

PLANNING BOARD
NOVEMBER 16, 2021 4 PM

The Manasquan Planning Board held a zoom meeting on November 16, 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, 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.

#45-2021 Haskell, Michael - 394 First/395 Beachfront - Block 187 Lot 9 (carried from 10/5/2021)

Michael Henderson attorney for the applicant requested that this application be carried.

Mr. Apostolou made a motion to carry this application to January 4, 2022 at 7 pm on this platform, seconded by Mr. Sullivan. Motion carried unanimously.

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

NAYS: None

ABSTAIN: None

#35-2021 Cinfio, Janet & Scott - 336 First /337 Beachfront - Block 185 Lot 14 (carried from 9/21/2021)

Mr. McGill stated that Mr. Thompson and Mr. Muly can participate but can not vote on this application as they were not present at the September 21,2021 meeting.

Appearing for the applicant was attorney Michael Henderson.

PLANNING BOARD
NOVEMBER 16, 2021 4 PM

Mr. Gill entered into the record the following additional exhibits: A5 Revised plot plan from Charles Lindstrom dated 10/18/2021 and A6 New architectural plans prepared by Jeff Schneider dated 10/2/2021; A7 Setback plan along the beachfront; B3 Al Yodakis report dated 11/10/2; A8 Aerial rendering; A9 Beach view from the East; A10 view from the West; A11 view from beach; A12 West elevation of First Avenue house; A13 East elevation Beachfront house; A14 West elevation Beachfront house; A15 East elevation First Avenue house.

Mr. McGill swore in Charles Lindstrom, Jeff Schneider and Al Yodakis.

Mr. Lindstrom and Mr. Schneider's expert credentials were accepted.

Mr. Lindstrom went over what the applicant is seeking to do with this property as revised and the variances being requested. He went over the setback plan on the beachfront.

Mr. Schneider went through Exhibits A8 through A15 and explained each one and went over the interior of each house. He went over the walls and working with the neighbors on their concerns.

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

Mr. McGill swore in Jane Slavin and Ron Urban.

Ms. Slavin voiced her concerns and opinion on this application.

Mr. Urban voiced his concerns and opinion on this application and is not in favor of the setback variance as it would block his view of the beach.

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

Mr. Henderson went through the variances that were originally requested and the updated variances.

There was discussion on the parking spaces and the separation of the buildings and the oversized lot. There was also discussion on lot coverage being reduced.

There was a brief recess for Mr. Henderson to speak with his professionals and the applicant to discuss the possibility of revising the lot coverage and parking spaces.

Mr. Henderson stated that the applicant would stipulate to keep the building coverage at 35% and keep it conforming. He would still be seeking the other variance relief that was discussed and willing to move the First Avenue structure further east if that is what the board is looking for them to do.

PLANNING BOARD
NOVEMBER 16, 2021 4 PM

Mr. Henderson requested that this application be carried for them to submit new plans as suggested.

Mr. Apostolou made a motion to carry this application to December 14, 2021 at 4 pm with no further notice required and on this platform, seconded by Mr. Sullivan. Motion carried unanimously.

OTHER BUSINESS

There was a brief discussion on the nominations to the board.

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

Date Approved: June 7, 2022