

PLANNING BOARD
MARCH 1, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on March 1, 2022 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: Lori Triggiano, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin and John Burke.

Absent: Edward Donovan

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

Oath of Office

Mr. McGill swore in Frank DiRoma and John Burke.

Vouchers

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

AYES: 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

Approval of Minutes

Meeting Minutes of August 3, 2021

PLANNING BOARD
MARCH 1, 2022 7 PM

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

AYES: Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mark Larkin and John Burke.

NAYS: None

ABSTAIN: Ms. Triggiano, Mr. DiRoma and Mr. Hamilton

Meeting Minutes of August 17, 2021

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

AYES: Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Neil Hamilton, Mark Larkin and John Burke.

NAYS: None

ABSTAIN: Ms. Triggiano and Mr. DiRoma

Meeting Minutes of September 14, 2021

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

AYES: Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Neil Hamilton, Mark Larkin and John Burke.

NAYS: None

ABSTAIN: Ms. Triggiano and Mr. DiRoma

RESOLUTIONS

#20-2022 Kovalcik, Helen, 565 Marlin Avenue, Block 182.03 Lot 5 - Application #52-2021

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

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

PLANNING BOARD
MARCH 1, 2022 7 PM

NAYS: None

ABSTAIN: Mr. DiRoma

APPLICATIONS

#43-2021 - VFW Lodge 1838 - 30 Ridge Avenue - Block 43 Lot 4.01

Mr. Michel Henderson, Esq. requested that this matter be carried.

Mr. Apostolou made a motion to carry this application to June 7 at 7 pm with new noticing, seconded by Mr. Young. Motion carried unanimously.

#2-2022 Manasquan Elks #2534, 17 Stockton Lake Blvd. - Block 93 Lot 1.01

Mr. Hamilton and Mr. Apostolou recused themselves from this application hearing. Ms. Triggiano was recused also as she can not hear a use variance as a public official.

Mr. McGill stated that there needs to be an attorney representing the Elks as they are a corporate entity.

Mr. Young made a motion to carry this application to May 3 at 7 pm, seconded by Mr. Burke. Motion carried by the following vote: Motion carried unanimously.

#1-2022 - Breeden, 73 Pearce Avenue, Block 64 Lot 17

Mr. McGill swore in Michele Struble, Pool and Spa Doctor and Lindsey and Justin Breeden.

Ms. Struble went over the application submitted for bulk variance for lot coverage.

There was discussion on a shared driveway, lot coverage and changing cement to pavers.

It was agreed that certain cement areas will be changed to pavers to accommodate the lot coverage requirements. It was agreed that the lot coverage will be decreased to 50% where 45% is required.

Mr. Apostolou made a motion to open the meeting the public, seconded by Mr. Young. 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. Apostolou made a motion to approve this application with the revised lot coverage of 50%, seconded by Mr. Burke. Motion carried by the following vote:

PLANNING BOARD
MARCH 1, 2022 7 PM

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

NAYS: None

ABSTAIN: None

OTHER BUSINESS

Mr. McGill advised that the board will be going into closed session to discussion ongoing litigation.

The closed session portion of the minutes begins on the next page. The approval date will also be located on the last page following the closed session meeting minutes.

Mr. Apostolou made a motion to cancel the second meeting in March, seconded by Mr. Muly. Motion carried unanimously.

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

Date Approved: May 3, 2022