

**PLANNING BOARD ZOOM REGULAR MEETING MINUTES 10/6/2020
7PM**

Neil Hamilton, Chairman opened the meeting and asked everyone online to please salute the Flag.

ROLL CALL:

Board Members Present:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

Board Members Absent:

Councilman Gregg Olivera, Barbara Ilaria (Mayor's Alternate)

Professionals Present:

**Albert D. Yodakis, Engineer – BORO Engineering
George McGill, Attorney**

George McGill read the Sunshine Law.

Robert Young made a motion to approve the vouchers, seconded by Mark Apostolou.

Board Members Voting to approve the vouchers:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

Mark Apostolou made a motion to approve the minutes of August 18, 2020 second meeting, Leonard Sullivan seconded the motion, all in favor none opposed.

**RESOLUTION #22-2020 – Brown, Mike and Trish – 123 McLean Avenue
Mark Apostolou made a motion to memorialize, seconded by Mayor Ed Donovan, all in favor none opposed.**

Neil made an announcement that Application #10-2020 – Sepe – 34 Broad Street – will be moved to the October 20, 2020 meeting at 4pm Zoom.

APPLICATION #17-2020 – Belleran, Judith – 27 Main Street – Block: 27 – Lot: 19, 20 – Zone: R-2 – John Rentschler is the attorney for the applicant. The file was found to be in good order and accepted jurisdiction. George McGill swore in Judy Belleran, owner/applicant, and Frank DeSantis, Surveyor. John Rentschler explained that the description on the surveys for both Judy’s and the neighbor’s lot did not match. What they did was correct the property line. They drew up a settlement agreement adjusting their common property. Attorney McGill stated the applicant will attach the Survey dated January 12, 2020 to the Deed which will be filed in the County Clerk’s Office. The Planning Board will receive a copy as will Al Yodakis and attorney McGill. Al Yodakis requested concrete monuments be set prior to the subdivision being signed by the Board. If the monuments are not set prior to the perfecting of the subdivision a Bond must be posted with the Borough. Neil Hamilton said there is an existing garage on the property that doesn’t meet the proper setback and that variance will be noted in the Resolution. Mark Apostolou made a motion to open the meeting to the public, seconded by Greg Love, all in favor none opposed. There was no public participation. Mark Apostolou made a motion to close the public portion, seconded by Greg Love, all in favor none opposed. Mark Apostolou made a motion to approve the application with the variance for the garage and the sign-off of the Deed, seconded by Leonard Sullivan.

Board Members Voting Yes:

Mayor Ed Donovan, John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin

APPLICATION #20-2020 - Maraziti, Rhonda – 22 Parker Avenue – Block: 62 – Lot: 54.01 – Zone: R-2 – Bulk and Use Variance – Keith Henderson is the attorney for the applicant. The Board accepted jurisdiction of the application. Keith had two witnesses to be sworn in. George McGill swore in Rhonda Marazitti, owner/applicant and Joseph Kociuba of KBA Engineering. Rhonda Maraziti was the first to testify, she lives at 22 Parker Avenue and her 22-year-old daughter lives at 22 ½, she is an art student and is home during the pandemic. The main house was built in 1904, she cannot find any records for the smaller house. Ms. Marazitti’s proposal is to construct a two-story rear addition and a second floor addition over the existing building footprint along with other interior alterations and renovations. Next, Joe Kociuba gave his qualifications, the Board accepted them. He proceeded to describe the

property and the proposal. Variances are existing and no new Bulk Variances will be requested. They will comply with everything on Al Yodakis' report. Mark Apostolou made a motion to open the meeting to the public, seconded by Greg Love, all in favor none opposed.

Audience Members – Each was sworn in by Attorney George McGill:

Mike Benjamin – He lives across the Street at 17 Parker Avenue – he is in favor of the improvements.

Jeralyn Crisci: She lives at 34 Parker Avenue, she is in favor of the application, she asked the Board to please approve.

Ellen Easton – 57 Parker Avenue – She is in favor of the application.

Mark Apostolou made a motion to close the public portion of the meeting, seconded by Robert Young, all in favor none opposed.

