

PLANNING BOARD
DECEMBER 19, 2023 4 PM

The Manasquan Planning Board held a regular meeting in person and remotely on December 19, 2023 at 4:00 pm with Vice Chairman Robert Young presiding.

Vice Chairman 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 Young welcomed everyone and asked that everyone join him in a Salute to the Flag.

ROLL CALL: Present: Mayor Edward Donovan, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Mark Larkin, and John Burke

Absent: Lori Triggiano and Neil Hamilton

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.

RESOLUTION

#33-2023 Setting 2024 Meeting Dates and Times

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

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

NAYS: None

ABSTAIN: None

Mr. McGill stated that this is a use variance and the Mayor cannot participate and that there will need to be 5 affirmative votes out of the 7 members participating tonight.

APPLICATION

#14-2023 Venner, Gary/Keinath Estate - 135 Second Avenue - Block 169.03 Lot 4 (carried from 11/16/23)

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Chairman Young recused himself from this application as he was noticed on this application and advised that Mark Apostolou will chair this application hearing.

Vice Chairman Apostolou took over the meeting.

Representing the applicant was Gregory Vella, Esq.

Mr. McGill swore in architect Kimberly Nuccio and board engineer Al Yodakis.

Mr. Vella went over the application which is requesting the front entrance be expanded. He stated that they have applied for an expansion of a nonconforming use.

The board accepted Ms. Nuccio's credential as a landscape architect.

Mr. McGill marked into evidence Exhibit A-1 which was 2 photos conceptual perspective views and existing conditions.

Ms. Nuccio went over the exhibit which included the existing conditions of the property and proposed changes to the existing conditions.

Mr. McGill marked the plan with the survey and parking plan as Exhibit A-2.

Ms. Nuccio continued with her testimony regarding changes being requested by the applicant including, new roof, new sidewalks, plantings, and the raised front deck as well as a driveway apron. She advised that there will be no new roof line, but the current roof will be replaced. She went over what is planned for the backyard area to accommodate 6 off street parking spaces and what will be done architecturally to enhance and beautify the property. She stated that the proposed impervious coverage is 39.94% where 50% is the maximum.

Mr. Vella stated that they are adding a little under 500 square feet, however there is a reduction for removing some of the other concrete.

There was discussion on converting the concrete underneath the synthetic surface and if it could be converted to pavers.

Ms. Nuccio explained where the synthetic surface would go and the other improvements they would like to make on the property.

There was discussion on the synthetic surface and how it is put down, relocation of the shed, deck material and the responsibility of the homeowner to maintain the proposed plantings near the sidewalk.

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Mr. Vella stated that he is willing to add a condition to the approval that the homeowner is responsible and will maintain the plantings in the borough right of way near the sidewalk.

Ms. Nuccio stated that there is a shed on the plan where items can be stored. She stated that the shed is 8'x10'.

Mr. Yodakis inquired about the driveway materials.

Ms. Nuccio stated that the back part of the driveway will be stone and the front section will be pavers adjacent to the new stoop.

Mr. Yodakis stated that since he received the plans which show 6 off street parking spots there is no variance required for this.

Mr. Apostolou asked if Ms. Nuccio would be willing to specify that the new front porch would only be used for ingress and egress and the resolution will state that there would be no chairs or tables on the front porch.

Ms. Nuccio stated yes as the front porch is only 4'2" wide.

Mr. Apostolou asked Ms. Nuccio to acknowledge that the front porch will not be enclosed and will only be used for ingress and egress.

Ms. Nuccio stated that this was correct.

There was discussion on synthetic turf and pet waste, changing out the underlying material of the synthetic turf, using antimicrobial, and putting in a condition to use the antimicrobial turf. There was also discussion on how much of the backyard will be the synthetic turf.

Mr. Vellas stated that they will try and use pavers under the synthetic turf but if they can not they will need to use concrete and he will discuss with the board engineer about the outcome.

There was discussion on the type of plants that will be placed in the front of the property near the sidewalk.

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

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

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

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

NAYS: None

ABSTAIN: None

#19-2023 Reilly, William & Michelle - 75 Morris Avenue - (New Application) Block 71 Lot 112.03 - To Be Carried to January 9, 2024

Chairman Young stated that this application is being carried to January 9, 2023 at 7 pm.

OTHER BUSINESS

Mr. Sullivan made a motion to close the meeting at 4:58 p.m., seconded by Mr. Burke. Motion carried unanimously.

Date Approved: February 6, 2024