

PLANNING BOARD  
FEBRUARY 2, 2021 7 PM

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

Absent: Mayor Ed Donovan, John Burke, and Mayor's Alternate Barbara Ilaria

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**

Mr. Hamilton stated that there are no vouchers or minutes for tonight's meeting.

**RESOLUTIONS**

Mr. Hamilton stated that there are no resolutions for tonight's meeting.

**APPLICATIONS**

**#29-2020 Snisky, Paul & Kelly – 551 Brielle Road (carried from last meeting)**

Mr. Hamilton stated that this application was a carryover from the last meeting and the applicant was going to make some modifications to eliminate the curb cut and driveway on Brielle Road.

Appearing for the application was Builder Kevin Light, Architect Brian Berzynskis and Engineer William Marunka.

Mr. McGill swore in Architect Brian Berzynskis from Grasso Design Group.

Mr. Berzynskis stated that the conversation from the last meeting had mostly to do with the access driveway leading up to the house as well as the garage door that was located at the ground floor

PLANNING BOARD  
FEBRUARY 2, 2021 7 PM

level of the home which allowed for parking under the structure. He stated that after the last meeting and the discussion that took place they have removed the overhead garage door from the design and replaced it with a series of louvers that will cover the ground floor level and will no longer allow a vehicle to enter under the structure. He stated that have also removed the curb cut and driveway from the roadway so there is only one curb cut which is in the rear of the building. He went over the variances that the applicant is seeking which include size of the structure as well as the structures location as it is a narrow lot. He stated that they are looking for a 3' side yard setback where 5' is required. He stated that at the last meeting there was testimony that the structure would be conforming in height.

Mr. Hamilton confirmed that the side yard setbacks are 3.09' and 3.08'.

Mr. McGill swore in applicant Paul Snisky.

Mr. Snisky went over his history in Manasquan and thanked the board for hearing the application.

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

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

Mr. Apostolou made a motion to approve this application as proposed and amended, seconded by Mr. Sullivan.

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

NAYS: None

ABSTAIN: None

**#30-2020 Pardavila, Auturo & Leslie – 403 First Avenue**

Appearing for the application was Attorney Keith Henderson, applicant Auturo Pardavila, Certified Modular Home Designer Ryan Meyers, and Engineer Joseph Kociuba.

Mr. McGill swore in the Mr. Pardavila, Mr. Meyers, Mr. Kociuba and Mr. Yodakis.

Mr. Henderson asked questions of the applicant Mr. Pardavila.

Mr. Pardavila stated that they are full time residents and he is proposing to build a 2 story raised dwelling.

PLANNING BOARD  
FEBRUARY 2, 2021 7 PM

Mr. Henderson asked questions of Mr. Meyers.

Mr. Meyers stated that this a very tight lot and that the lot has a double frontage on Timber Lane and First Avenue.

Mr. Henderson asked questions of Mr. Kociuba.

Mr. Kociuba showed the board a rendering of the house from the modular company as well as the plot plan that was submitted. He went over the property on the plot plan and some of the neighboring lots. He went over the various variances being requested for this application which included lot frontage, side setbacks, building height, and building coverage. He stated that there is enough room for 2 vehicles on the property as well as 80 square feet of storage. He went over the Municipal Land Use Act sections C1 and C2 criteria which this application would fall under and he stated that this application now proposes a fully flood compliant dwelling as well as fully compliant for hurricane code, fire code and FEMA requirements. He discussed the negative criteria for this application. He stated that the applicant can comply with all the requirements in Mr. Yodakis' letter dated November 12, 2020 and can provide all the necessary items.

Exhibits: A-1 Atlantic Modular Architectural Plan, A-2 Plot Plan

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

Mr. McGill swore in Mike Tsontakis

Mr. Tsontakis stated that he is in favor of this project.

Mr. McGill swore in Deborah Macarthur.

Ms. Macarthur stated that she is in favor of this project.

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

Mr. Larkin made a motion to approve this application, seconded by Mr. Apostolou.

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

NAYS: None

ABSTAIN: None

PLANNING BOARD  
FEBRUARY 2, 2021 7 PM

**#31-2020 Roth, Darlene & Jarett – 193 Third Avenue**

Appearing for the application was Attorney Keith Henderson, Applicant Darlene Barkley, Certified Modular Home Designer Ryan Meyers and Engineer Joseph Kociuba.

Mr. McGill swore in Ms. Barkley, Mr. Meyers and Mr. Kociuba.

Mr. Henderson asked questions of Ms. Barkley.

Ms. Barkley stated that she is one of the owners of the property and is looking to move to Manasquan full time.

Mr. Henderson asked questions of Mr. Meyers.

Mr. Meyers stated that he is retained by Atlantic Modular to design this house and advised that there were some challenges for this property as the lot is very narrow. He stated that he tried to put as much off street parking as possible into the design concept.

Exhibits: A-1 Plot Plan

Mr. Henderson asked questions of Mr. Kociuba.

Mr. Kociuba described the property and the surrounding uses. He stated that the lot is undersized and narrow and the previous dwelling has been demolished. He went over the relief that is being requested with side yard setbacks, lot coverage, building coverage as well as relief from mechanicals on the side yard. He also went over the Municipal Land Use Action Section C1 and C2 as it pertains to this application as well as the negative criteria.

Exhibits: A-2 Atlantic Modular Architectural Plan

Mr. Larkin inquired about the dry wells.

Mr. Kociuba stated that the dry wells are in the back of the house.

Mr. Yodakis stated that the plans that shows 2 drywells in the front of the house also.

Mr. Kociuba stated that he will provide the amended plan with the drywell configuration.

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

Mr. McGill swore in Gerard Belmonte.

PLANNING BOARD  
FEBRUARY 2, 2021 7 PM

Mr. Belmonte inquired about flooding and a fence on the north side of the property and wanted to know if there is a plan for a new fence and if there are any provisions to increase the backyard drywell.

Mr. Kociuba stated that he was not aware of the flooding condition but there is no objection to increasing the drywell if the board is in favor of that. He stated that they can put in a pop up overflow system that will drain into the street to alleviate any extra flooding in the backyard.

Ms. Barley stated that they plan on continuing the fence in the back and to the south of the property.

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

Mr. Apostolou made a motion to approve this application subject to the approval of the drywell and the variances requested, seconded by Mr. Muly.

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

NAYS: None

ABSTAIN: None

**#28-2020 Paccione, Joseph – 50 South Street**

Appearing for the application was Joseph Paccione and Jason Hoffman.

Mr. McGill swore in Mr. Paccione and Mr. Hoffman.

Mr. Paccione stated that he is looking to install a pool on the property and the property does not conform because there are 2 homes on the property. He stated that he will meet all bulk requirements as to setbacks and coverages.

Mr. Yodakis stated that he has reviewed the plan as well as the soil borings that were provided and advised that they are providing the required depth to ground water and the grading in that area will not be changed.

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

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

PLANNING BOARD  
FEBRUARY 2, 2021 7 PM

Mr. Apostolou made a motion to approve this application, seconded by Mr. Muly.

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

NAYS: None

ABSTAIN: Mr. Larkin

**OTHER BUSINESS**

There was no other business to be discussed.

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

Date Approved: SEPTEMBER 14, 2021