

PLANNING BOARD ZOOM MEETING 8/18/2020 – SECOND MEETING 4 pm

The Manasquan Planning Board held a Zoom meeting on August 18, 2020 at 4 pm. Chairman Neil B. Hamilton called the meeting to order. He asked everyone present to please stand and salute the Flag.

ROLL CALL:

Board Members Present:

Mayor Donovan (he left the meeting at 4:30), John Muly, Robert Young, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Neil Hamilton, Mark Larkin

Board Members Absent:

Councilman Greg Olivera, Greg Love, John Burke

Professionals Present:

Albert D. Yodakis, Board Engineer/Planner BORO Engineering

George D. McGill – Board Attorney

Barbara Ilaria was the Zoom Engineer for this meeting

George McGill read the Sunshine Law in its entirety.

Neil explained to the audience on Zoom that the Belleran application would not be heard this evening, it will be carried to a future date as they have to notice and publish.

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

Board Members Voting to approve:

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

Mark Apostolou made a motion to approve the minutes of the July 7, 2020 Zoom meeting, seconded by Kevin Thompson, all in favor none opposed.

Correspondence :

Letter from C. Keith Henderson requesting the Suppa Application – 45 First Avenue – be carried due to the fact that the applicants were unable to participate in a meaningful way in the hearing, because they experienced multiple internet failures. George McGill the Board attorney said it is the Board’s discretion but he feels the matter was voted upon.

Mayor Donovan was the only Board member to favor a re-hearing of the application.

Board members said the attorney could have called for a time out.

Board Members denying the request for the application to be carried:

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

Board Member voting to carry the application:

Mayor Ed Donovan

Next, there was a letter from Evan Shadlun – 539 Brielle Road, requesting an extension on his Resolution #11-2019. George McGill said he didn't state why he is requesting the extension. The Board was in agreement that the site is a mess and they don't know why he hasn't had a violation for that situation. They were not in favor of granting an extension unless the site was cleaned up. Mr. McGill is going to write Mr. Shadlun a letter explaining the Board's position.

MANASQUAN HIGH SCHOOL – MULTI PURPOSE BUILDING PRESENTATION

This was a presentation explaining the new building the High School is building. Dr. Frank Kasyan, Superintendent of Schools was the first to speak. George McGill swore in: Dr. Frank Kasyan, Superintendent, Mike Millemann, Architect, of TN Architects, LLC, Pete Crawley, Business Administrator of Schools, Joe McDermott, New Road Construction as well as Robert Gregoria, M. Hudson, and Charles Lindstrom. The Architect, Michael J. Millemann gave the presentation explaining the design, use and materials of the new facility. The fact that they may be able to offer the use of the facility to the public specifically the Planning Board possibly for meetings that require a large space due to the COVID-19 was met with approval by the Board members. They entered two Exhibits, A-1 which showed the floor space of the proposed building and A-2 the horizontal metal siding with painted verbiage on the side. It was explained that they would meet all the safety signage in the parking lot and that there would be landscaping around the building. Also, the storm water requirements and the fact that they may be seeking to install solar panels. Bob Gregoria addressed the site aspects. Board members voiced some concerns regarding the site and Mr. Kasyan said they are working with a team to make the building more pleasing to the eye. Mark Apostolou voted to open to the public, seconded by Robert Young, all in favor none opposed. There was no public participation. Mark Apostolou made a motion to close the public portion, seconded by Robert Young, all in favor none opposed. Dr. Kasyan gave his closing statement stating it is his belief the Manasquan School District is one of the best in New Jersey. He thanked the Board for hearing the presentation.

APPLICATION #21-2020 – Shannon, Daniel – 369 Beachfront, 368 First Avenue – C. Keith Henderson is the attorney representing the applicant. George McGill swore in Daniel Shannon, owner/applicant, Jeff Schneider and Charles Lindstrom, PE, PP. Mr. Shannon said he and his wife Susan purchased the house in February 2020, they have three children, since the COVID virus they have been occupying this house more. Next, Jeff Schneider, architect gave testimony after the Board accepted his credentials. He designed the house to be built on First Avenue. Exhibit A-1 is a photo shared by Amanda Kisty, secretary to Keith Henderson, attorney. This is a S/E view of the proposed new building on First Avenue. Mr. Schneider said the existing building would be demoed and the new structure would contain a bedroom on the first floor, living room, kitchen and bathroom. Upstairs will be additional bedrooms. There will be 80-square foot of storage space, and the garage will hold two (2) cars. The color and design will match the existing Beachfront

house. The second floor will be cantilevered over the garage to the West, there will be a 10-foot setback on First Avenue.

Mark Larkin asked if the stairway is on the southern side, the answer is the stairway is on the courtyard side which is the East side. The driveway will open at both ends, E/W to allow cars to drive through to the courtyard which will then provide 6 parking spaces on site, should they be needed. Charles Lindstrom was next to testify, he stated he has 40 years experience, he holds a Bachelor of Science and Engineer Master's Degree. He described the property, this is an R-4 Zone and is directly adjacent to the Whiting Avenue ramp. He reviewed the required variances. He stated this is an undersized lot. He reviewed the required variances which include – building coverage, lot coverage, building separation, walkway to beach, setback of mechanical devices, stairs in side yard setback, front yard setback, side yard setback, lot area, curb cut, front yard setback, building height. Some variances are existing and proposed. Exhibit A-2 and A-3 were presented, as was A-4. The lot is long and narrow which is a hardship. They will be above the BFE. They are not requesting a height variance. They are increasing the parking on site. Al Yodakis said the drainage is a nice design and will benefit the neighbor's property as well and direct the water toward the Street. Lenny asked why there are no windows on the north side of the house and Mr. Lindstrom explained that is done to meet Fire Codes. Mr. Lindstrom explained to Bob Young that two (2) cars can fit in the courtyard if needed. Neil asked about the A/C units and the fact that they may be a nuisance to the neighbors to the north, they will pull them in and put screening of some kind on the north side to screen them from the neighbor's property. Mark Apostolou made a motion to open the meeting to the public, seconded by Robert Young, all in favor none opposed.

Audience Members:

Susan Becker – Mary Lou and Gordon Bird's daughter speaking on behalf of her parents who live next door neighbors directly to the north. Her parents' concerns are the A/C location and the parking in the Courtyard. It was agreed the A/C would be pulled in somewhat and screened. The Courtyard parking is not acceptable to the Birds however it is allowed. There were questions regarding drainage and it is the opinion of the Board Engineer, Al Yodakis that the drainage plan is a very good plan. Marylou agreed the drainage system is really great but the parking is the biggest issue. Mark Apostolou said this is a nice design and commended the Architect and Engineer and it would be a nice improvement to the site. Neil Hamilton agreed with the Judge stating the design really fits well with the site.

Keith Henderson gave his closing statement. Neil asked the Board to run through the variances. Mark Apostolou made a motion to approve the application, seconded by Leonard Sullivan.

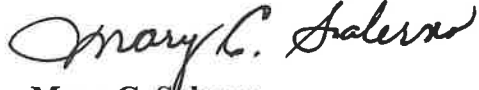
Board Members Voting Yes:

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

Judge Apostolou suggested if there is a prior Resolution on Planning Board applications it should be included in the packet.

Leonard Sullivan made a motion to adjourn the meeting at 5:49pm, seconded by Mark Apostolou, all in favor none opposed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary C. Salerno".

Mary C. Salerno

Planning Board Secretary