

PLANNING BOARD  
APRIL 5, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on April 5, 2022 at 7:00 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, Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, and Mark Larkin.

Absent: 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: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, and Mr. Larkin.

NAYS: None

ABSTAIN: None

**Approval of Minutes**

Reorganization and Regular Meeting Minutes – January 4, 2022  
Regular Meeting Minutes – February 1, 2022

Mr. Apostolou made a motion to approve the minutes, seconded by Mr. Love. Motion carried unanimously.

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**RESOLUTIONS**

**#21-2022 Breeden - 73 Pearce Avenue, Block 64 Lot 17 - Application #01-2022**

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

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

NAYS: None

ABSTAIN: None

**APPLICATIONS**

**#04-2022 - 120 South Street, LLC - 120 South Street - Block 70 Lot 2.04**

Keith Henderson, Esq. representing the applicant.

Mr. McGill marked the following items as Exhibits: B-1 Boro Engineering report dated March 15, 2022; A-1 Subdivision Plat dated August 27, 2021 last revised October 21, 2021; A-2 Floor Plans and Elevations for Lot 2.041 dated October 15, 2021; A-3 Rendering of Front Elevation; A-4 Rendering (2) of the front elevation; A-5 Rendering (2) Rear of dwelling for lot 2.041; A-6 Floor Plan and Elevation for Lot 2.042; A-7 Rendering of Front Elevation; A-8 Rendering (2) of Front Elevation; A-9 Rendering (2) of the Rear Elevation; A-10 Boundary Topographical Utility Survey Dated July 27, 2021 revised August 10, 2021; A-11 Metes and Bounds Description for Lot 2.042; A-12 Metes and Bounds Description for Lot 2.04: A-13 Application; and A-14 Denial Letter Dated January 10, 2022.

Mr. McGill swore in Engineer/Planner Patrick Ward and Al Yodakis, Board Engineer.

Mr. Hamilton accepted Mr. Ward's credentials as Engineer/Planner.

Mr. Ward went over the variances being requested and the reason for the variances as this is a corner lot which abuts up to a county road on one side. He stated that the County took some of the corner property to widen the road which would be a hardship.

The Zoom call was dropped. The Planning Board secretary restarted the zoom call.

**ROLL CALL:** Present: Edward Donovan, Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, and Mark Larkin.

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Absent: John Burke

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

Mr. Henderson continued with his presentation and restated the hardship of the applicant regarding the county taking the corner of the property to widen the road.

There was discussion on the easement and the deed of easement as well as the variances being requested and why.

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

Mr. McGill swore in the following audience members.

Christine Forcillo, 45 Marcellus voiced her concerns and opinion on the submitted application.

Reid Gronostajski voiced his concern and opinion on the application submitted and is not in favor of this project

Carol Desmond, 20 Marcellus voiced her concerns and opinion on the application that was submitted and is not in favor of this project.

JoAnn Ryder, 128 South Street voiced her concerns and opinion on the application and is not in favor of this project.

There was a short break to allow the zoom meeting to be restarted.

**ROLL CALL:** Present: Edward Donovan, Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, and Mark Larkin.

Absent: John Burke

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

Mr. McGill swore in the following audience members.

Tom Caruso, 15 Marcellus Avenue stated that he worked in real estate and owns a real estate appraisal company and is an expert in residential real estate in New Jersey. He voiced his concerns and opinion on the project and stated that he does not agree with the statement that these 2

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properties are in character with the neighborhood and is not in favor of the project. He started to voice a neighbor's concerns with the project.

Mr. Henderson objected to Mr. Caruso speaking for the neighbor.

Mr. Caruso continued with his opinion and concerns with the project.

Mr. Henderson cross examined Mr. Caruso.

Joanne Lotorto, 16 Morris Avenue voiced her concerns and opinion on the project and is not in favor of two homes.

Dominic Lotorto voiced his concerns and opinion on the project.

Mr. Ward went over the water displacement and drainage.

