

The Manasquan Planning Board held a Zoom meeting on May 4, 2021 at 7pm. Robert Young, Vice-Chairman filled in for Chairman Hamilton. He opened the meeting asking everyone to please Salute the Flag.

ROLL CALL:

Board Members Present:

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

Board Members Absent:

Neil Hamilton, John Burke, Barbara Ilaria

Professionals Present:

Al D. Yodakis, BORO Engineering, Board Engineer/Planner

George McGill – Board Attorney

George McGill read the Sunshine Law Statement.

Bob Young asked the Board members to approve the minutes of 3/16/2021. Mark Apostolou made a motion to approve, seconded by Leonard Sullivan, all in favor none opposed.

Bob Young said there are vouchers for Al Yodakis, Mark Apostolou made a motion to approve, seconded by John Muly.

Board Members Voting to approve:

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

RESOLUTION #34-2021 – APPLICATION #13-2021 – Stacy, Simon – 415 Euclid Avenue – Mr. McGill reviewed the Resolution. Mark Apostolou made a motion to memorialize, seconded by Leonard Sullivan, all in favor none opposed.

RESOLUTION #32-2021 – APPLICATION #25-2021 – The Committed Pig, 165 Main Street Holdings, LLC – 165 Main Street – Mr. McGill reviewed the Resolution. Mr. McGill amended the Resolution stating the applicant provided the easement paperwork from Mr. Henderson which will be attached and he also received the right of first refusal which will also be attached to the Resolution. Mark Apostolou made a motion to memorialize, seconded by Leonard Sullivan, all in favor with the exception of Mayor Donovan who abstained.

Bob Young said the third application for tonight for the Damien's will be carried to the June 1, 2021 meeting at 7pm. George McGill said he discussed this with Mr. Rubino and the notice will be amended, they will re-notice.

APPLICATION #17-2021 – Mullarkey, Richard – 327 First Avenue – Block: 184.01 – Lot: 10 – Zone: R-5 – Keith Henderson is the attorney representing the applicant. George McGill asked first to itemize exhibits, B-1 – Report of Al Yodakis, Board Engineer, A-1 – Plot Plan prepared by Joseph Kociuba, A-2 Architectural Plan prepared by Dominick Maculoso, Architect, Variance Plan prepared by Joseph Kociuba, KBA Engineering, A-4 Survey prepared by William Fiore, Inc., A-5 Mr. Furey Zoning Officer denial letter, A-6 Planning Board application. Mr. Henderson said he has the owner on call if he is needed, he has one witness Joseph Kociuba, KBA Engineering who was sworn in along with Board Engineer Al Yodakis. The Board accepted Joe Kociuba's credentials as he has testified before this Board many times both as an Engineer and Planner. The application is in good order and the Board accepted jurisdiction. Mr. Henderson called Joe Kociuba who described the property. The lot conforms in area but undersized in width. He explained this lot is on the west side of First Avenue. The variances are driven by the width of the lot. Lot coverage 35% required 42.35% proposed, Lot frontage 40-feet required, 35-feet proposed, this is an existing non-conformity. Rear setback 20-feet required, 32.2-feet exists to the deck, 44.4-feet exists to the dwelling, they are proposing 24.50-feet to the deck, no variance is required. They are not seeking a building height variance. Side setback 5-feet is required, existing 7.69-feet north side, 1.52-feet, south side, they are proposing 3.83-feet on both north and south sides. Driveway width where 20-feet is permitted, they are proposing 27-feet. There exists a single family dwelling and that will remain a single family dwelling. There is no land on either side the applicant

