated the house was designed with the lot in mind. Ryan also testified that there are four (4) legal off-street parking spots on the property. Board members asking questions were Mark Apostolou, and Greg Love. Al Yodakis, Board Engineer

said Joe Kociuba re-submitted plans to him and addressed all his comments. Joe said there is a high water table there and they need a waiver for the re-charge system. Keith summarized the application. Mark Apostolou made a motion to open the meeting to the public, seconded by Leonard Sullivan, all in favor none opposed.

Audience asking questions:

Nadia Jarwarid – She asked if the grade level will go up one-foot and will that impact her property and Joe Kociuba answered no.

Mark Apostolou made a motion to close the public portion, seconded by Leonard Sullivan, all in favor none opposed.

Keith Henderson summarized the variance requests.

Mark Apostolou made a motion to approve the application, seconded by Robert Young.

Board Members Voting Yes:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Neil Hamailton, Mark Larkin.

George McGill read a Resolution for the Board to enter Executive Session, Mark Apostolou made a motion to accept, seconded by Leonard Sullivan, all in favor none opposed.

Mark Apostolou made a motion to exit Executive Session, seconded by Robert Young, all in favor none opposed.

Mark Apostolou made a motion to adjourn the meeting at 5:52pm, seconded by Robert Young, all in favor none opposed.

Respectfully Submitted,



Mary C. Salerno

Planning Board Secretary