Patricia Hennessey, 49 Marcellus Avenue voiced her concerns and opinion on the project and is not in favor of it.

Mr. McGill explained that the board is not here to allow what they like to be built they are here to determine if a variance can be granted.

Christine Waldeyer, 69 Marcellus Avenue inquired about who is making the ultimate decision on the interpretation.

Mr. McGill went over the process for the interpretation.

Mr. McGill recommended that the last 2 people that would like to speak again should be given the opportunity to speak.

Mr. Apostolou made a motion to carry this application to June 7 at 7 pm on this platform with no further notice to allow for the other 2 audience members to speak again, seconded by Mr. Young.

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

NAYS: None

ABSTAIN: None

**Informal Presentation - Manasquan Holdings, LLC - Route 71 and Main Street - Block 90, Lot 12**

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Mr. Henderson, representatives of CVS and Project Engineer presented to the board a rendering for the old Acme where CVS will be moving into as they signed a lease for the property.

There was discussion on the presentation.

**Informal Presentation - Sansone, Ryan & Monica - 86 Main Street - Block 35 Lot 14**

Mr. Henderson presented to the board his opinion on this property and related that this piece of property is unique as to environmental, mount laurel, availability of parking and the feasibility of the number of residential units can be at the site.

There was discussion on the presentation.

**#03-2022 Lupinski, Marie, 13 1/2 Ocean Avenue - Block 157 Lot 4.03**

Mr. McGill put the following exhibits into evidence:

A-1 Architectural Plans; A-2 Plot Plan; A-3 Application; A-4 Application narrative; A-5 Deed; A-6 Deed of Easement; A-7 Easement; A-8 Survey; A-9 Denial of Permit.

Mr. McGill Swore in Marie Lupinski the applicant.

Ms. Lupinski went over the history of the dwelling and property.

Mr. McGill swore in Matt Hockenbury, Planner/Engineer.

The Board accepted Mr. Hockenbury's credentials as an expert.

Mr. Hockenbury went over the application and the variances requested and why they are being requested.

There was discussion on the variances and the new structures. There was discussion on access to the back property by a car and an easement.

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

Mr. McGill swore in the following audience members:

Judith Roman voiced her support for this project.

Patricia Keenan voiced her support for this project.

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Kevin Monaco voiced his concerns about the project including the drainage.

Mr. Hockenbury explained the drainage for the property and stated that it will maintain the current grading.

Mr. Monaco inquired about the side porch which will look directly into his back yard and wanted to know the height of that porch.

There was discussion on the porch height and the view into Mr. Monaco's back yard.

Mr. McGill swore in Brian Berzinskis and the board accepted his credentials.

Mr. Berzinskis reported on the porch that is being questioned by Mr. Monaco.

There was discussion on the height of the current structure and the height of the proposed structure.

Edward Rose voiced his opinion and concerns on the proposed structure and the lot size for 3 dwellings.

There was discussion on the steps and decks to the second floor.

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

Mr. Young wanted to know if there was any thought in making the back building 2 stories eliminating the wrap around balcony and enclosing that as it would be applied to coverage any way.

Ms. Lupinski stated there was no thought about changing the wrap around balcony.

Mr. Hockenbury went over the variances and stated that the height of the structure is within the building height requirements.

There was discussion on the balcony and the design of the dwelling.

Mr. Hamilton stated that the applicant should carry this application and meet with her architect to revise the plans to reflect the concerns of the neighbors.

Ms. Lupinski stated that she is not in favor of changes to the plans and is not looking to carry the application.

There was discussion on how this application should move forward.

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Mr. Apostolou made a motion to carry this application to June 7 at 7 pm on the same platform with no re-notice required, seconded by Mr. Sullivan. Motion carried unanimously.

**OTHER BUSINESS**

Mr. Apostolou made a motion to cancel the second meeting in April, seconded by Mr. Love. Motion carried unanimously.

There was a brief discussion on the Sullivan property.

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

Date Approved: May 3, 2022