

PLANNING BOARD  
AUGUST 2, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on August 2, 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: Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, and John Burke

Absent: Edward Donovan, Neil Hamilton, and Mark Larkin

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: Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, and Mr. Burke.

NAYS: None

ABSTAIN: None

**Regular Meeting Minutes – September 21, 2021**

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

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

NAYS: None

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ABSTAIN: None

**Regular Meeting Minutes – December 7, 2021**

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

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

NAYS: None

ABSTAIN: Ms. Triggiano and Mr. DiRoma

**Regular Meeting Minutes – June 7, 2022**

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

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

NAYS: None

ABSTAIN: None

**Special Meeting Minutes – June 21, 2022**

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

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

NAYS: None

ABSTAIN: Ms. Triggiano

**RESOLUTIONS**

**#26-2022 Tackett, Frank - 75 Beachfront/74 First Avenue - Block 165 Lot 30 - Application #16-2021**

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Mr. Apostolou made a motion to approve the resolution, 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, and Mr. Burke.

NAYS: None

ABSTAIN: None

**#27-2022 Lovely, Mary -519 Perrine Blvd. – Block 145 Lot 1.04 – Application #07-2022**

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

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

NAYS: None

ABSTAIN: None

**#28-2022 Ocean Bay Developers - 39 South Street - Block 23 Lot 7.02 - Application #08-2022**

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

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

NAYS: None

ABSTAIN: None

**#29-2022 Manasquan Holdings - 176 East Main Street - Block 90 Lot 12 - Application #10-2022**

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

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AYES: Lori Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, and Mr. Larkin.

NAYS: None

ABSTAIN: None

**APPLICATIONS**

**#43-2021 VFW Lodge 1838 - 30 Ridge Avenue - Block 43 Lot 40.1 (carried from 6/7/22)**

Representing the applicant was Keith Henderson, Esq.

Mr. Henderson requested to carry this application in order to get the documents requested by the board and to allow the new engineer time to go over the application and prepare his plans. He went over the issues that are present and what has been done to remedy some of them.

Mr. Apostolou made a motion to carry this application to September 13, 2022 with new notice required, seconded by Mr. Muly. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

**Informal Presentation - 14 Meadow Avenue**

Mr. Raymond Imbrogno made a presentation to the board to include raising the house.

There was discussion on the height of the home and what the height could be.

Mr. McGill stated that Mr. Imbrogno would need to go to the zoning officer with his plans.

**Informal Presentation - 66 N. Potter Avenue**

Mr. Jeffrey Beekman, Esq. appearing for the homeowners. He made the presentation to the board to include subdivision on the property.

The board stated that there is an ordinance which would not allow for a flag lot to be created.

**#09-2022 LeBlanc, Kenneth & Ellen - 117 First Avenue - Block 168 Lot 6**

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Representing the applicant was Michael Henderson, Esq. who went over the application request.

Mr. McGill swore in applicant Kenneth LeBlanc, Modular Designer Ryan Myers, Planner/Engineer Joseph Kociuba and Al Yodakis.

Mr. McGill put the following exhibits into the record: B-1 Board Engineer Report dated May 27, 2022; A-1 Atlantic Modular Building Plans Dated February 9, 2022; A-2 Plot Plan Prepared by Mr. Kociuba Dated February 25, 2022; A-3 Survey Dated January 14, 2022; A-4 Application; A-5 Denial of Permit; A-6 Final Map of Block 168 Lands of American Timber Company.

Mr. Henderson went over the American Timber Company Map and why it was submitted.

Mr. LeBlanc went over the history of the house and what is currently on the property and stated that they are looking to take the 2 current homes down and put a new house on the lot.

Mr. Myers was accepted as an expert in modular design.

Mr. Myers went over the survey and how he came up with the design that was submitted. He also went over the nonconformity of the current homes.

Mr. McGill entered exhibit A-7 colored aerial; A-8 current photos of the current structure; A-9 current neighboring dwellings and tax map.

Mr. Myers continued with the current lot and buildings and what is currently on the lot. He went over the architectural renderings and what is being requested.

There was discussion on the elevation of the mechanicals and the size of the proposed dwelling.

Mr. Kociuba was accepted as an expert planner.

He went over the application; the lot and the variances being requested and he explained the request for the variances. He also went over the "C" criteria for the new home. He went over the violations that the current homes have on the lot and the nonconforming issues. He stated that the new home will be fully flood compliant home and will provide off-street parking where currently there is no off-street parking. He went over Mr. Yodakis' letter and addressed each item.

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

Mr. McGill swore in Alfred Sauer.

Mr. Sauer stated that this project would be a great improvement but the deck should not be allowed.

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

There was discussion on the deck and side yard setbacks requested. There was also discussion on making the side yard setbacks conform and extending the back of the house and rear yard setbacks.

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

AYES: Ms. Triggiano, Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan and Mr. Burke.

NAYS: Mr. DiRoma and Mr. Love

ABSTAIN: None

**CLOSED SESSION**

Mr. Apostolou made a motion to go into closed session, seconded by Mr. Burke. Motion carried unanimously.

**OTHER BUSINESS**

Mr. Apostolou made a motion to cancel the August 16, 2022 Special Meeting date, seconded by Mr. Sullivan. Motion carried unanimously.

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

Date Approved: October 4, 2022