

PLANNING BOARD  
APRIL 4, 2023 7 PM

The Manasquan Planning Board held a regular meeting in person and remotely on April 4, 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, Mark Larkin, and John Burke

Absent: None

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. Young made a motion to approve the vouchers, 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, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

**Regular Meeting Minutes – March 7, 2023**

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

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

PLANNING BOARD  
APRIL 4, 2023 7 PM

NAYS: None

ABSTAIN: Mr. Love

Mr. Hamilton stated that the agenda for tonight's meeting has changed a little. He advised that the Master Plan Reexamination will take place prior to any hearing for an application.

He stated that there are two applications that will be moved from the agenda. Mr. McGill stated that both applicants will need to re-notice for the new dates.

**APPLICATIONS**

**#03-2023 Hannafey, Eugene & Valerie - 10 Minnesink Road - Block 16 Lot 5 (being re-scheduled)**

Mr. Hamilton stated that this application will be moved to the Special Meeting on April 18, 2023 at 4 pm.

**#04-2023 Christopher Nikolich – 145 Frist Avenue – Block 171 Lot 41**

Mr. Hamilton stated that this application will be moved to the Regular Meeting on May 2, 2023 at 7 pm.

**Master Plan Reexamination Discussion**

Present for this discussion was Jennifer Beahm the Borough Planner. She stated that she was asked to take a look at updating the Master Plan even though it is less than the 10 years from the prior reexamination which is a maximum amount of years not a minimum amount of time. She stated that she went through the Master Plan and updated all the demographic information based on the most recent census information and went through the sustainability and goals that have been identified previously. She stated that she made a couple of recommendations for the governing body to consider with respect to amending the borough's zoning ordinance. She advised that one of these locations would be to store boats, boat trailers, motor homes, recreational vehicles, utility trailers shall be in the rear yard only provided the location does not encroach within 5 feet of the side and 5 feet of the rear yard. She stated that a recommendation was added beginning November 1 to April 1 boat parking and/or storage is permitted on the side yard of the following streets: East of Ocean Avenue bridge, Main Street bridge, Glimmer Glass bridge on Brielle Road with a 5 foot side yard setback that shall be measured from the widest part of the hull of the boat. She stated that there is a host of streets that are included in this recommendation. She also recommended establishing a new zone R2 adding to the one and two family residential zone. She also went over recommendations for duplexes, office zone, reviewing bulk standards for properties fronting on

PLANNING BOARD  
APRIL 4, 2023 7 PM

Route 71 north of Main Street, reviewing and potentially creating enhanced landscaping standards for properties that front on Route 71. She stated the rest of the plan will remain the same.

There was discussion on the boat storage language and when this would be allowed. There was also discussion on the industrial zone as well as discussion on bike paths and dedicated areas for pedestrians for walking.

Mr. Hamilton confirmed that Ms. Beahm will take a look at the industrial zone on Broad Street.

There was discussion on residents that have a driveway in the front and back of their property on 2 different streets.

Mr. DiRoma stated that the ordinance currently states one driveway per lot.

Ms. Beahm stated that she could make a very generic recommendation or remark regarding evaluating through lots and the number of driveways on residential properties.

Ms. Beahm stated that the public hearing is scheduled for May 2, 2023 at 7 pm. She stated that she will incorporate the additional recommendations and she went over the notice process.

**#02-2023 Howard & JoAnn Lay – 43 Rogers Avenue – Block 152 Lot 1**

Appearing for the applicant was Keith Henderson, Esq.

Mr. McGill confirmed that all documents have been submitted and the board can take jurisdiction.

Mr. McGill swore in Al Yodakis, Applicant Howard Lay, Engineer Joseph Kociuba, and Architect Brian Berzinski.

Mr. Henderson asked questions of the applicant regarding the property.

Mr. McGill stated that Mr. Kociuba has testified before this board many times and has been accepted by the board as an engineer and planner.

Mr. Henderson asked questions of Mr. Kociuba.

Mr. Kociuba stated that this is a corner lot on the southeast corner of Rogers Avenue and Sims Avenue, it is a 3,651 square foot lot in the R3 zone, 34' wide where 40' is required, surrounded by single family residential, generally 33' and 34' wide lots, in the AE9 flood zone, and the house was elevated after Sandy. He stated that the existing non conformities on the lot has a front yard setback of 15.3', an averaging plan was prepared by a surveyor and the average setback there is 17.16', the side yard setback on the corner is conforming at 7' and the side yard setback on the interior side east side is 2.5' pre-existing where 5' is required. He stated that the rear setback is

PLANNING BOARD  
APRIL 4, 2023 7 PM

conforming and all building and impervious coverages are conforming. He stated the pre-existing non conformities as a result of the lot width. He stated that the new variances requested would be the front yard setback and the side yard setback. He advised that they are not getting any closer to the property line but adding on to it they do need to re-request those reliefs. He went over the surrounding homes and their average setbacks. He stated that in his professional opinion this variance qualifies for both the C1 and the C2 criteria and there is no substantial detriment to the public good. He went over the planning board engineer's report and agrees with all of them. He advised that the HVAC will remain in the same location and a second one will be placed in the same location.

Mr. Yodakis stated that the only new variance is the front yard setback.

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

Mr. McGill swore in Bradley Winfree, Ellen Reilly, George Limbach, Lori Romano, Edward Kennelly, Frank Valgenti, and Kathleen O'Brien

Bradley Winfree, 38 Rogers Avenue voiced his support for this improvement.

Ellen Reilly, 17 Sims Avenue voiced her support for this improvement.

George Limbach, 37 Rogers Avenue voiced his support for this improvement.

Lori Romano, 59 Rogers Avenue voiced her support for this improvement.

Edward Kennelly, Sims Avenue resident voiced his support for this improvement.

Frank Valgenti, 12 Sims Avenue voiced his support for this improvement.

Kathleen O'Brien, 33 Rogers Avenue voiced her support for this improvement.

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

Mr. DiRoma made a motion to approve this application, seconded by Ms. 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, Mr. Larkin, and Mr. Burke.

NAYS: None

PLANNING BOARD  
APRIL 4, 2023 7 PM

ABSTAIN: None

**OTHER BUSINESS**

Ms. Triggiano made a motion to close the meeting at 7:38 p.m., seconded by Ms. Love. Motion carried unanimously.

Date Approved: May 2, 2023