

The Manasquan Planning Board held their Re-Organization and Regular Meeting on Tuesday, January 7, 2020 at 7PM in the Borough Hall, 201 East Main Street, Manasquan, New Jersey.

Chairman Neil B. Hamilton called the meeting to order and asked everyone present to please stand and salute the Flag.

ROLL CALL:

Board Members Present:

Mayor Edward Donovan, John Muly, Robert Young, Mark Apostolou, Kevin Thompson, Neil B. Hamilton, Mark Larkin

Board Members Absent:

Greg Love, Leonard Sullivan, John Burke, Barbara Ilaria

Professionals Present:

**Albert D. Yodakis, Engineer/Planner
George D. McGill – Attorney**

George McGill read the Sunshine Law in its entirety.

Neil said before moving on to regular business George McGill will swear in all Board Members present.

Those present stood and took the Oath of Office. Mark S. Larkin, John Muly, Robert Young, Neil Hamilton, Edward G. Donovan, Mark T. Apostolou, Sr., Kevin M. Thompson, Albert Yodakis.

Robert Young made a motion to approve the vouchers, seconded Kevin Thompson.

Board Members Voting Yes:

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

Robert Young made a motion to approve the minutes of November 6, 2019 Regular Meeting, seconded by Kevin Thompson, all in favor none opposed.

RE-ORGANIZATION PORTION OF THE MEETING:

George McGill stated there are a number of positions to fill and Resolutions to adopt.

RESOLUTION #1-2020 – This Resolution establishes the meeting dates for both the regular meeting and for the special meetings during the coming year.
Mark Apostolou made a motion to approve, seconded by Kevin Thompson, all in favor none opposed.

RESOLUTION #2-2020 – This Resolution adopts the official newspaper for the Board, the Resolution is for the Star Newsgroup, The Coast Star and the Asbury Park Press.
Mark Apostolou made a motion to approve, seconded by Kevin Thompson, all in favor none opposed.

RESOLUTION #3-2020 – George said now is the time for a nomination and a second for a Chairman of the Planning Board – John Muly nominated Neil Hamilton, seconded by Mark Apostolou.

ROLL CALL – BOARD MEMBERS VOTING YES:

Mayor Donovan, John Muly, Robert Young, Mark Apostolou, Kevin Thompson, Mark Larkin

Neil Hamilton abstained.

Nomination for the Vice-Chairman – Kevin Thompson nominated Robert Young, seconded by Mayor Donovan

ROLL CALL – BOARD MEMBERS VOTING YES:

Mayor Donovan, John Muly, Mark Apostolou, Kevin Thompson, Neil Hamilton, Mark Larkin

Robert Young abstained.

Nomination for the acting Chairman to be Mark Apostolou made by Neil Hamilton, seconded by Robert Young.

ROLL CALL – BOARD MEMBERS VOTING YES:

Mayor Donovan, John Muly, Robert Young, Kevin Thompson, Neil Hamilton, Mark Larkin

Mark Apostolou abstained.

RESOLUTION #4-2020 – Appointment of Recording and Corresponding Secretary Mary C. Salerno – Mayor Donovan made the motion to appoint the two separate positions, seconded by Robert Young

ROLL CALL – BOARD MEMBERS VOTING YES:

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

RESOLUTION #5-2020 – Award of Contract for Board Engineer – Albert D. Yodakis, P.E., P.P., C.M.E., BORO Engineering – Mark Apostolou made a motion to appoint, seconded by Robert Young.

ROLL CALL – BOARD MEMBERS VOTING YES:

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

RESOLUTION #6-2020 – Award of Contract for Planning Professional Services – Albert D. Yodakis, P.E., P.P., C.M.E., of BORO Engineering – Mark Apostolou made a motion to appoint, seconded by Robert Young.

ROLL CALL - BOARD MEMBERS VOTING YES:

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

RESOLUTION #7-2020 – Award of Contract for Legal Services – George D. McGill, Esq. of McGill & Hall, LLC – Mark Apostolou made a motion to appoint, seconded by Mayor Donovan

ROLL CALL – BOARD MEMBERS VOTING YES:

Mark Apostolou made a motion to appoint, seconded by Mayor Donovan

ROLL CALL – BOARD MEMBERS VOTING YES:

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

RESOLUTION #8-2020 – Adopting Rules and Regulations for the Year 2020 – Kevin Thompson made the motion to adopt, seconded by Mayor Donovan.

ROLL CALL – BOARD MEMBERS VOTING YES:

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

RESOLUTION #10-2020 – APPLICATION #26-2019 – Murphy, Steve – 295 First Avenue – Block: 182.01 – Lot: 2 – Zone: R-5 – Kevin Thompson made a motion to memorialize, seconded by Mark Apostolou, all in favor none opposed.

RESOLUTION #9-2020 – APPLICATION #29-2019 – Garbarini, John and Terris – 19 Muriel Place – Block: 44.02 – Lot: 8.02 – Zone: R-2 – Kevin Thompson made a motion to memorialize, seconded by Mark Apostolou, all in favor none opposed.

