

PLANNING BOARD
FEBRUARY 7, 2023 7 PM

The Manasquan Planning Board held a regular meeting in person and remotely on February 7, 2023 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: Mayor Edward Donovan, Lori Triggiano, Frank DiRoma, 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.

OLD/NEW BUSINESS

Vouchers

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

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

NAYS: None

ABSTAIN: None

Regular Meeting Minutes – December 6, 2022

Mr. Young made a motion to approve the minutes, 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. Hamilton, and Mr. Larkin.

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NAYS: None

ABSTAIN: None

RESOLUTIONS

#12-2023 Stewart, Michael - 19 James Place - Block 44.03 Lot 1 - Application #17-2022

Mr. DiRoma made a motion to approve the resolution, 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. Hamilton, and Mr. Larkin.

NAYS: None

ABSTAIN: None

#13-2023 Sepe, Bill - 35 Deep Creek Drive - Block 189.01 Lot 6.02 - Application #18-2022

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

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

NAYS: None

ABSTAIN: Mr. DiRoma

APPLICATIONS

#19-2022 Gaszynski, Donna & Ray - 314 E. Main Street - Block 113 Lot 6

Mr. McGill swore in Donna Gaszynski, Jan Richard Gaszynski and Al Yodakis.

Mr. McGill marked a picture of the home as Exhibit A-1.

Ms. Gaszynski went over the history of the home and her intentions are to add a bathroom on the second floor which would require a dormer on the east side of the home.

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

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

Mr. Yodakis went over the negative and positive criteria for this project which Ms. Gaszynski agreed with.

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

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

NAYS: None

ABSTAIN: None

#20-2022 Liskowitz, Stephanie & John - 126 Morris Avenue- Block 73 Lot 62 & 95

Mr. McGill swore in John Liskowitz.

Mr. Liskowitz stated that he owns both properties involved with this application. He went over the 2 lots and the existing conditions and what he is requesting to do with the 2 lots. He stated that he is looking to take property from 123 Marcellus Avenue to increase 126 Morris Avenue which would decrease the lot coverage to 32.8% and leave Marcellus Avenue with fully conforming lot.

Mr. McGill stated that 126 Morris Avenue has some existing non-conformities and he stated that any time you create new lots the pre-existing non-conformities as no longer grandfathered in. He advised that this needs to be considered in the variance relief.

Mr. Yodakis stated that he has outlined the non-conformities in his report for `126 Morris Avenue and they are both side yard setbacks. He advised that 5' is required 4.8' exists on the west side and 4.9' on the east side. He stated that the 123 Marcellus Avenue property conforms entirely.

Mr. McGill confirmed that there are 3 variances for Morris Avenue and the subdivision request.

Mr. Liskowitz was asked to have Jensen Design Group revise the table on sheet 3 of 3 to reflect the correct side setbacks.

Mr. Yodakis stated that if the subdivision is going to be filed by deed he would need to see the deed descriptions before they are approved. He stated that the drainage easement would need to

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be included on the deed descriptions on the new deeds as well as monuments will need to be set and there will need to be Monmouth County Planning Board approval.

Mr. Liskowitz stated that his attorney is here, and she agrees with Mr. Yodakis.

Jacqueline McGowan, Esq. put her appearance on the record.

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

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

Mr. Yodakis went over the positive and negative criteria which Mr. Liskowitz agreed to.

Mr. DiRoma made a motion to approve this application for the subdivision approval with all the required variances, seconded by Mr. Triggiano. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

INFORMAL PRESENTATION

Cresitello, Donald - 29-31, 37 & 37 1/2 Taylor Avenue

Mr. Cresitello went over his presentation and what he is looking to get input from the board members. He went over variances that would be requested, parking, landscaping, fencing, siding and height. He stated that he would bring in a planner, attorney and engineer if the board is ok with the concept.

Mr. McGill went over the process of an informal and advised that the board can not tell anyone that there would be an approval. He stated that the board can make comments but nothing they say is binding.

There were questions asked by the board of Mr. Cresitello regarding the documents that were submitted. There was discussion on affordable housing in Manasquan and the look of the building.

Mr. Cresitello asked who he can run the plans through prior to coming back to the planning board.

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Mr. Hamilton stated that the plans should go through Mr. Yodakis.

Mr. McGill stated that if the new plans will be run through Mr. Yodakis, then an escrow account will need to be set up.

OTHER BUSINESS

Mr. Hamilton inquired about informal presentations and stated that the board should not be giving any thought or direction to the applicant. He stated that maybe they should eliminate informal presentation for single family homes and let them go through the process. He suggested hearing informal presentations when they involve a project like tonight's informal presentation or where a site plan is involved.

Mr. Apostolou suggested that the rules and regulations or the bylaws be changed to reflect this change.

There was discussion on this topic.

Mr. McGill stated that he will look into the process to have this change made.

There was discussion on whether a member should go onto private property of an applicant to see the area that will be discussed at the hearing.

Mr. McGill stated that the members would be safe going to see what you can see from a public vantage point, not going on the property unless you have explicit permission to do so. He stated that the applicant brings evidence before the board and that is what the board uses to make their determination.

Mr. Apostolou made a motion to cancel the February 28 Special Meeting, seconded by Ms. Triggiano. Motion carried unanimously.

Mr. Larkin made a motion to close the meeting, seconded by Ms. Triggiano. Motion carried unanimously.

Date Approved: March 7, 2022