

PLANNING BOARD
JULY 5, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on July 5, 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 Mark Larkin

Absent: Edward Donovan, Neil Hamilton, and John Burke

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. Larkin.

NAYS: None

ABSTAIN: None

Ferchak, Laura – 7 Meadow Avenue – Application 29-2021 – Request for Extension on Granted Variance

Mr. McGill swore in the applicant Laura Ferchak.

Ms. Ferchak explained her situation and why she is requesting an extension.

Mr. Sullivan made a motion to approve a nine (9) month extension, seconded by Mr. Apostolou. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: None

RESOLUTIONS

#25-2022 – 13 ½ Ocean Avenue – Block 157 Lot 4.03 – Application #03-2022

Mr. Apostolou made a motion to approve this resolution, 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. Larkin.

NAYS: None

ABSTAIN: None

APPLICATIONS

Informal Presentation – 86 Main Street

John Visceglia went over the initial concept that was submitted to get the input of the planning board as to a mixed use.

There was discussion on the concept plan that was submitted.

It was advised that the project is too big for that area and parking would be an issue.

#16-2021 Tackett, Frank – 75 Beachfront/74 First Avenue – Block 165 Lot 30

Representing the applicant was Keith Henderson, Esq.

Mr. Henderson stated that the board heard this application, and the board was fine with the application except the element of proof of an ability to have an exempt deck. He stated that the applicant presented a DEP email which the board was not satisfied with, so the applicant got a letter from DEP with an approval for the deck that was presented to the board previously.

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Mr. McGill put the following exhibits into the record: B-1 Al Yodakis report of 3/1/2021; A-1 Plans submitted by Chris Rice architect; A-2 Plans submitted by Ray Carpenter; A-3 Letter from DEP dated 3/1/2022; A-4 Letter from DEP 1/22/2020; A-5 Email dated 12/26/2019; A-6 Application; A-7 Zoning Permit application; A-8 Denial of permit; A-9 Application submitted in 2015; A-10 Series of 5 photos; A-11 Notification from Envirotactics for the DEP application.

Mr. Apostolou made a motion to open the public hearing, seconded by Mr. Sullivan. 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. Apostolou made a motion to approve this application, seconded by Mr. Sullivan. Motion carried by the following vote:

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

NAYS: None

ABSTAIN: Mr. DiRoma

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

Mr. McGill swore in applicant Mary Lovely and Al Yodakis.

Ms. Lovely went over what she is requesting in her application which is to make use of the attic space and to improve the aesthetics of the property. She went over the history of the home and the intent for the application. She stated that there will be no change to the footprint of the garage and no change to the height of the existing structure. She agreed that this would not be living space it would be strictly for storage.

There was discussion on the cupola and the dormer for the stairs.

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

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

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

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

NAYS: None

ABSTAIN: None

#08-2022 Ocean Bay Developers – 39 South Street – Block 23 Lot 7.02

Representing the applicant was Harvey York.

Mr. McGill placed the following exhibits on the record: B-1 Al Yodakis' letter dated 5/23/2022; A-1 Concept Plans; A-2 Preliminary and Final Site Plan; A-3 Colored Rendering from Scope Engineering; A-4 Stormwater Management Summary Report; A-5 Associates Report dated April 26, 2022; A-6 Reply to Mr. Yodakis' letter from Scope Engineering; A-7 Landscaping and Lighting Exhibit; A-8 Drainage Exhibit; A-9 Application; A-10 Denial of Permit Dated 1/9/22.

Mr. McGill swore in Andrew Stockton and Al Yodakis.

Mr. Stockton was accepted as a professional engineer/land surveyor/planner.

Mr. Stockton went over the property and what is currently located on the property and what they are requesting of the Board. He went over the application and what they are looking to build on the property. He went over parking for the 3 homes on Branin and the 2-family townhome on South Street and drainage for the property.

There was discussion on the R-2 zone and the proposed structures on Branin and being compliant to the R-2 zone.

Mr. York stated that they will comply with the R-2 zone setbacks and coverage. Mr. York stated that the planning board should suggest changing the 3 lots on Branin from a B-1 zone to a R-2 zone so that they comply with all of the setbacks and be compliant with a R-2 zone area.

There was discussion on pavers being used instead of pavement which would reduce the coverage. There was discussion on the shared driveway.

Mr. McGill swore in Art Corsini principal in Ocean Bay Developers, LLC.

Mr. Corsini stated that he would be in favor of using pavers, but they do not have full control over the shared driveway. He stated that he will try and get the driveway to pavers.

There was discussion on the drainage areas and the recharge system for both the structures on Branin and the townhome on South Street.

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There was discussion on a townhome versus single family home on South Street and storage shed placement. There was also discussion on the drainage for the townhome and possible overflow parking in the area where the pool and cabana were going to be placed.

There was discussion on the driveway easement and perforated drainage for the structures.

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

Mr. McGill stated that Ms. Triggiano is in Borough Hall and has not and can not participate in a use variance.

Mr. McGill Swore in John Millard, Reverend Joe Gratzel

Mr. Millard stated that he supports the project and inquired about lot 3 on Branin being changed so it is not looking onto his property. He inquired about drainage and emergency access at the church adjacent to the proposed structures.

Mr. Stockton stated that there are no firm architectural proposals for the residential dwellings and the drainage is currently set up for the area already. He stated that firefighting apparatus will stage on South Street and they will use pervious surface wherever they can.

Mr. Gratzel pastor of the First Baptist Church inquired about drainage for the Branin structures, swimming pool being added to the 3 lots on Branin and trees planted on the north side of the church. He also inquired about the retaining wall on South Street which follows through to the Church property.

Mr. Stockton went over the drainage and advised that this has not been finalized for the Branin lots. He stated that they will be R-2 compliant which might allow for a swimming pool and he stated that the trees on the north side of the church property in question will be removed.

Mr. York stated that they will stipulate that they will take no action with regard to any retaining wall on the church property and whatever they do will be in keeping with the municipal code and if there is any damage to the church's retaining wall, they would fix it.

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

Mr. York stated that he would like to amend the application to remove the townhouses and replace them with a single-family home which would be R-2 zone compliant.

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Mr. Apostolou made a motion to re-open to the audience, seconded by Mr. DiRoma. Motion carried unanimously.

Mr. Millard voiced his support for the single family home.

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

Mr. Apostolou made a motion to approve this application as amended with one single family home on South Street with the R-2 compliance, 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. Larkin.

NAYS: None

ABSTAIN: None

OTHER BUSINESS

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

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

Date Approved: September 13, 2022