Neil Hamilton said the goal of the Master Plan is to eliminate these types of applications, two houses on one lot. He said he would like to see the shed gone. The back unit is small and if they are allowed to keep it he would require for it to be used for family only and not a rental unit.

Mark Apostolou said we have granted similar applications before but only for family use.

Keith Henderson said they have no problem with that but they would like to keep the shed.

George McGill said the rear house would be Deed restricted that will run with the property to be used only by family and not be a rental.

Mark Apostolou made a motion to approve the application with the stipulations, seconded by Robert Young.

Board Members Voting Yes:

Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton

APPLICATION #22-2020 – Squan Coast, LLC – 50 Ocean Avenue – McConnell – Mark Aikins is the attorney representing Mr. and Mrs. Timothy McConnell. This property was damaged during Super Storm Sandy, the proposal is to remove the three units on the property and replace them with two new units. The larger unit being in the back of the property. Borough attorney George McGill swore in Chris Rice, Architect for the applicants, Charles Lindstrom, Engineer/Planner, Tim McConnell, owner/applicant. Chris Rice was the first to testify. He said this property has three (3) structures on it which are unusable. Mr. McConnell came to him to design

one huge house and Chris convinced him to put a smaller house in the front and a large house in the rear. This will resemble a family compound like what is up at the Beach. Exhibit A-1 is a color rendering of the proposed homes dated 5/12/20. The large home in the back will have parking underneath and there will be parking between both houses. The A/C and Generator will be in an area behind the stairs on the East side of the rear house. They will meet the building height. The maximum driveway width of 20-feet is permitted, whereas they are proposing a 30-foot driveway at the front and rear dwelling. The current BFE is 10-feet for the rear dwelling and 9-feet for the front dwelling, they are proposing 11.5 feet for the front dwelling and 14.35 for the rear dwelling, they are not seeking any height variances. Next, Mr. Lindstrom testified, he has been a professional engineer and planner for 40 plus years, the Board accepted his credentials. He reviewed the existing topography and conditions on the property. He stated this is a long and narrow site, the driveway will be 30-feet wide to provide a turnaround. There will be sufficient parking on the lot for both the front and rear house. He said there will not be a loss of parking on Ocean Avenue. There will be clear fire and safety access to both houses. As far as the 80-square foot of storage required for both houses, the rear house will provide plenty of storage for both houses and the front house will also have a crawl space beneath it for storage. They will provide screening of the generator for the neighbor to the east. They will use tall vegetation such as arborvitaes. The A/C and Generator will be on a platform about 7 ½ feet above grade. They will work with the Board Engineer, Al Yodakis regarding screening of mechanicals. With regards to Al Yodakis' report they will comply with #4, #5, #8 and #9. With regard to #10 should any trees need to be removed they will comply with Shade Tree. #11 they will provide a landscaping plan and #12 there will be separate utilities for each house. John Burke asked if the utilities will be underground and the answer was yes. Al Yodakis asked for a test pit date and a report. Mr. Aikins asked Mr. Lindstrom to address both the positive and negative criteria. He said there is no negative affect on the neighborhood. Neil Hamilton asked that as this is a family compound that they not rent out the front house. Mr. Aikins said as they are reducing the number of structures on the lot they want to preserve flexibility and not limit themselves with Deed Restrictions. Mark Apostolou said the Borough does not allow Flag Lots and this lot will never be subdivided. He also asked Mr. Lindstrom to

reduce the driveway width to 20-feet. Mr. Lindstrom explained where the 30-foot came from and why they request 30-feet.

Mark Apostolou made a motion to open the meeting to the public, seconded by Mark Larkin.

Audience Members Coming forward and being sworn in by Mr. McGill:

Susan O'Brian – Ocean Avenue – She said this property has been vacant since Super Storm Sandy and asked if they would address rodent control prior to removing the structures. They said they would comply with that request and also prior to removing structures that is part of the permit process. She asked if because they were requiring separate utilities that would mean the houses would be rentals. Al Yodakis said that is an Ordinance requirement.