can purchase to get relief from the requested variances. It is his professional this application advances the purposes of Zoning are advances by this application. Robert Young said his concern is the lot area is exceeded by almost 700-square feet. He feels the house is kind of large. Mark Apostolou also has a concern with the square footage, Lenny Sullivan agrees with the concerns. John Muly asked if the porches will be enclosed and Joe Kociuba said no they will not. Al Yodakis asked Joe if by replacing the rear yard with pavers will eliminate that variance as he doesn't have the new plan. He asked if they would forward him a copy of the new plan. Joe said yes the concrete will be replaced with pavers. Keith Henderson said in the latest submission they also reduced the building coverage and is reasonably consistent with other houses that were built there. Keith Henderson said in reading Mr. Yodakis' report we made changes to address his comments. Mark Apostolou asked if we remove the second floor covered porch what would that give us? Joe Kociuba said that would be a 2.41% reduction. Joe Kociuba said that would bring the coverage to 37.86% Bob Young asked if that was something the applicant would consider. Keith said he would have to get the applicant on the phone. Joe Kociuba said he assumes the Borough would want the front to stay for aesthetic purposes. Mark Apostolou congratulated Joe Kociuba for his presentation and also for addressing the Board Engineer's report. Keith returned asking if the cover on the back porch will reduce the building coverage. Joe said yes it would. Keith said the applicant is willing to do that. Mark Apostolou made a motion to open the meeting to the public, seconded by Greg Love, all in favor none opposed. There was no audience participation. Mark Apostolou made a motion to close the public portion, seconded by Greg Love, all in favor none opposed. Mr. Henderson gave his closing statement. Lenny Sullivan made a motion to approve the application, seconded by Mark Apostolou.

Board Members Voting Yes:

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

APPLICATION #23-2021 – Lilinshtein, Edward – 236 Second Avenue – Block: 178 – Lot: 9.01 – Zone: RPM – Keith Henderson is the attorney representing the applicant. Keith gave the background for this property, he said a number of years ago the Planning Board approved this site for Condos.

They were never built. This is a subdivision for three single family homes. The Board accepted jurisdiction after finding the file to be in good order.

George McGill said prior to starting he would like to mark exhibits, B-1 Al Yodakis' report, A-1 Final Major Site Plan, A-2 Report from Manasquan Office of the Board of Fire Commissioners, A-3 Final Major subdivision plot plan, A-4 Zoning Denial letter, A-5 application to the Planning Board. Keith Henderson stated he believes this is a far better use than Condo's. Joe Kociuba was sworn in by George McGill as a Planner/Engineer and was accepted as was Al Yodakis, Board Engineer. He stated the RPM does permit multi-family uses, as was the previous application that was approved for four condominiums. The applicant decided to apply for single-family homes on the lots. He shared his screen which showed the three proposed lots. The two northern lots have a frontage of 34-feet, where 40-feet is required, the southernmost lot shows a frontage of 35-feet again where 40-feet is required. This last lot has a small 3-foot by 33-foot notch cut out of the back of the property, it's in the rear it's a pre-existing condition to the lot. Due to that unique condition we are requesting a variance for that setback. The lots do conform in area. The minimum lot size in this zone is 2700 square-feet, where we have 3400 square-feet each. Single family homes are predominant in the area and these lots are much larger than other lots up there. He commented on Al Yodakis's report. He agreed with all Al's requests. #5 stating that this is a major subdivision and must be filed by map and not deed. Al addressed a number of items that must be added to the plan, including the property owners list, benchmark, centerline and right-of-way half width for Second Avenue, and coordinate points, for the plan to meet the requirements of the New Jersey Title Recordation Act (Map Filing Law). All necessary items must be added to the plan prior to submission for signing of the final plat. Al also suggested all proposed monuments be set prior to the map being signed by the Board. The applicant should inform the Board when the monuments will be set. If it is proposed to be set after the signing of the subdivision deeds, a bond must be posted. Mark Apostolou asked about the access easement on the southern portion. Mr. Kuciuba said this was the hotel site at one time. Al Yodakis said lots in this area are mostly undersized whereas these lots are significantly larger than other lots in the neighborhood. Mark Apostolou made a motion to approve, seconded by Leonard Sullivan.

Board Members Voting Yes:

Mayor Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou,

Kevin Thompson, Leonard Sullivan, Mark Larkin.

Bob Young told the Board members he, the Judge, and Neil met last week with Code Department and Tom Flarity regarding Ordinances.

Mark Apostolou made a motion to adjourn the meeting, seconded by Leonard Sullivan, all in favor none opposed.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Mary C. Salerno".

**Mary C. Salerno
Planning Board Secretary**