

PLANNING BOARD  
SEPTEMBER 14, 2021 7 PM

The Manasquan Planning Board held a zoom meeting on September 14, 2021 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: John Muly, Robert Young, Greg Love, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin and John Burke

Absent: Edward Donovan and Kevin Thompson

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. Muly, Mr. Young, Mr. Love, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin and Mr. Burke.

NAYS: None

ABSTAIN: None

**Minutes**

**Meeting Minutes – January 5, 2021**

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

**Meeting Minutes – February 2, 2021**

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

**Meeting Minutes February 23, 2021**

Mr. Apostolou made a motion to approve the minutes, seconded by Mr. Muly. Motion carried unanimously.

**Meeting Minutes – May 18, 2021**

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

**RESOLUTIONS**

**#45-2021 - Ferchak, Laura & Bill - 7 Meadow Avenue - Application # 29-2021**

Mr. Apostolou made a motion to carry this resolution to September 21, 2021, seconded by Mr. Burke. Motion carried unanimously.

**#48-2021 - Salt Air Properties - 43 Beachfront/42 First Avenue - Application #32-2021**

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

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

NAYS: None

ABSTAIN: None

**#49-2021 Baldino, John & Cheryl - 74 Ocean Avenue - Application #33-2021**

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

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

NAYS: None

ABSTAIN: None

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**APPLICATIONS**

**#36-2021 Hurley, Brian & Carly - 8 Old Squan Road - Block 45.03; Lot 54**

Mr. McGill marked the exhibits that were posted on the website.

Appearing for the applicant was Architect Tom Petersen.

Mr. McGill swore in Tom Petersen, Brian Hurley, Carly Hurley and al Yodakis and the board accepted Mr. Peterson's credentials.

Mr. Hurley went over the request to extend their porch by six feet.

Mr. Peterson went over the application and the requested variances and advised that this is a corner lot. He stated that the variances that they are requested are: front yard setback, building coverage, patio to side yard and the dormer in the rear.

The applicants stipulated that they would not enclose the covered porch.

Mr. Peterson went over the mechanical placement and stated that they would be on a slab as they are not in a flood zone. He stated that there is a variance required for the mechanicals as this is a corner lot.

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. Burke. Motion carried unanimously.

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

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

NAYS: None

ABSTAIN: None

**#37-2021 Michals, Jeffrey - 297 Euclid Avenue - Block 118; Lot 25.02**

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Appearing for the applicant was Michael Henderson, Esq.

Mr. McGill stated that Mr. Larkin will be recusing himself from this hearing. He marked the exhibits that were posted on the website and revised.

Mr. Henderson stated that he has several photos which were marked into evidence. He went over the application that was submitted.

Mr. McGill swore in Jeffrey Michals and Al Yodakis.

Mr. Michals went over the history of the property and the request for a generator. He also went over the photos that were entered into evidence.

Mr. Henderson went over Mr. Yodakis' letter and requirements.

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

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

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

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

NAYS: None

ABSTAIN: None

**#39-2021 McCarthy, Robert - 557-559 Brielle Road - Block 182.01; Lot 30**

Appearing for the applicant was Michael Henderson, Esq.

Mr. McGill marked into evidence the exhibits.

Mr. McGill swore in Engineer/Planner Joseph Kociuba, Robert McCarthy and Al Yodakis.

Mr. McCarthy went over the history of the property and stated that he is looking to subdivide and build on one lot and sell off the other lot.

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Mr. Kociuba went over the current property, the application and variances that are existing that are being sought. He stated that once subdivided the lots will be conforming. He stated that there will be separate utilities for the properties and any future construction will be fully compliant or need board approval.

Mr. McGill stated that a parking variance will be needed since this would be a new lot and the parking is required.

Mr. Apostolou stated that since the one structure is staying on Brielle Road that a driveway could be put on the lot.

There was discussion on a driveway on the Brielle Road lot.

The applicant stipulated that he would agree to provide off street parking on the Brielle Road lot.

Mr. Yodakis inquired about the curb cut on Brielle Road being put in prior to the subdivision taking place.

It was recommended that the driveway needs to be put in place prior to a CO being issued on the Brielle Road lot.

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

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

Mr. McGill stated that as a condition of the CO for the Brielle Road lot or a transfer of title there would need to be a driveway curb cut required before issuance.

Mr. Apostolou made a motion to approve the application with the conditions agreed upon, seconded by Mr. Young. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

**OTHER BUSINESS**

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

Date Approved: March 1, 2022