She said she would like to see house plans.

Donald Prior, Jr. – 54, 54 ½ Ocean Avenue – He lives next door to the applicant's property, he welcomes the McConnell's but he has issues with two units on one lot. He said the flood waters there are relatively high and is concerned about the drainage. Mr. Atkins said with regards to the drainage the Board Engineer requested a storm water drainage system and they are complying with that request. Mr. Prior is also concerned about high tides and the noise of the generator which will be really close to his house. Mark Apostolou asked Chris Rice if there was a way to sound proof the generator to some extent with screening. Chris said we have a mechanical utility room surrounded on two sides and also greenery and this one will be nestled better than most. Mr. Prior had two photographs O-1 and O-2 which George asked him to email to the Board Secretary tomorrow and he agreed. Exhibit O-1 is taken from his property looking at the property at 50-50 ½ Ocean Avenue, O-2 is again taken from his property but looking at the rear house at 50-50 ½ Ocean. Al Yodakis asked for a revised grading plan. A full moon and high tide affects all areas that have flooding issues. He also has concerns. Greg Love asked Chris Rice if the sound of the generator is much different from the sound of an A/C unit. A generator does cycle every week for about 20 minutes. There is a way to set the timing up with the neighbor so the cycle meets with a time that is ok with him.

Tom Laba – 46 Ocean Avenue – he lives west of the proposed applicant's property. He asked how far back from the Street will the front house be. Chris Rice said it will line up with your house. He asked if the Holly Tree that is there will be removed stating that Holly Tree provides a barrier for his driveway and would like it to stay. Mr. Aikins said if it can be saved it will be.

Mr. Laba said it has been there for 100 years. He also said if you can exterminate the property sooner rather than later it would be great. **Mr. Aikins** said we will call exterminators tomorrow morning.

Joe Mangan – He commented that his family has lived on Ocean Avenue since the '60's and he welcomed the McConnell's. He also said the noise of rental residents is much noisier than the noise a generator would make.

Barbara O'Boyle – 60 Ocean Avenue - She said she doesn't want Ocean Avenue to be a party Street. She is thrilled Chris Rice is the Architect and stated this is a family neighborhood.

Michael O'Boyle – 60 Ocean Avenue – He asked the square footage of each proposed dwelling. Chris Rice answered the front cottage will be 30 X 40 approximately 2000 square-feet and the back house will be twice as big, two stories and over 4000 square feet. Mr. O'Boyle said last year the McConnell's put in a new Bulk Head and he is happy this property will be cleaned up. **Mr. Aikins** gave his closing statement.

Greg Love said he only wanted one house originally. **Mr. McConnell** gave his reasons why they were only going to build one house but then decided on two.

Mark Apostolou made a motion to approve and said there will be a Deed Restriction that no subdivision will be granted and the Deed will run with the land. The motion was seconded by **Bob Young**.

Mr. McGill said the utilities will be underground.

Board Members Voting Yes:

John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton

Next, the Board discussed **Evan Shadlun's** letter for an extension of his Resolution, **Neil** questioned the time frame for starting the building process and why it's taking so long and the fact that the property is a mess. The Board was in agreement to grant the extension only if the property will be cleaned up. **Evan** was on Zoom and was asked by **George McGill** how much time do you need and **Evan** said if you approve the extension I will call my architect tomorrow. **George** said the Board can approve with condition of appeal that he has 30-days to clean up the property or the variance expires.

Board Members Voting Yes:

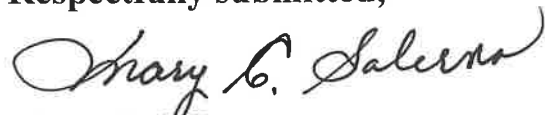
John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin, John Burke

George McGill closed the public portion stating the Board would go into closed session.

The Board came out of closed session and Mark Apostolou made a motion to adjourn, seconded by Kevin Thompson, all in favor none opposed.

The meeting was adjourned at 9:40pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary C. Salerno". The signature is written in black ink and is positioned above the printed name.

Mary C. Salerno

Planning Board Secretary