

PLANNING BOARD
JUNE 7, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on June 7, 2022 at 7:00 pm with Vice Chairman Robert Young presiding.

Vice Chairman Robert Young 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.

Vice Chairman Robert Young welcomed everyone and asked that everyone join him in a Salute to the Flag.

ROLL CALL: Present: Edward Donovan, Frank DiRoma, Robert Young, Greg Love, Mark Apostolou, and Leonard Sullivan

Absent: Lori Triggiano, John Muly, Neil Hamilton, Mark Larkin, 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. Sullivan. Motion carried by the following vote:

AYES: Mr. Donovan, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou, and Mr. Sullivan.

NAYS: None

ABSTAIN: None

Approval of Minutes

Regular Meeting Minutes – November 2, 2021

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

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou, and Mr. Sullivan.

NAYS: None

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ABSTAIN: Mr. Donovan

Regular Meeting Minutes – November 16, 2021

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

AYES: Mr. Donovan, Mr. Young, Mr. Love, Mr. Apostolou, and Mr. Sullivan.

NAYS: None

ABSTAIN: Mr. DiRoma

Regular Meeting Minutes – May 3, 2022

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

AYES: Mr. Donovan, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou, and Mr. Sullivan.

NAYS: None

ABSTAIN: None

Yorey, Rosemary – 373 East Virginia Avenue – Request for Extension on Granted Variance

Ms. Yorey explained her situation and why she is requesting an extension.

Mr. Yodakis stated that if there have been any revisions the plans would need to be submitted to him for review to make sure they are still in conformance.

Mr. Apostolou made a motion to approve a six (6) month extension, seconded by Mr. Love. Motion carried by the following vote:

AYES: Mr. Donovan, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou, and Mr. Sullivan.

NAYS: None

ABSTAIN: None

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RESOLUTIONS

#22-2022 – Manasquan Elks #2534, 17 Stockton Lake Blvd. – Block 93 Lot 1.01 – Application #02-2022

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

AYES: Mr. DiRoma, Mr. Young, Mr. Love, and Mr. Sullivan,

NAYS: None

ABSTAIN: Mr. Apostolou

#23-2022 Belmonte, Gerald & Eileen – 289 East Main Street – Block 117 Lot 15 – Application #05-2022

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

AYES: Mr. Donovan, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou and Mr. Sullivan.

NAYS: None

ABSTAIN: None

#24-2022 Dean, Thomas & Suzanne – 400 First Avenue/401 Beachfront – Block 187 Lot 11 – Application #06-2022

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

AYES: Mr. Donovan, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou and Mr. Sullivan.

NAYS: None

ABSTAIN: None

APPLICATIONS

#43-2021 VFW Lodge 1838 – 30 Ridge Avenue – Block 43 Lot 40.1 (carried from 3/1/22)

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Mr. Keith Henderson was present for the applicant. He requested that this application be carried for the applicant to obtain a new engineer as the prior engineer is no longer available. He requested an extension to the August 2 meeting. He stipulated to extend the time for the board to take action. He stated that they will re-notice for the new date.

Mr. Apostolou made a motion to carry this application to the August 2, 2022 meeting with re-notice required, seconded by Mr. Love. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou and Mr. Sullivan.

NAYS: None

ABSTAIN: Mr. Donovan

#04-2022 – 120 South Street, LLC – 120 South Street – Block 70 Lot 2.02 (carried from 4/5/2022)

Mr. Henderson advised that after further review of the variances for this application it appears that there is a D variance. He stated that the Mr. Donovan (Mayor) can not participate in D variance requests, and this would leave only 5 members voting. He requested that this application be carried.

Mr. McGill explained why this is a D variance, who is allowed to vote, and how many votes are required.

Mr. Henderson stated that he would like to have a special meeting for this application.

Mr. Apostolou made a motion to carry this application to July 19 Special Meeting at 7 pm with no new notice required, seconded by Mr. DiRoma. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou and Mr. Sullivan.

NAYS: None

ABSTAIN: Mr. Donovan

#03-2022 Lupinski, Marie 13 ½ Ocean Avenue – Block 157 Lot 4.03 (carried from 4/5/2022)

Mr. Young thanked Ms. Lupinski for coming back with a different design as recommended by the board at the last meeting.

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Mr. McGill placed the following additional exhibits on the record: A-15 New Plans from Mr. Berzinskis last revised 5/27/2022; A-16 Plot Plan prepared by MCH Engineering last revised 5/26/2022.

Mr. McGill swore in Marie Lupinski, Brian Berzinskis, Matt Hockenbury, and Al Yodakis. He stated that Mr. Berzinskis as an architect and Mr. Hockenbury as a planner and engineer were previously accepted as experts.

Mr. Berzinskis went over the changes from the last hearing as it relates to the wrap around porch on the first floor raised level. He stated that now the only balcony on the raised first floor level will be on the front of the home and not on the sides. He stated that the square footage that was removed with the side porch now makes the building coverage conform. He went over the change to the front porch to accommodate the turning radius that was a concern at the last meeting. He went over what is still being required.

Mr. McGill stated that the variances are for the covered front porch, rear yard setback, and principle structure.

Mr. Hockenbury stated that the drainage is oversized for this structure.

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

Mr. McGill Swore in Charna Gerstenhaber, Kevin Monaco and Elizabeth Orner.

Ms. Gerstenhaber voiced her support for this project.

Mr. Monaco voiced his concern and opinion about the project and how this lot was approved in 1985.

Ms. Orner voiced her support for this project.

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

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

AYES: Mr. Donovan, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou, and Mr. Sullivan.

NAYS: None

ABSTAIN: None

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OTHER BUSINESS

Mr. McGill stated that there will need to be a motion to go into closed session to discuss litigation in reference to the OCLAR v. Atlantic View Cemetery matter. There will be no action taken.

There was discussion on the planning board meetings getting back to in person meetings and hybrid meetings.

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

Date Approved: August 2, 2022