

PLANNING BOARD  
NOVEMBER 2, 2021 7 PM

The Manasquan Planning Board held a zoom meeting on November 2, 2021 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: Kevin Thompson, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin, and John Burke

Absent: Edward Donovan

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.

**Voucher Approval**

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

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

NAYS: None

ABSTAIN: None

**RESOLUTIONS**

**#54-2021 Cosentino, Jaycee & Eleanor - 21 McGreevey - Application #40-2021**

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

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

NAYS: None

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ABSTAIN: Mr. Apostolou, Mr. Thompson

**#55-2021 O'Neill, Lauren -214 Broad Street - Application #42-2021**

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

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

NAYS: Mr. Sullivan

ABSTAIN: Mr. Thompson

**APPLICATION**

**#41-2021 Damen, Steve & Dovie - 579-581 Brielle Road - Block 182.01 Lot 21 & 22**

Appearing for this application was attorney Michael Rubino who explained how and why the applicant is back in front of the board with revisions. He advised that they are looking for building coverage, building height and building set back variances.

Mr. McGill put into the record the following exhibits: B1 Letter from Al Yodakis dated 8/31/21; A1 Architectural Plans dated 7/21/21; A2 grading plan dated 12/15/20, revised 7/19/21; A3 series of seven photographs; A4 application; A5 resolution 40-2021 dated 6/15/21; A6 resolution 9-2002 dated 3/5/2002; A7 denial of permit dated 5/25/21; A8; denial of permit dated 10/13/21; A9 letter of Mr. Rubino dated 10/18/21 amending the application.

Mr. McGill swore in Steven Damen, Brendan McHugh Architect, Joseph Kociuba Planner, Ray Carpenter Engineer, and Al Yodakis.

The planning board accepted Mr. McHugh's credentials as a professional.

Mr. McHugh went over what is proposed tonight and what was previously proposed and how they got to the new proposed variances. He explained why they are requesting the variances.

Mr. McGill put into the record Exhibit A10 pool and garage diagram that was being presented.

Mr. McHugh stated that there was a revision, and the full parking depth is identified as 38' and 2 curb cuts are identified there as being center lined with the garage door. He stated that each garage door has a 10' wide curb cut.

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Mr. Kociuba requested that Mr. McGill mark the revised pool and garage diagram A11 which shows the parking requirements is 19' depth not 18'.

Mr. Sullivan inquired about the front steps encroaching onto borough property.

Mr. Rubino stated that this would be addressed by Mr. Kociuba and he understands that he would need to ask the municipality for permission to do that.

Mr. Carpenter was accepted as a professional. He went over the proposed requests and the grading plan. He stated that the front steps are existing and encroach on borough property.

Mr. Love inquired about the wall west of the stairs which encroaches even more into the borough property than the stairs.

Mr. Damen stated that the wall will be removed from borough property.

Mr. Carpenter stated that the firepit and another item that will be moved to a compliant spot.

Mr. Damen stated that if the fence is his he will make sure that it is moved to the property line.

Mr. Yodakis requested Mr. Carpenter to submit a test pit that shows the seasonal high-water table.

Mr. Carpenter stated that the driveway aprons will be 10' curb opening in front of each one.

Mr. Damen made statements to support his application to the planning board for the requested variances. He stated that he is willing to make the changes required in the front and rear yards as stated earlier.

Mr. McGill stated that there will still need to be a variance for the curb cuts.

Mr. Kociuba credentials were accepted by the board. He went over the plans and the reasons for the requested variances.

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

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

Mr. Rubino confirmed that the variances being requested are for the building height, third floor, front yard setback, curb cut and building coverage.

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

AYES: Mr. Thompson, Mr. Love, Mr. Muly, Mr. Hamilton, Mr. Burke and Mr. Larkin.

NAYS: Mr. Young, Mr. Apostolou and Mr. Sullivan

ABSTAIN: None

**#44-2021 Bushong, Charlotte Etta - 222 Main Street - Block 96 Lot 4.01**

Mr. McGill swore in Charlotte Bushong and Caroyln Young Architect.

Mr. McGill marked the following exhibits: B1 Yodakis report dated 9/13/21; A1 Architectural plans dated 6/10/21; A2 Amended sight plan 9/28/21; A3 Survey dated 1/7/19; A4 Application; A5 Denial of permit dated 8/16/21.

Ms. Bushong explained to the board the reason for her requested variances.

Ms. Young was accepted as an expert in architecture.

Ms. Young went over the current structure and the variances being requested.

Mr. McGill marked photos of the current structures as: A6 front façade; A7 easterly façade; A8 westerly façade; A9 rear of the property.

Ms. Young continued with her presentation explaining the design that was submitted and the variances being requested. She stated that the 2 main variances are the building coverage and the lot coverage. She stated that the lot coverage that they are seeking is 45.9% where 35% is allowable and that the lot is undersized.

There was discussion on the garage and the size of it. There was also discussion on the mechanical and generator placement.

Mr. Yodakis stated that generators are required to be in the rear yard.

There was discussion on the placement of the new ac unit and the generator.

Ms. Young stated that the new ac unit could be moved to the east side of the home and the generator placed in the rear yard without a variance.

There was discussion on the existing ac unit not conforming and the possibility of moving it to conform.

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

Mr. McGill swore in the following participant.

Chris Whitmore voiced his concerns regarding the lot coverage of this proposed addition.

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

There was discussion on the proposed addition and the coverage being requested as well as replacing the some of the concrete walkway which would reduce the lot coverage.

Ms. Young and Ms. Bushong requested that this application be carried so the plans can be revised.

Ms. Bushong consented to waiving the time requirements that the planning board has to act in this matter.

Mr. Apostolou made a motion to carry this application to December 21, 2021 at 4 pm on the same platform, seconded by Mr. Burke. Motion carried unanimously.

**OTHER BUSINESS**

There was discussion on dormers and the definition.

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

Date Approved: June 7, 2022