

PLANNING BOARD
JULY 20, 2021 4 PM

The Manasquan Planning Board held a zoom meeting on July 20, 2021 at 4:00 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: Edward Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, 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. Hamilton stated that there are not vouchers to be approved at this time.

APPLICATIONS

#33-2021 Baldino – 74 Ocean Avenue – Bulk Variance

Appearing for this application was Michael Henderson, Esq.

Mr. Henderson stated that the correspondence from their engineer shows that there is a discrepancy as to the lot coverage and it is his recommendation to the client that the hearing be carried until next month to allow time to resolve the discrepancy. He stated that he agrees to a waiver of time in which the board has to act on this matter.

Mr. Apostolou made a motion to carry this application to August 17, 2021 at 4 pm on this platform, seconded by Mr. Burke. Motion carried unanimously.

#31-2021 – Perotti – 77 Ocean Avenue – Bulk Variance

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Appearing for this application was Michael Henderson, Esq.

Mr. Henderson went over the documents submitted to the planning board and asked that the board accept jurisdiction.

Mr. Hamilton stated that the board will accept jurisdiction on this application.

Mr. McGill swore in Thomas Perotti, Dan Governale, and Mr. Yodakis.

Mr. McGill entered the following exhibits: B-1 Al Yodakis letter dated June 30, 2021; A-1 plans prepared by architect dated October 27, 2020 and last revised February 17, 2021; A-2 Denial letter from Zoning Officer; and A-3 Application.

Mr. Perotti went over when he acquired the property and when the home was built and he went over the intended purpose for the property and his request for the variances.

Mr. Apostolou asked Mr. Perotti if the area would be a living space or strictly stay as storage and mechanicals.

Mr. Perotti stated yes but might be used for yoga but it will be pretty limited.

Mr. Hamilton accepted Mr. Governale's credentials as an expert.

Mr. Governale went over the property and the zone that it is in. He went over the request and the application that was submitted. He stated that the applicant is looking to create a safe access through a code compliant staircase to have access to the half story. He stated that the only new variance relief that is being requested has to do with the stairwell where 10' is permitted and 17.2' is proposed. He stated that there are a bunch of existing non-conformities which will remain. He went over the non-conformities and the variances that are being requested. He stated that there is no property available either to the north or south of this property unless the buildings are demolished. He went over the engineers review letter and the requested requirements. He went over the reason for the request for the stairs, landing and dormer. He answered questions from Mr. Henderson and Mr. McGill regarding the application and the requests for variances.

Mr. Burke needed clarification on the building height request.

Mr. Governale stated that on the submitted plans he indicated from the top of the curb to the top of the new dormer is 33' and that will be the height of the building.

There was discussion on the dormers and what the space will be used for as well as the side yard setbacks for dormers.

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

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

There was discussion on revising the size of the dormers and the height of the roof.

Mr. Governale stated that the roof will be raised by about 4" to the 33' at the loft.

There was a 5 minute break for Mr. Henderson to talk to his client about the requested changes regarding the dormers.

Mr. Henderson stated that the architect stated that the dormer that does not house the stairwell cannot be eliminate as it will make the whole project unfeasible. He stated that those dormers are existing and are not asking for relief. He advised that the architect could reduce the length of the stairwell dormer from 17.2' to 14.2' and the only thing they are asking for is relief for 3' of dormer.

Mr. Hamilton stated that they are OK with the stair dormer but the question was splitting the 3 dormers on the east side and adding the additional dormer on the west side. He stated to stay with the stairwell dormer and eliminate the single dormer on the west, leave the current dormer on the east side and if you need to raise the roof up on it at least maintain the outside 3 walls and add to the head room somewhat.

It was confirmed that the board is giving the 17.2'

Mr. Perotti voiced his opinion on the board's decisions and questions.

Mr. Hamilton stated that the applicant can keep the east side dormer and just raise the roof on it, giving them the 17.2' requested stairwell dormer and eliminate the small west side dormer.

Mr. Governale went over the space that would be lost and how to make the space compliant as well as possible changes. He stated that the dormer on the east side in the front will be eliminated and there will be 2 smaller dormers on the east side of the half story as well removing the dormer on the west side in the front and having the stairwell dormer on the half story.

Mr. Hamilton stated that he would be in favor of this.

Mr. Henderson stated that his client would stipulate to modify the application to the extent described by Mr. Governale.

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

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

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

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

NAYS: Mr. Thompson.

ABSTAIN: None

OTHER BUSINESS

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

Date Approved: DECEMBER 14, 2021