REGULAR MEETING AGENDA

APPLICATION #33-2019 – Highland, Robert – Atlantic Modular – 333 E Main Street – Block: 116 – Lot: 10.01 – Zone: R-1 – George McGill swore everyone in who will be testifying. Joseph Kociuba, KBA Engineering Services, Ryan Meyers representing Atlantic Modular, Robert Highland, applicant/owner his wife Eileen Highland, applicant/owner. The first to testify was Robert Highland who explained the variance he is requesting along with his wife Eileen to build a house at 333 E Main Street, they moved to Manasquan in 1996 when they first got married they lived above the old antique store on Main Street for several years. About 12 years ago they bought a Condo on Curtis Avenue and after Sandy in 2013 purchased a house on Main Street. This is where they are proposing to build their permanent house. Their youngest is a Senior in High School. Next, Ryan Meyers discussed the home itself and then Joe Kociuba will testify. Ryan had an exhibit marked A-1, this is a

board that depicts a picture of the proposed dwelling, he explained they are looking for an 8-foot high basement, 9-foot high first floor, 8-foot high second floor, and a pull-down staircase for an attic. The attic will have some HVAC equipment and hopefully some storage in there as well. He feels the house is pretty much utilized for the lot, we tried to clean up as many non-conformities on the lot as possible and we also brought the house back into conforming building coverage standards. This is a three (3) bedroom, two and one-half bathroom house for a family of four (4) The new house will be a little smaller than what is currently on the lot now. They propose one (1) off Street parking spot which is the same as the house next door. We are looking to blend in with the neighborhood and to keep aesthetics in mind when we were designing the house as well as making sure that we are not over utilizing the property and keeping things in a fairly maintained aspect of the lot. Neil said I guess the 8-foot basement is to make sure you are out of the high water table. Ryan said that's the biggest issue on this lot is we have a pretty high seasonal water table. The house is only 1,650 square-foot. We will have some HVAC ducts down in the basement as well. Mark Apostolou asked if they couldn't bring the height of the house down in height. Ryan said it would take away a lot from the house. Next, Joe Kociuba testified stating this is a unique 25-foot wide lot. The neighboring lot to the West has the same condition, these are the only two 25-foot lots on the block. The lot to the West came in 2016 to the Planning Board and that was really the road map that we utilized in the planning of this house. The existing house has some existing non-conformities, the application will demolish the existing home, relocate the shed to a conforming location and propose a dwelling that complies with the seasonal high water requirements. We did a boring on the site that determines it is a little less than 4-feet below grade at that location. As a result, we have a finished floor at about 15.21, maybe it's about 6-inches higher than the neighboring lot. We are proposing a single car driveway, currently there is a curb cut but no driveway exists. The front of the property is grass. We are proposing to relocate that apron a little further to the East so it lines up more with our property, right now it's kind of in the middle of two properties. We will not eliminate any on street parking by doing this. Two cars can fit there now and two cars will be able to fit there after relocation. We are proposing a side yard setback of 3.25-feet and on the other side we will conform at 5.25-feet. The building height of 31.95-feet is proposed. The house immediately West was approved at 32.9-feet and their finished floor is actually 6-inches lower than this particular house. The house we are proposing is smaller in stature than the neighbor's house. He addressed all the variances required and requested. This falls under the C-1 and C-2 criteria. Al asked about the Storm water recharge system located in the northwest side yard, he suggests slotted covers be provided for the roof drain overflows to prevent debris from entering the system. Joe Kociuba agreed to provide that to Al. He addressed the shed and the depressed curb. He agreed with all the other comments Al had in his report and they will comply. Neil said for the edification of the Board, we may not recall we did hear the neighbor's application they referred to, it's pretty much a twin. Mark Apostolou made a motion to open to the public, seconded by Mayor Donovan, all in favor none opposed. No audience members coming forward. Motion to close the public portion was made by Mark Apostolou, seconded by Mayor Donovan, all in favor none opposed.

Kevin Thompson said he has an issue with the height, everything else is ok with him, Mark Apostolou said he feels the same. Neil said as the house is narrow the 9-foot ceiling height gives them a little more open space feeling. Aesthetically cutting down the ridge wouldn't be a good idea in his opinion, architecturally the house is well put together. John Muly likes the way it's proposed. Mayor Donovan said in 2016 we granted the neighbors a height variance, these are the only two non-conforming lots on the block. So, everybody else on that block are at 35-feet. Neil asked for a motion on the variances for the parking and the side setback. Mark Apostolou made a motion to approve those two variances, seconded by Kevin Thompson.

Board Members Voting Yes:

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

Next, the proposed height at 31.9-foot variance where 30-feet is allowed for a non-conforming lot, John Muly made a motion to approve the requested height they have made all the adjustments for this tiny house, seconded by Robert Young.

Board Members Voting Yes:

Mayor Donovan, John Muly, Robert Young, Mark Apostolou, Mark Larkin, Neil Hamilton

Board Member Voting No:

Kevin Thompson

The Board entered closed session at 7:42pm.

Respectfully Submitted,

Mary C. Salerno
Planning Board Secretary